Wealden District Council

Landscape Sensitivity Assessment
Residential and Employment Development

Final report
Prepared by LUC
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Wealden District Council

Landscape Sensitivity Assessment
Residential and Employment Development

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Chapter 1
Introduction

This section sets out the background and purpose of the study and presents the policy and landscape context

Background and purpose

1.1 Wealden's rural landscapes have a distinctive character and are a valuable resource for the district. A large proportion of the district is located within nationally protected landscapes, including the High Weald Area of Outstanding Natural Beauty (AONB) to the north and the South Downs National Park to the south[1].

1.2 To address the challenge of an increasing population, the district is facing the need to accommodate substantial housing and employment growth and will be required to set out a growth strategy in its new Local Plan. The Council recognises the need to balance the accommodation of this development with the conservation and enhancement of the district's landscapes.

1.3 LUC was commissioned by Wealden District Council (WDC) in 2021 to prepare a Landscape Sensitivity Assessment to help consider the sensitivity of the landscape to residential and employment development in Wealden.

1.4 This study focuses on the relative landscape sensitivity of different landscapes within the district (outside the National Park) to residential and employment development in order to:

- help inform decisions on the potential location of housing and employment growth, and the subsequent allocation of sites in the new Local Plan; and
- guide consideration of individual planning applications.

National policy context

National Planning Policy Framework

1.5 The UK Government published an updated and revised National Planning Policy Framework (NPPF) in July 2021, which sets out the environmental, social and economic

[1] South Downs National Park is the Planning Authority for the area of the National Park that sits within Wealden District.

planning policies for England. Central to NPPF policies is a presumption in favour of sustainable development; that development should be planned for positively and individual proposals should be approved wherever possible.

1.6 However, one of the overarching objectives that underpins the NPPF is set out in **Paragraph 8**: *"*an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.*"*

1.7 **Paragraph 174** states that *"*planning policies and decisions should contribute to and enhance the natural and local environment by **protecting and enhancing valued landscapes***"* and *"***recognising the intrinsic character and beauty of the countryside***"*.

1.8 **Paragraph 20** states 'Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation'.

1.9 **Paragraph 130** states 'Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.

1.10 **Paragraph 175** states 'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries'.

1.11 **Paragraph 185** contains one reference to sensitivity as follows:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development…'

National Planning Policy Guidance (NPPG)

1.12 Further guidance is provided in the NPPG. Paragraph: 037[2] notes the following under the heading of 'How can the character of the landscape be assessed?'

"*…Landscape sensitivity can inform policy development and appropriate locations for development and can also be one of the considerations to be taken into account when making decisions on planning applications.*

To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed. To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used."

Landscape character of Wealden

1.13 The Landscape Character Assessment for Wealden[3] provides a spatial framework for this study, and the descriptions and evaluations for each landscape character area (LCA) also inform the sensitivity assessment. The Landscape Character Assessment divides the landscape of

[2] Reference ID: 8-037-20190721 Revision date: 21 07 2019

[3] LUC, Wealden Landscape Character Assessment (2022)

the district into six Landscape Character Types (LCTs), and 12 component areas of different character (Landscape Character Areas), as shown on **Figure 1.1**.

National Landscapes

1.14 **Figure 1.2** shows which parts of the district fall within the High Weald Area of Outstanding Natural Beauty (AONB) and the South Downs National Park.

The South Downs National Park

1.15 Land within the South Downs National Park is outside the scope of this assessment. However, a significant proportion of the Low Weald and Pevensey Levels landscape can be viewed from the top of the Downs, and conversely, parts of the Low Weald benefit from views of the iconic South Downs. As a result, the setting of the National Park is considered as part of this study.

1.16 The South Downs Landscape Character Assessment 2020[4] provides information on the landscape character of the National Park and provides a guide to ensure that its natural beauty is protected and enhanced.

High Weald AONB

1.17 The High Weald AONB extends across 1,461 square kilometres, of which 30.5% of the total designation lies within Wealden District (making up over 53% of the district). It is one of the best surviving Medieval landscapes in Northern Europe and has many 'special qualities', including its deeply incised, ridged and faulted landform of clays and sandstones; its dispersed historic settlement pattern connected by a dense network of historic routeways and, its abundance of ancient woodland and its small irregular and productive fields with distinctive zones of lowland heath and inned river valleys.

Structure of the report

1.18 This report is structured as follows:

Chapter 1 presents an introduction setting out the background to the study (this chapter)

Chapter 2 sets out the methodology for the landscape sensitivity assessment.

Chapter 3 sets out the overall landscape sensitivity results and landscape mitigation guidance for the district.

Appendix A contains proformas for the district-wide strategic landscape sensitivity assessment.

Appendix B contains proformas for the landscape sensitivity assessment of individual or grouped SHELAA sites.

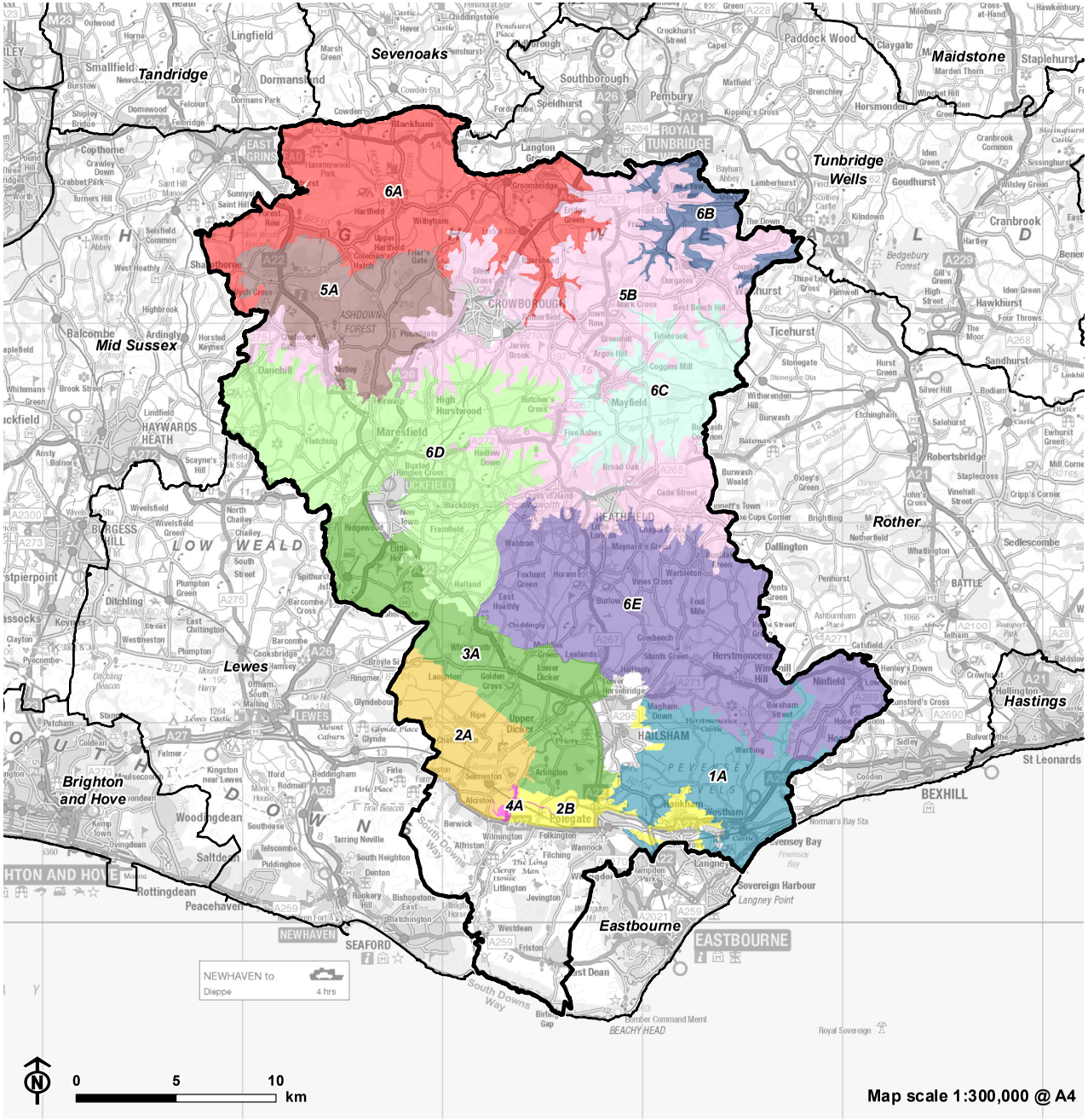
Appendix C contains the sources of information used in the assessment.

Appendix D contains a glossary of terms.

[4] https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/

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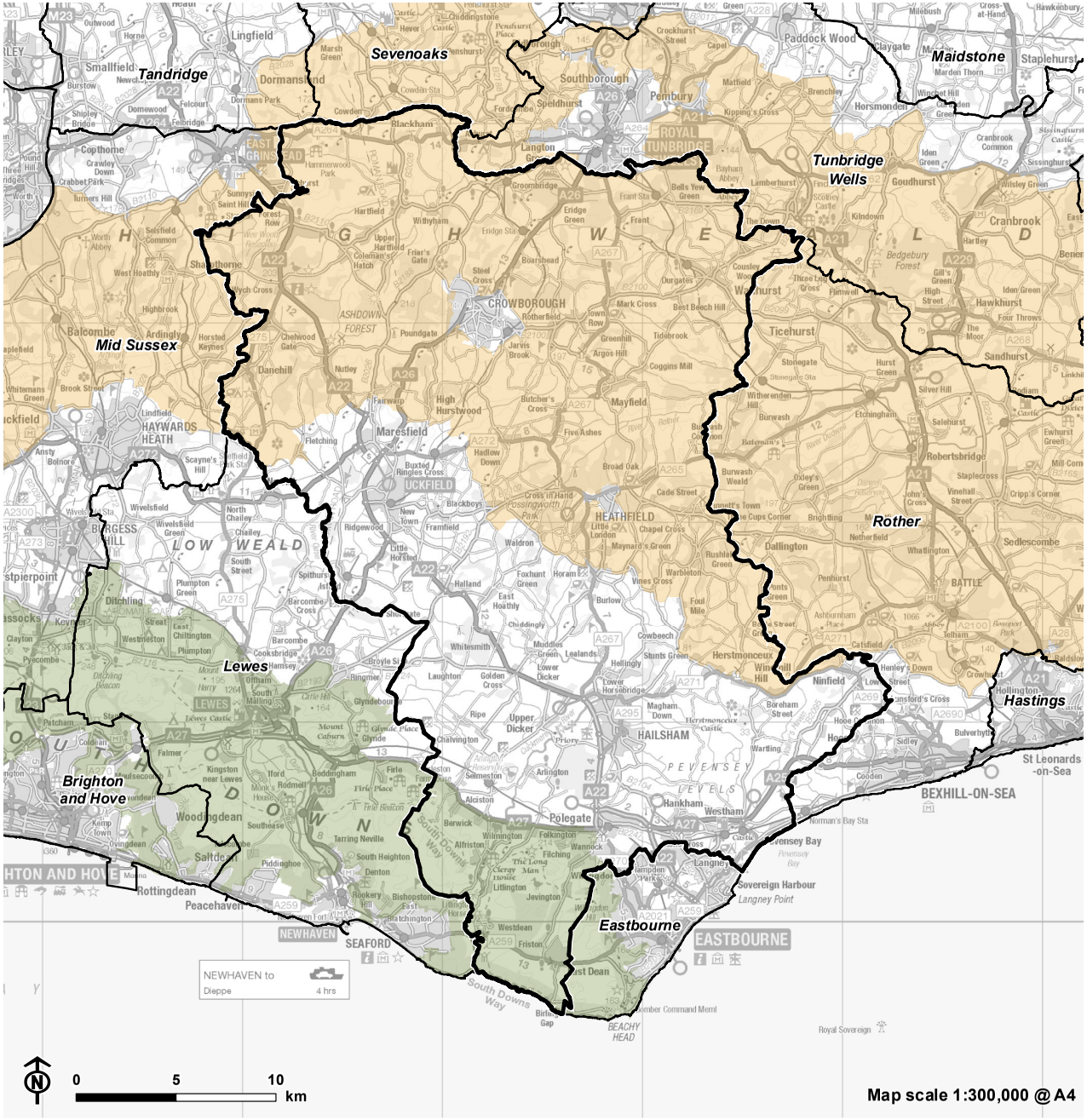
Figure 1.1: Landscape Character Areas of Wealden



Contains Ordnance Survey data © Crown copyright and database right 2022

CB:JT EB:Horton_K LUC FIG_1_1_11610_r0_LCA_A4L 12/07/2022
Source: OS

Figure 1.2: National landscape designations



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CB:JT EB:Horton_K LUC FIG1_11610_r3_Landscape_Designations_A4L 19/12/2022
Source: OS, NE

Chapter 2
Methodology

This chapter presents the scope of the assessment and the approach to assessing landscape sensitivity

Scope

2.1 This study is intended to be used by the Council and developers as part of their considerations in identifying suitable locations for residential and employment development as well as assessing and appraising planning applications. The report and assessments only relate to landscape and visual sensitivities, and do not state whether a site is suitable or not for development. WDC will take landscape, visual, and all other relevant planning considerations into account when considering the suitability of potential development sites a determining planning applications.

2.2 The study takes a two-step process to assess the sensitivity of the landscape at different scales:

- **A strategic Landscape Sensitivity Assessment in Appendix A** assesses the sensitivity of the landscape across the district using the Wealden Landscape Character Assessment as a spatial framework.
- **A site-specific Landscape Sensitivity Assessment in Appendix B** assesses the sensitivity of the landscape of SHELAA sites submitted to the Council.

Approach

Evaluating landscape sensitivity

2.3 This assessment draws on advice contained in Natural England's 'Approach to landscape sensitivity assessment' (DEFRA, 2019). This describes landscape sensitivity, within the context of spatial planning and land management, as:

> "…a measure of the resilience, or robustness, of a landscape to withstand specified change…without undue negative effects on the landscape and visual baseline and their value".

2.4 It is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered, together with the value(s) related to that landscape and visual resource.

Sensitivity to what?

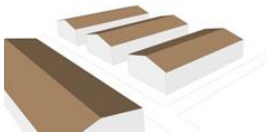
2.5 This assessment considers sensitivity to housing and employment development, including:

- Small scale residential development
- Medium-scale residential
- Commercial/ industrial units

2.6 Details of the different development typologies are set out in **Table 2.1**. These typologies represent the generic forms of development most likely to come forward within the district. In practice, each development application will be considered on its own merit and individual developments may deviate from the general typologies outlined below.

2.7 These development types relate to the form of buildings rather than the quantity of development.

Table 2.1: Development typologies

Development typology	Sub-types and description	Example images (sourced from outside Wealden)
Small-scale residential development 	'Low density' two/two and a half-storey houses at approximately 30-40 dph, terraced, semi-detached or detached – with associated access roads, private gardens and garaging.	
Medium-scale residential development 	'Medium' density mixed residential (i.e. houses and flats) at approximately 40-50 dph with associated access roads, private gardens and garaging. Maximum 3 storeys.	
Commercial/ industrial / employment development 	Commercial/ industrial / employment development, 2 to 3 storeys with associated access roads, parking and open space. e.g. local business parks, light industrial units, office blocks, hotel complexes.	

Strategic Landscape Sensitivity Assessment

Study area

2.8 The district scale Strategic Landscape Sensitivity Assessment (LSA) in **Appendix A** assesses the sensitivity of all landscapes in the district. The study uses the spatial framework of the Landscape Character Areas (LCA) defined in the Wealden Landscape Character Assessment[5], but makes a distinction between land that lies on the fringes of settlements (both within and adjoining the district) and the wider landscape of the LCA. This sub-division reflects that landscape character will often reflect greater urban influence in the vicinity of settlements and are areas where development is most likely to occur. The study includes areas within or adjoining the High Weald AONB but excludes areas within the South Downs National Park.

Assessment Units

2.9 To create settlement edge assessment units, buffers were drawn around the key towns and villages in or adjacent to Wealden District.

2.10 The size of the buffer area is proportional to the size of the settlement. Generally, buffers extend 1km from the settlement edge of larger settlements (Crowborough, Hailsham, Heathfield, Polegate, Stone Cross, Tunbridge Wells, Uckfield, Westham) or groups of larger villages (Wadhurst and Durgates) and 500m from smaller settlements.

2.11 Where smaller settlements are located in close proximity to each other, or to a larger settlement, and there is an overlap between assessment units, the settlements are grouped e.g. Heathfield and Broad Oak.

2.12 These were overlaid with the spatial framework of the Landscape Character Areas (LCA) defined in the Wealden Landscape Character Assessment and settlement edge assessment units divided by differing LCA. A map showing the assessment units is presented in **Figure 2.1**.

2.13 For some larger settlements (Uckfield and Crowborough), assessment units are split into smaller units within the same LCA to reflect a change in baseline landscape character.

2.14 Very small villages and hamlets are assessed as part of the wider rural landscape assessment unit of the relevant LCA.

Land subject to constraints

2.15 Land subject to 'absolute constraints' has been identified. These areas are not assessed in terms of their landscape sensitivity as they are subject to designations or risks that represent a constraint to development. However, it is important to note that impacts that they have on the sensitivity of adjacent unconstrained land has been taken into consideration. These areas of constraint were agreed with Wealden District Council and are set out below:

- Flood zone 3 representing the highest level of flood risk (although certain development can take place in flood zones 3a and 3b subject to the exceptions test); and
- Statutory international nature conservation designations – Ramsar sites, Special Protection Areas (SPA) and Special Areas of Conservation (SAC).

2.16 Absolute constraints result in some assessment units not being assessed. These are:

- Westham and Pevensey;
- Pevensey Bay; and
- Wider LCA 4A: Cuckmere River.

2.17 Absolute constraints are shown on **Figure 2.2**.

2.18 There are other designations which, whilst not considered 'absolute' at a strategic scale, are still likely to have a bearing on development potential. These include:

- National Landscape Designations (High Weald AONB and South Downs National Park)
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Ancient Woodland
- Scheduled Monuments
- Registered Parks and Gardens
- Conservation Areas
- Listed buildings
- Open access land (CROW Act)

Indicators of landscape sensitivity

2.19 Landscape sensitivity assessment requires judgements on both landscape susceptibility and landscape value. Landscape susceptibility relates to how vulnerable the landscape is to change from the type of development being considered, in this case, built development. Landscape value

[5] LUC, Wealden Landscape Character Assessment (2022).

relates to the consensus about importance, which can be recognised through designation as well as the 'landscape qualities' as set out in the Wealden Landscape Character Assessment. The selection of landscape sensitivity indicators for the Strategic LSA were informed by attributes of landscape that could be affected by housing or employment development. The sensitivity indicators include both 'landscape' and 'visual' aspects of sensitivity. **Table 2.2** below sets out indicators of landscape sensitivity that are used to assess each assessment unit for this study.

Table 2.2: Indicators of Landscape Sensitivity for the Strategic LSA

Indicators of Landscape Sensitivity		
Landform		
This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.		
Lower ⟵	**Moderate**	⟶ **Higher**
Absence of strong topographical variety. Featureless, smooth, very gently undulating or flat landform.	Undulating landform or some distinct landform features.	Presence of strong topographical variety or distinctive landform features e.g. incised valley with prominent slopes.
'Natural' character		
This considers the 'naturalistic' qualities of the assessment unit in terms of the coverage of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Landscapes with frequent natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.		
Lower ⟵	**Moderate**	⟶ **Higher**
Lack of semi-natural habitat coverage or valued natural features e.g. intensively farmed or brownfield sites.	Some occurance of valued semi-natural habitats and features (e.g. tree, hedgerows, woodland).	Frequent occurrence of valued natural features (trees, hedgerows, woodland) and presence of larger areas of semi-natural habitats.
Landscape pattern and time depth		
This considers the field pattern and historic time depth of the assessment unit (which is recorded in the Sussex HLC[6]). Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of development than landscapes with regular and more modern field patterns.		
Lower ⟵	**Moderate**	⟶ **Higher**
Simple, large scale, regular or uniform field patterns (mainly of modern origin).	Mixture of simple and complex landscape field patterns and time depth.	Dominated by more complex, smaller-scale irregular and varied field patterns (including historic field patterns i.e. piecemeal enclosure with irregular boundaries), or other landcover elements with greater time depth (e.g. ancient woodland or heathland).
Historic features		
This considers the presence of historic features that contribute to landscape character (i.e. features that may be designated as Conservation Areas, Scheduled Monuments or listed buildings, or other archaeological features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than landscapes where such development already exists.		

[6] Sussex Historic Landscape Characterisation (2010), https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/

Lower ⟵	Moderate	⟶ Higher
Absence of or relatively few historic features in or adjacent to the assessment unit.	Presence of some visible historic features that contribute to landscape character, or adjacent to historic features.	A landscape with a high density of historic features that contribute to landscape character.

Settlement form and edge

The extent to which development of the assessment unit would relate to the existing adjacent settlement, with reference to the form and pattern of the settlement and character of the settlement edge and presence of boundary features e.g. a major road/ river. A settlement edge that is well integrated with the surrounding rural fringe through strong landscape features (e.g. woodland or river) will be more sensitive than an exposed settlement edge (with no landscape features to integrate it with the rural fringe).

Lower ⟵	Moderate	⟶ Higher
Development in the assessment unit would have a good relationship with the existing settlement form/pattern. Development may offer opportunities to enhance an exposed settlement edge and integrate it with the rural fringe. .	Development in the assessment unit may be slightly at odds with the settlement form/pattern. Development in the assessment unit may adversely affect the existing settlement edge to some extent. It would be perceived as settlement advancement into the countryside but would not cross a distinctive boundary feature.	Development in the assessment unit would have a poor relationship with existing settlement form/pattern. Development would adversely affect an existing settlement edge which is well integrated with the landscape e.g. by a wooded edge. It would cross a boundary feature and/or would extend development into an area with a distinctly different landscape – e.g. the extension of settlement beyond a ridge crest or into a valley.

Settlement setting and coalescence

The extent to which the landscape contributes to the identity and distinctiveness of the settlement by way of its character and/or scenic quality e.g. by providing an attractive backdrop or setting to the settlement.

This criterion also considers the potential for coalescence of two settlements with separate identities should development occur in an area.

Lower ⟵	Moderate	⟶ Higher
The assessment unit does not contribute/detracts from the character of the settlement and does not play a particularly important role in settlement separation.	The assessment unit provides some contribution as a backdrop to the settlement. The assessment unit plays some role in separation of settlements although developent could be designed so as to retain a sense of separation between settlements.	The assessment unit provides a distinctive/scenic backdrop to the settlement(s) or contributes to views that are important to the character of a settlement. Examples include areas occurring in views highlighted in Conservation Area appraisals. The assessment unit plays an important role in the perception of a gap between distinct settlements.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include public rights of way, open access land, country parks and outdoor tourist/ visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordinance Survey maps.

Lower ⟵	Moderate	⟶ Higher
Publicly inaccessible or limited provision of access routes. Recreational value limited to community sports facilities (where enjoyment of the landscape is not integral to the activity).	Landscapes with green spaces or recreation areas valued in the local context. Some Public Rights of Way and footpaths.	Landscapes important for access and enjoyment of the landscape e.g. open access land, country parks or outdoor tourist attractions with visitor facilities. High density of well-connected Public Rights of Way.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness and/or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

In assessing scenic value, the criterion considers the scenic qualities of the nationally designated AONB landscape and the setting of the South Downs National Park, where relevant.

Lower ⟵	Moderate	⟶ Higher
A landscape strongly influenced by visible or audible signs of human activity and modern development.	Some sense of rural character and scenic qualities, but with some signs of human activity and modern development.	A highly scenic, rural landscape, remote from visible or audible signs of human activity and modern development. Demonstrates the scenic qualities of the High Weald AONB[7] (where relevant).

Visual prominence

This considers the visual prominence of the assessment unit, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the assessment unit including whether it forms a visually distinctive skyline or an important undeveloped skyline.

It also considers the visual relationship with the High Weald AONB and/or the South Downs National Park.

Lower ⟵	Moderate	⟶ Higher
Visually enclosed landscape screened by landform or land cover. Does not form a visually distinctive or prominent skyline.	Semi-enclosed or has some enclosed and some open areas. The assessment unit may have some visuallly prominent skylines, but could be avoided/mitigated if developing. The assessment unit has some visibility from the High Weald AONB and/or the South Downs National Park.	Open character with little screening land cover. The assessment unit is visually prominent or contains distinctive skylines. The assessment unit is visible from/has a strong relationship with the High Weald AONB and/or the South Downs National Park.

[7] The AONB Management Plan (2019) defines the natural beauty of the AONB through five 'defining components of character' as well as 'other qualities' which include '*the wonderful views and scenic beauty of the High Weald with its relative tranquillity…the area's ancientness and sense of history, its intrinsically dark landscape…*''

Making judgements on levels of landscape sensitivity

2.20 For each assessment unit, a commentary is provided against each sensitivity indicator, identifying landscape elements which are associated with higher, lower or moderate levels of sensitivity. This judgement relates to a generic sensitivity of each aspect of the landscape to the principle of built development.

2.21 The commentary provided for each sensitivity indicator then informs the subsequent judgement on the overall landscape sensitivity of the assessment unit to the specific development types set out in **Table 2.3**.

2.22 A five-point rating from 'low' to 'high' landscape sensitivity is used to define levels of landscape sensitivity for both of these judgements, as follows:

Table 2.3: Overall landscape sensitivity

Sensitivity judgement	Definition
High	Landscape and visual characteristics/ values of the assessment unit are very susceptible to change, and the unit is unlikely to be able to accommodate the relevant type of development without adverse change and significant effects.
Moderate-high	Landscape and visual characteristics/ values of the assessment unit are susceptible to change. The assessment unit may be able to accommodate the relevant type of development but only in limited areas or limited amounts without adverse change or significant effects.
Moderate	Some landscape and visual characteristics/ values of the assessment unit are susceptible to change. The assessment unit may have some potential to accommodate the relevant type of development if sited and designed sensitively.
Low-moderate	Landscape and visual characteristics/ values of the assessment unit are more resilient and of lower susceptibility to change. The assessment unit is likely to be able to accommodate some development, although care is still required in siting and design to minimise landscape and visual effects.
Low	Landscape and visual characteristics/ values of the assessment unit are relatively robust and are less susceptible to change, and the unit is likely to be able to accommodate the relevant type of development without significant change.

Structure of the Strategic Landscape Sensitivity Assessment

2.23 The Strategic Landscape Sensitivity Assessment (LSA) is found in **Appendix A**, and is structured as follows:

Landscape Character Area

- a map showing the location of the boundaries of the landscape character area (LCA) and settlements that fall within it;
- an overview of the landscape character of the LCA (taken from the Wealden Landscape Character Assessment);
- a description of the typical settlement pattern in the LCA;
- a summary of key landscape qualities for the LCA (taken from the Wealden Landscape Character Assessment);
- a list of assessment units within the LCA including those around the edge of existing settlements and the wider rural landscape of the LCA;
- an aerial map of the assessment units within the LCA.

Sensitivity assessment units

- a description of the settlement, its evolution, existing settlement pattern and character;
- a map of the assessment unit;
- a map of landscape designations and constraints in the assessment unit;
- a map of environmental designations in the assessment unit;
- a map of heritage designations in the assessment unit;
- representative photos;
- landscape sensitivity judgement and guidance for each assessment unit, including:
  - a commentary and judgement against the landscape sensitivity indicators for the assessment unit
  - key landscape sensitivities identified
  - overall sensitivity judgement for each development type
  - summary of landscape sensitivity including any variation in sensitivity within the unit
  - strategic guidance on mitigation measures that could reduce adverse effects on landscape and views and to maximise benefits arising from development.

SHELAA Landscape Sensitivity Assessment

Study area

2.24 The Council is required as part of its plan-making evidence base to undertake a Strategic Housing and Economic Land Availability Assessment (SHELAA). This assessment considers the suitability of potential development sites and where they are deemed suitable considers allocating suitable sites in the Local Plan taking into account numerous planning considerations. The Landscape Sensitivity Assessment of SHELAA sites in **Appendix B** assesses the landscape sensitivity of these sites to help inform the Council's SHELAA process.

2.25 A number of large sites have been submitted to the Council's SHELAA that would amount to large urban extensions or new settlements. These sites have been assessed in more detail in a separate study: **Landscape and Visual Assessment of Potential Locations for New Settlements and Large Urban Extensions**.

2.26 In addition, sites which are within the High Weald AONB are assessed in a separate study: **Landscape and Visual Assessment of Potential Development in the High Weald AONB.**

Assessment Units

2.27 Assessment units in this study are mainly based on individual SHELAA sites. Where sites lie in close proximity to one another and are of a similar landscape character, they have been grouped.

Land subject to constraints

2.28 This assessment does not include any sites within the AONB. Selected sites around settlements located within the High Weald AONB are considered separately as part of **Landscape and Visual Appraisal -Potential Development Sites in the High Weald AONB**[8]

2.29 Several of the sites put forward for potential development as part of the SHELAA process were excluded from the assessment due to their location within existing settlement boundaries, or due to their location within land subject to absolute constraints (as listed above). SHELAA sites partially covered by absolute constraints were assessed if the unconstrained area was over 0.5ha. A list of the excluded sites is presented in the table below:

Table 2.4: Excluded sites

Settlement	SHELAA reference	Reason for exclusion
Hailsham	1129/1310	Same area as 100/1310 which has planning permission
Isfield	414/3040	Partially within Flood zone 3
Pevensey Bay	747/3210	Entirely within Flood zone 3
	1146/3210	Entirely within Flood zone 3
	183/3210	Entirely within Flood zone 3
Stone Cross	575/3280	Within settlement boundary
	083/3280	Within settlement boundary
Westham and Pevensey	1094/3360	Within settlement boundary and partially within Flood zone 3
	893/3360	Entirely within Flood zone 3
	190/1620	Entirely within Flood zone 3
	161/1620	Entirely within Flood zone 3
	828/1620	Entirely within Flood zone 3
	041/1620	Entirely within Flood zone 3
	106/3200	Entirely within Flood zone 3
	774/3200	Entirely within Flood zone 3
	936/3200	Partially within Flood zone 3

[8] LUC, Landscape and Visual Appraisal Potential Development Sites in the High Weald AONB (2023)

Settlement	SHELAA reference	Reason for exclusion
	1100/3200	Within settlement boundary
	1097/3360	Within settlement boundary

Making judgements on levels of landscape sensitivity

2.30 SHELAA sites submitted to the Council are assessed within the context of the sensitivity of the wider assessment unit to which they relate.

2.31 Each site, or group of sites, is appraised in relation to the wider assessment unit using the following questions:

- How does the landscape sensitivity of these sites relate to the wider assessment unit?
- Would development on the sites affect any of the key sensitivities of the wider assessment unit?

2.32 For each site or group of sites the suitability of different scales of potential development are analysed and a judgement on overall landscape sensitivity is provided according to the following table:

Table 2.5: Sensitivity ratings

Rating
High sensitivity: landscape and visual constraints mean the site is unlikely to be suitable for development.
Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed, to avoid landscape and visual constraints and sensitivities
Moderate sensitivity: site (or part of the site) has landscape and visual constraints and sensitivities – care with design and mitigation required.
Low to moderate sensitivity: site has some landscape and visual constraints and sensitivities, careful design and awareness needed.
Low sensitivity: in landscape and visual terms the site has few constraints.

Structure of the SHELAA LSA

2.33 The landscape sensitivity assessment of SHELAA sites is structured as follows:

- map of the overall assessment unit with its constituent SHELAA sites and any absolute constraints;
- representative photos;
- sensitivity analysis (how the landscape sensitivity of the sites relates to the wider assessment unit);
- key sensitive features (taken from the wider assessment unit);
- summary assessment for each site/group of sites highlighting the variations in sensitivity across the sites including:
  - sensitivity rating
  - reasoning for the judgement
  - guidance on how potential adverse effects can be mitigated (*reference should also be made to the strategic landscape guidance of the wider assessment unit*)

Process of assessment

2.34 The process for undertaking the study involved three main stages outlined below.

Desk based assessment

2.35 The initial stage of the assessment involved a thorough desk-based study drawing on sources of spatial and descriptive information regarding the landscape. Relevant documents and available GIS data were compiled and reviewed to form the overall context for the study. Key sources of information used to inform the assessment are listed in **Appendix C**. The desk-based assessment used existing published evidence with the analysis of spatial data to reach draft judgements on sensitivity which was verified and refined through field survey.

Site Assessment

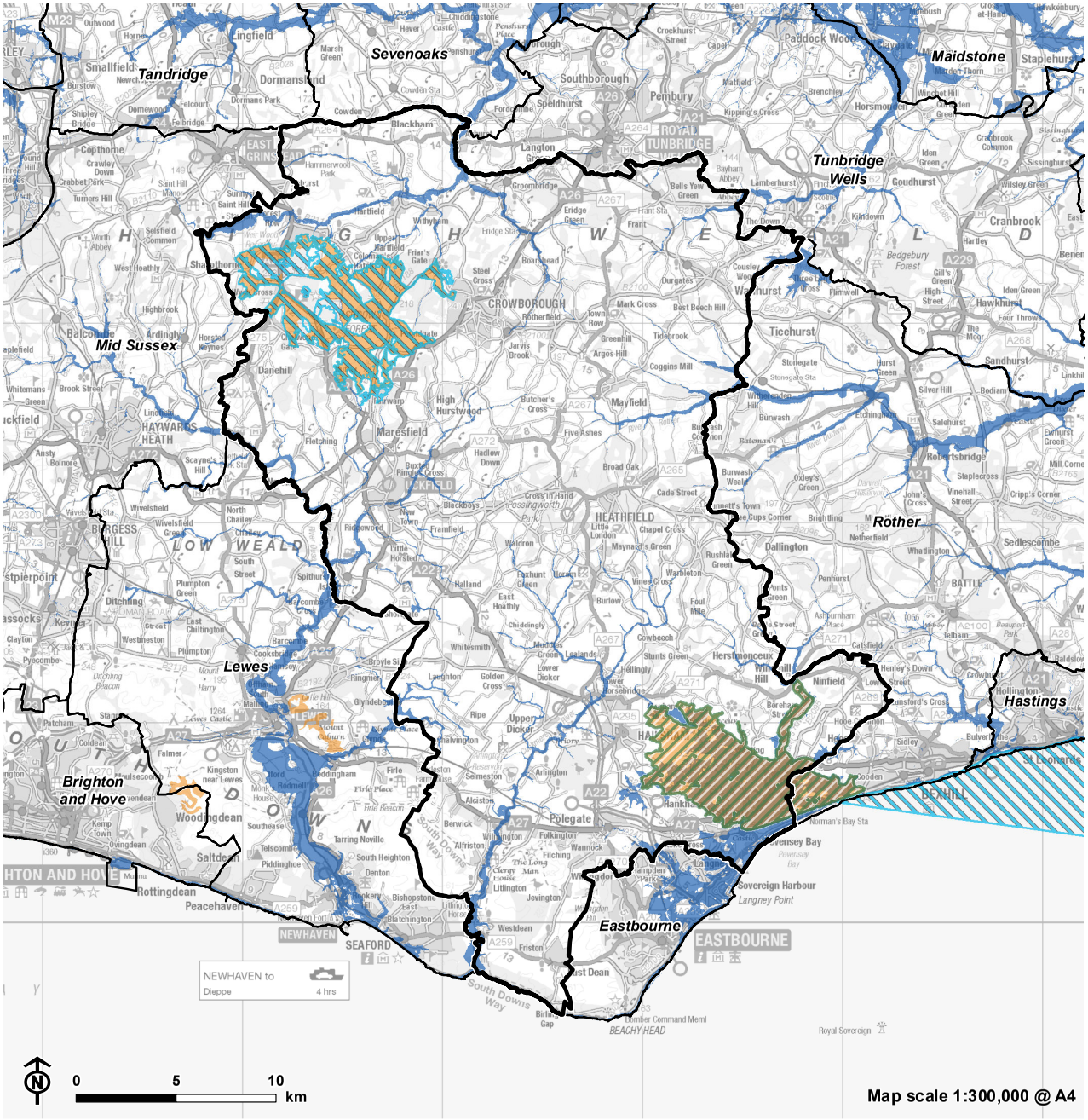
2.36 A structured process of field survey verification was undertaken by landscape professionals in Spring 2022 in order to test and refine the outputs from the desk study. Each settlement edge assessment unit and wider landscape character area was visited to record information and take photographs. Separate site visits were made to SHELAA sites. The field survey was undertaken from roads and public rights of way.

2.37 The landscape assessment fieldwork focused on the relationships between the assessment units/SHELAA sites and adjoining settlement edges, landscape settings and wider views. It also noted any important features within each assessment unit/SHELAA site that would be sensitive to change.

Reporting

2.38 A draft report was produced for review by the client and stakeholder comments taken on board for the final report.

Figure 2.1: Absolute constraints

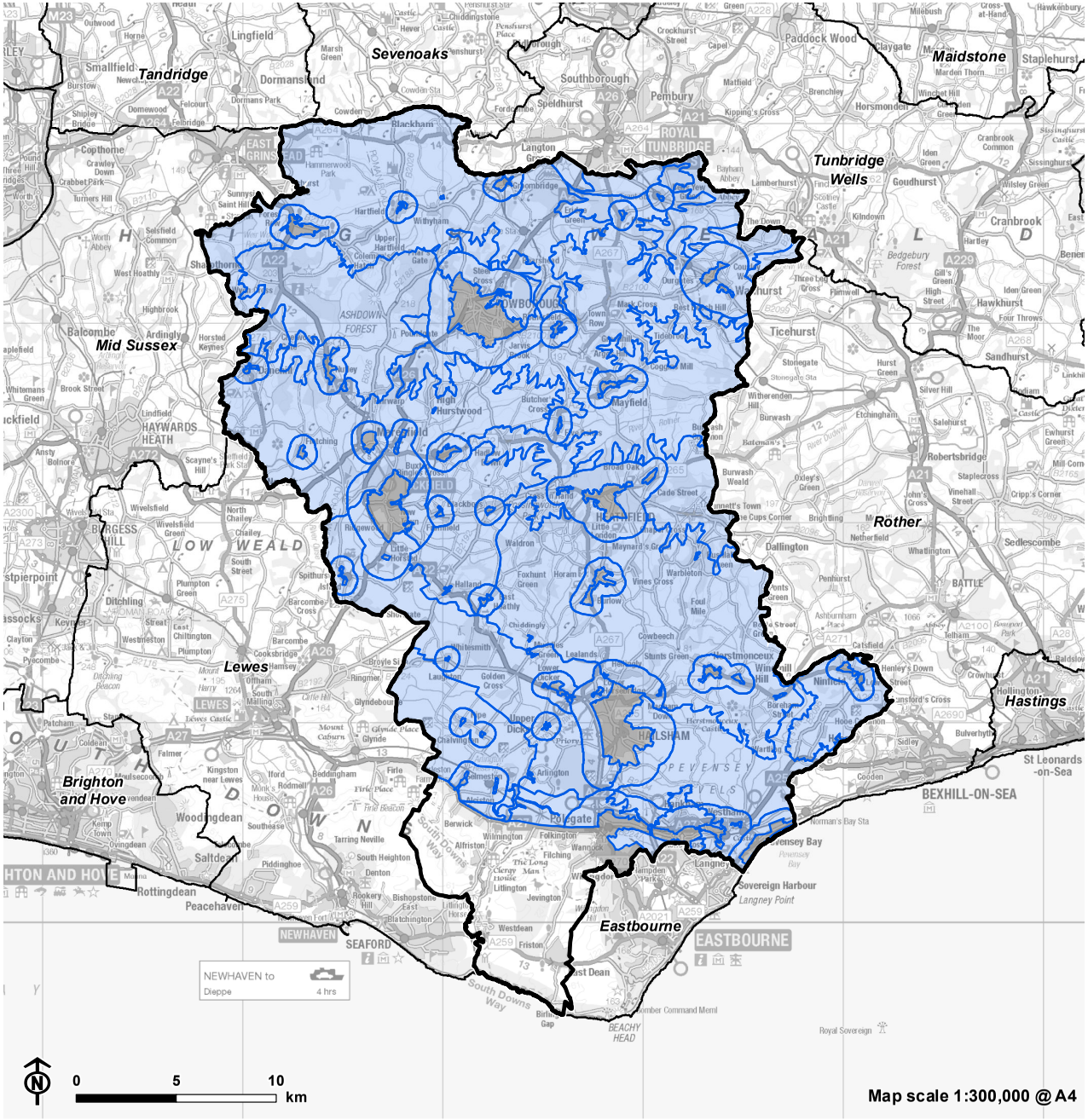


Wealden district
Neighbouring local authority
Ramsar
Special Area of Conservation (SAC)
Special Protection Area (SPA)
Flood zone 3

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CB:JT EB:Horton_K LUC FIG2_1_11610_r2_Absolute_Constraints_A4L 12/07/2022
Source: OS, NE, EA

Figure 2.2: Assessment units



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CB:JT EB:Horton_K LUC FIG_2_1_11610_r3_AssessmentUnits_A4L 19/12/2022
Source: WDC, OS

Limitations of the study

2.39 This study provides an assessment of the relative landscape sensitivities of different landscape assessment units and SHELAA sites to residential and employment development, without knowing the exact location of development, layout, design or mitigation that may be proposed within a scheme.

2.40 It should not be interpreted as a definitive statement on the suitability of certain locations for development or a particular type of development. It is not a replacement for detailed studies for specific siting and design and all developments will need to be assessed as to their suitability among other considerations on their individual merits.

2.41 It is also worth noting that the assessment considers the following:

- The natural character of the landscape but not specific ecological issues in relation to species or habitats;
- The historic and cultural character of the landscape but not specific cultural heritage/archaeological issues associated with individual designated heritage assets and their settings; and
- The visual character of the landscape but not visual amenity issues associated with specific receptors - such as public views from specific locations (e.g. promoted viewpoints), or private views and outlooks available to occupants of residential properties.

2.42 These are all issues that will need to be taken into account in site selection and impacts will need to be reported at the time when individual proposals are put forward – as such they will be addressed through the Environmental Impact Assessment (EIA) process and / or more detailed landscape and visual impact assessments and appraisals (LVIA).

2.43 This study concentrates on understanding the sensitivities to development and does not address capacity. Capacity is a further stage of assessment that requires consideration of cumulative development, landscape objectives, and thresholds of acceptable change to identify the likely quantum of change that can be accommodated.

2.44 Finally, this remains a strategic study which is based on the assessment of settlement edge units, and SHELAA sites that in some cases are grouped for assessment. There are likely to be spatial variations in character within any one assessment unit and these are generally described in the text. Individual site level investigations will likely indicate further differences and variations at the site scale.

Chapter 3
Project findings and landscape mitigation guidance

This chapter summarises the findings of the assessment and presents generic landscape mitigation guidance for accommodating built development within the landscape

Summary of results

3.1 **Table 3.1** provides a summary of the overall landscape sensitivity ratings for each of the assessment units in the Strategic LSA to each type of development. The results are also shown on the maps in **Figures 3.1-3.3**

3.2 Individual evaluations for the assessment units in the Strategic LSA are presented in **Appendix A.**

3.3 Site based evaluations for individual SHELAA sites, or groups of sites are presented in **Appendix B**.

3.4 The overall sensitivity ratings for the assessment units in the Strategic Landscape Sensitivity Assessment for Wealden, show a clear differential between those areas within the High Weald AONB in the north of the district and those around settlements in the low-lying areas to the south.

3.5 For areas within the High Weald AONB, including Ashdown Forest (LCA 5A), and the wider rural areas of the High Weald away from the main settlements, including the Central High Weald (Wider LCA 5B), Medway, Teise and Rother Catchment (Wider LCA 6A, 6B and 6C) and Cuckmere / Pevensey Catchment (Wider LCA 6E), the landscape has a high sensitivity to all scales of residential development. The high sensitivity of this rural landscape, reflects the special qualities of High Weald AONB, including its complex ridge and valley landform, strong historic field pattern, and the scenic qualities of the wooded and pastoral landscape which provide a context to the numerous historic ridgetop villages.

3.6 Those landscapes around the smaller rural settlements within the High Weald AONB are generally of high sensitivity to all scales of residential development, including Wadhurst, Rotherfield, Mayfield and Frant (LCA 5B) and Forest Row, Groombridge, Hartfield (LCA 6A). The scenic qualities of the

landscape around these settlements retain the special landscape qualities of the High Weald AONB and the historic villages are well integrated with the surrounding pastoral and wooded landscape and retain a strong visual relationship with the wider landscape of the High Weald AONB.

3.7 The landscape around other settlements in the High Weald AONB including Bells Yew Green, Five Ashes, Heathfield and Nutley (LCA 5A and 5B) are of moderate-high sensitivity to small scale residential development, due to the more enclosed visual character of these villages and the influence of some modern development on the rural qualities of the landscape. However, the landscape is judged to be of high sensitivity to larger scale residential and commercial development.

3.8 The landscape around larger towns in the High Weald AONB, including the settlement edges of Tunbridge Wells (LCA 5A and LCA 6A) in the north of the district and Crowborough, which lies east of Ashdown Forest (LCA 5A and 5B) are of moderate or moderate-high sensitivity to small scale residential development, due to the influence of existing development on the rural qualities of the landscape, and some loss of historic field pattern. This increases to high sensitivity for larger scale residential and commercial development.

3.9 The landscape around larger settlements located immediately south of the High Weald AONB (LCA 6D High Weald: Ouse Catchment), including the town of Uckfield and large villages to the north of Uckfield, Buxted and Maresfield, have moderate sensitivity to small scale development, but high sensitivity to larger scale residential and commercial development. The expansion of these settlements in the 20th century and the influence of some urban edge development, trunk roads and railway lines on the rural qualities of the landscape, and the woodland which results in a semi-enclosed character, reduces sensitivity to small scale development.

3.10 In the flatter landscapes in the south of the district, surrounding settlements on the edge of the Pevensey Levels (LCA 1A: Pevensey Levels) and in the Open Clay Vales (LCA 2A: Laughton to Arlington Open Clay Vale and LCA 2B: Polegate Open Clay Vale), the landscape generally has a lower sensitivity to the assessed development types than landscapes in the north of the district .

3.11 The low-lying landscapes surrounding settlements in the Pevensey Levels (LCA 1A and extending into LCA 2B) such as Polegate and Stone Cross, and areas to the east of Hailsham, are of low-moderate or moderate sensitivity to small scale and medium scale residential development. The landscape around these settlements is influenced by urban edge development and crossed by busy trunk roads, it has more limited ecological and heritage features than other landscapes within the district and is characterised by modern field patterns, reducing its sensitivity to development. However, in the wider area of the Pevensey Levels (LCA 1A), the rural character of the floodplain, concentration of nationally recognised floodplain habitats and intact historic field pattern increases the sensitivity of the landscape.

3.12 In the Open Clay Vale (Wider LCA 2A and 2B) to the south west of the district, away from existing settlements, the landscape has a moderate sensitivity to small residential and moderate-high for larger development types, due to the flat low-lying landform and influence of modern infrastructure such as railway lines and trunk roads on rural character. While in the gently rolling landscape of the Wooded LCA Vale (Wider LCA 3A), the wider landscape has a moderate-high sensitivity to all development types, due to its strong rural character and the value of its deciduous woodland and grassland, mature hedgerows and hedgerow trees, and its pattern of historic villages.

3.13 Lowland landscapes surrounding settlements in the Open Clay Vale (LCA 2B) and Wooded Clay Vale (LCA 3A) generally have a low-moderate or moderate sensitivity to small scale residential development. This includes small villages such as Laughton, Lower and Upper Dicker and Isfield, as well as areas to the west of Hailsham. The low-lying landform, influence of urban-fringe land uses and trunk roads, undefined settlement edge and the visually enclosed character reduce sensitivity to development.

3.14 However, the landscapes surrounding the small historic villages of Ripe, Chalvington, Berwick Station and Selmeston in the Open Clay Vale (LCA 2A) have a moderate-high to high sensitivity to all development types. The rural character of the farmland provides a backdrop to these historic small villages, while the limited tree cover results in long open views, including to the South Downs which lies immediately to the south, and increases sensitivity to development.

Table 3.1: Summary of landscape sensitivity assessment scores for the Strategic LSA

LCA	Assessment Unit	Landscape sensitivity		
		Small scale residential development	Medium scale residential development	Commercial / industrial development
LCA 1A: Pevensey Levels	Hailsham East	Low-Moderate / Moderate	Moderate	Moderate-High
	Polegate North	Low-Moderate	Moderate	Moderate-High
	Polegate and Stone Cross South	Low-Moderate / Moderate	Moderate	Moderate-High
	Pevensey Bay	Moderate-High	High	High
	Westham and Pevensey	Not assessed due to absolute constraints		
	Wider LCA 1A	Moderate-High	High	High
LCA 2A: Laughton to Arlington Open Clay Vale	Berwick Station & Selmeston	Moderate-High	High	High
	Ripe & Chalvington	Moderate-High	High	High
	Wider LCA 2A	Moderate	Moderate-High	Moderate-High
LCA 2B: Polegate Open Clay Vale	Wider LCA 2B	Moderate	Moderate-High	Moderate-High
LCA 3A: Uckfield to Hailsham Wooded Clay Vale	Hailsham West	Moderate	Moderate-High	Moderate-High
	Isfield	Moderate	Moderate-High	Moderate-High
	Laughton	Moderate	Moderate-High	High

LCA	Assessment Unit	Landscape sensitivity		
		Small scale residential development	Medium scale residential development	Commercial / industrial development
	Lower Dicker	Low-Moderate	Moderate	Moderate
	Uckfield South and West	Moderate	Moderate-High	High
	Upper Dicker	Moderate	Moderate-High	Moderate-High
	Wider LCA 3A	Moderate-High	Moderate-High	Moderate-High
LCA 4A: Cuckmere Floodplain	Wider LCA 4A	Not assessed due to absolute constraints		
LCA 5A High Weald: Ashdown Forest	Wider LCA 5A	High	High	High
LCA 5B High Weald: Central	Bells Yew Green	Moderate-High	Moderate-High	High
	Crowborough North	Moderate-High	High	High
	Crowborough South	Moderate-High	High	High
	Five Ashes	Moderate-High	High	High
	Frant	High	High	High
	Heathfield (including Cross in Hand, Broad Oak, Old Heathfield)	Moderate-High	High	High
	Mayfield	High	High	High
	Nutley	Moderate-High	High	High
	Rotherfield	High	High	High
	Tunbridge Wells South East	Moderate-High	High	High

LCA	Assessment Unit	Landscape sensitivity		
		Small scale residential development	Medium scale residential development	Commercial / industrial development
	Wadhurst (incl. Durgates)	High	High	High
	Wider LCA 5B	High	High	High
LCA 6A High Weald: Medway Catchment	Forest Row	High	High	High
	Groombridge	High	High	High
	Hartfield	High	High	High
	Tunbridge Wells South West	Moderate-High	High	High
	Wider LCA 6A	High	High	High
LCA 6B High Weald: Teise Catchment	Wider LCA 6B	High	High	High
LCA 6C High Weald: Rother Catchment	Wider LCA 6C	High	High	High
LCA 6D High Weald: Ouse Catchment	Blackboys	Moderate-High	High	High
	Buxted	Moderate / Moderate-High	High	High
	Danehill	Moderate-High	High	High
	East Hoathly West	Moderate-High	High	High
	Fletching & Splaynes Green	Moderate-High	High	High
	Framfield	Moderate-High	High	High

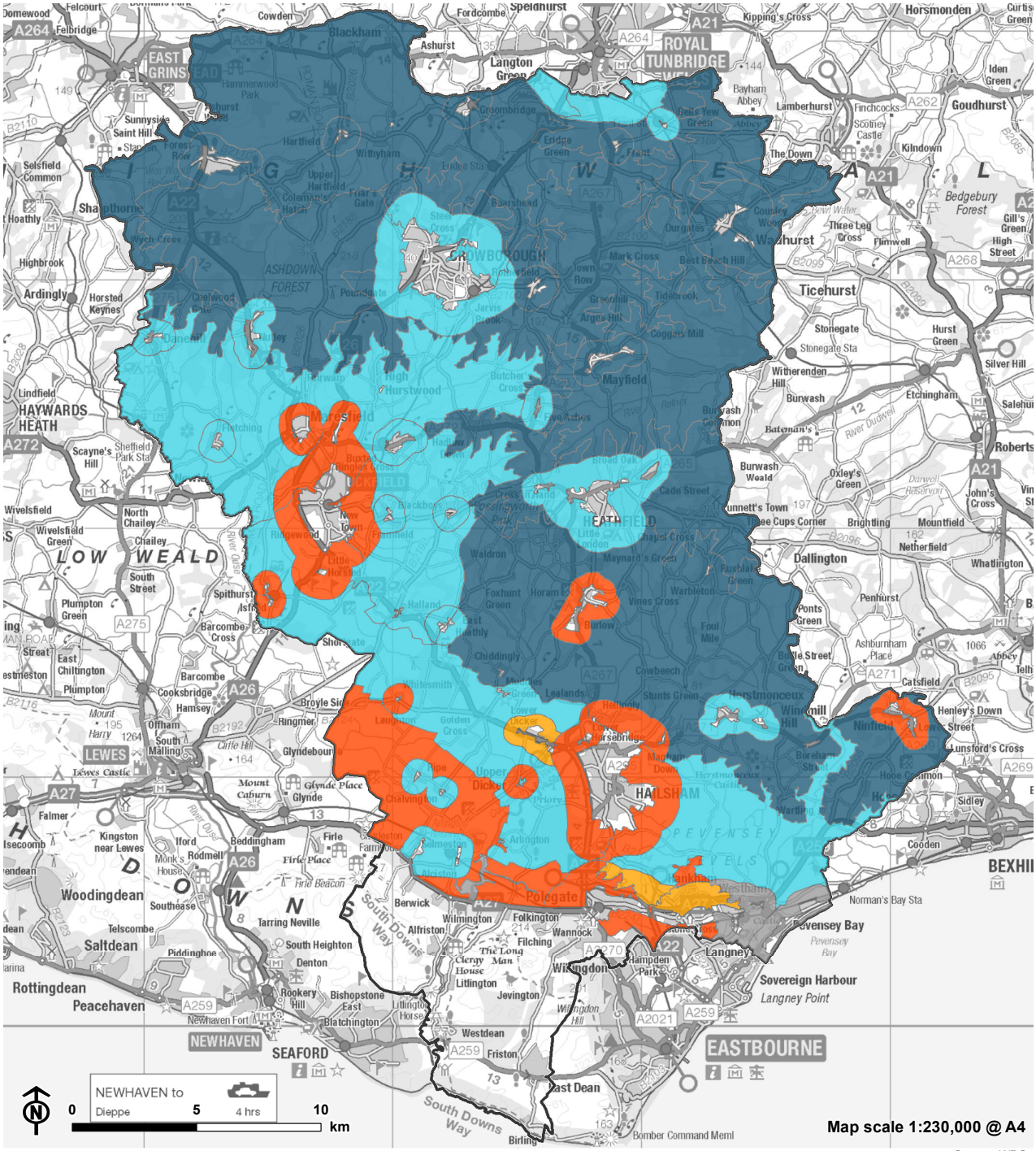
LCA	Assessment Unit	Landscape sensitivity		
		Small scale residential development	Medium scale residential development	Commercial / industrial development
	Maresfield	Moderate	Moderate-High	Moderate-High
	Uckfield East	Moderate	High	High
	Uckfield North	Moderate	High	High
	Wider LCA 6D	Moderate-High	High	High
LCA 6E High Weald: Cuckmere / Pevensey Catchment	East Hoathly East	Moderate-High	High	High
	Herstmonceux & Windmill Hill	Moderate-High	High	High
	Hailsham North	Moderate	Moderate-High	High
	Horam	Moderate	Moderate-High	High
	Ninfield	Moderate	Moderate-High	Moderate-High
	Wider LCA 6E	High	High	High

Landscape guidance for accommodating development in Wealden

3.15 The following strategic landscape guidance should be taken into account in development proposals in addition to any area or site specific guidance provided in Appendix A and B.

- Locate development in more enclosed areas and avoid the most visually prominent slopes;
- Development should be in scale with the existing settlement pattern i.e. discrete larger settlements surrounded by rural landscapes containing small-scale villages and hamlets;
- Conserve, and where possible enhance, areas of historic field patterns (particularly areas of ancient medieval field patterns) and parkland as well as historic features (and their settings);
- Locate development in areas enclosed by vegetation, or create a new strong landscape structure into which the development can be accommodated;
- Refer to the landscape character assessment for guidance on mitigation and enhancement measures that will be in character with the landscape;
- Conserve, create, maintain, manage and expand priority habitats (including broadleaf woodland, species rich grassland and wood pasture) and hedgerow networks, aiming to link existing and new habitats to create wildlife corridors and help to minimise impacts on, and provide net gains for, biodiversity in the district;
- Ensure the landscape components of the development are in character with the locality, form part of a coherent green infrastructure network and provide ecosystem services including increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing sense of place;
- Improve access networks and recreational opportunities to enable access to, and enjoyment of, the landscape where possible / appropriate;
- Ensure a high quality and responsive design, making reference to the National Design Guide and particularly the section on character and context; design policies within the Wealden Local Plan, as well as the High Weald AONB Management Plan and Design Guide;
- Use 3D visual representations to understand the impact of development proposals – as set out in the Landscape Institute's Visual Representation of Development Proposals[9] ; and
- Take opportunities to mitigate the impact of existing detracting features such as industrial style fencing/ buildings, open storage and poorly managed land in rural areas.

[9] Landscape Institute (2019) Technical Guidance Note 06/19, Visual Representation of Development Proposals



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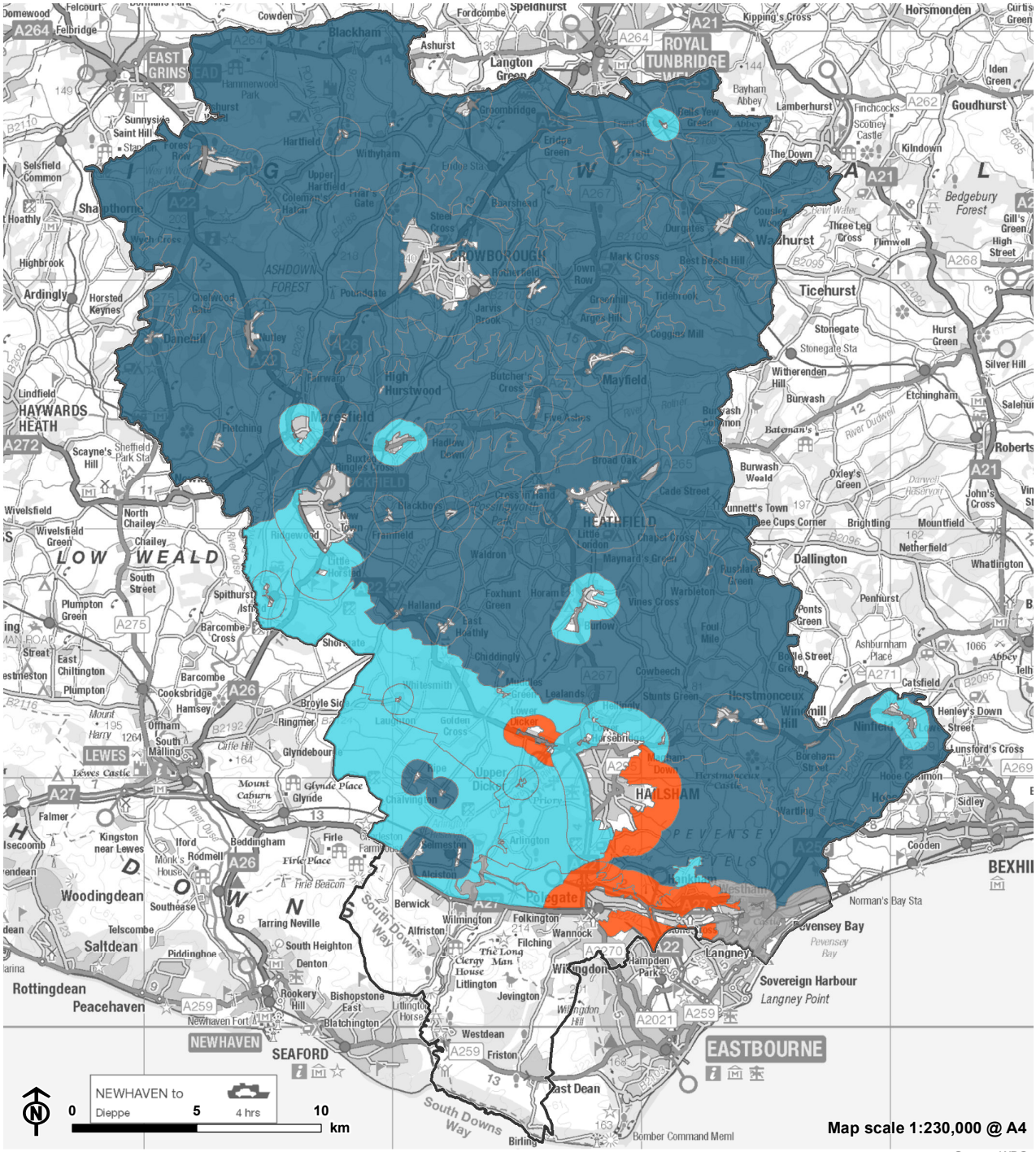
Source: WBC

Figure 3.1: Landscape Sensitivity to Small-Scale Residential Development

Landscape sensitivity

- n/a
- Low-Moderate
- Moderate
- Moderate-High
- High

Wealden district



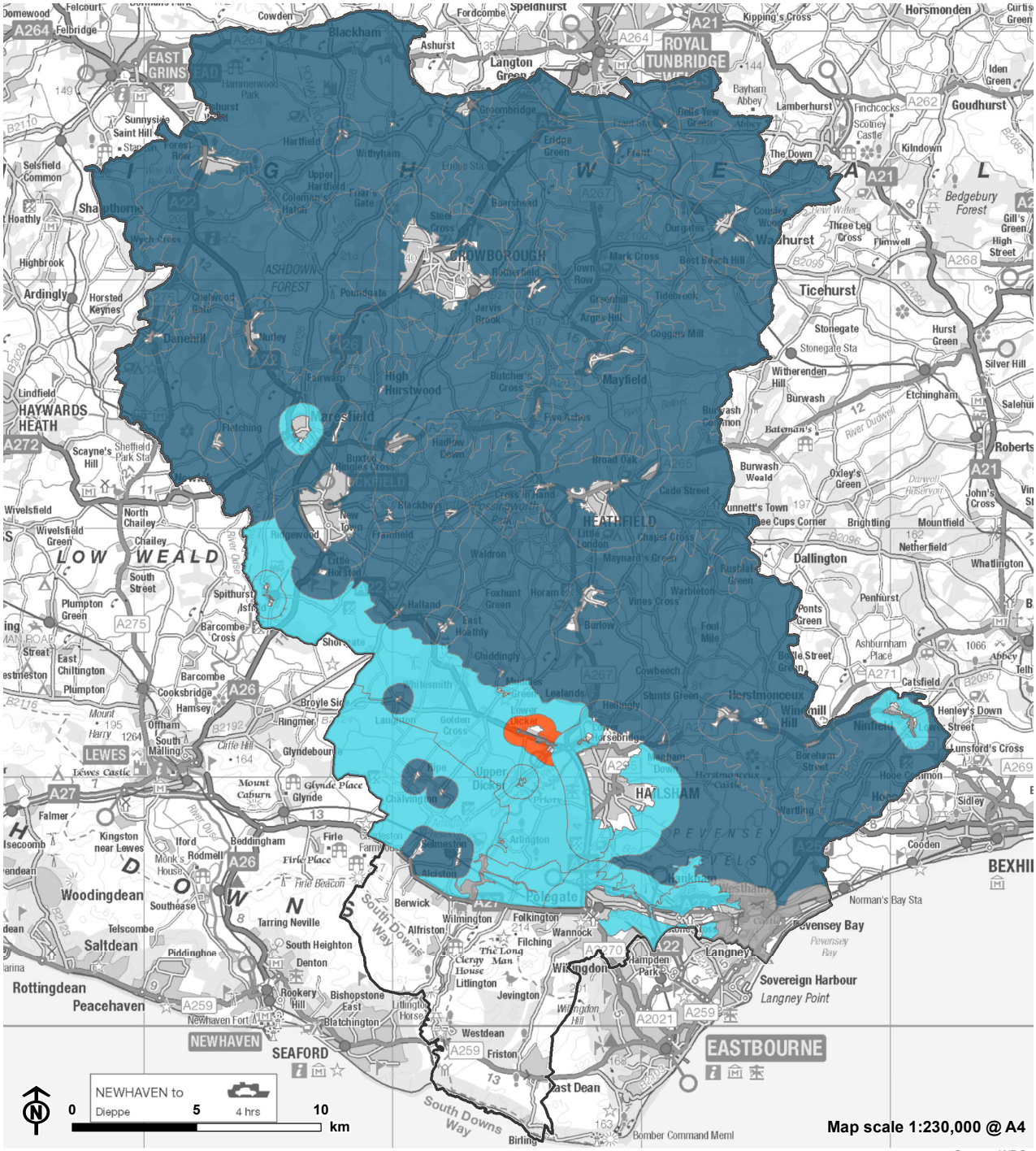
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Figure 3.2: Landscape Sensitivity to Medium-Scale Residential

Landscape sensitivity

- n/a
- Medium
- Medium-High
- High
- Wealden district



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Source: WBC

Figure 3.3: Landscape Sensitivity to Commercial / Industrial Development

Landscape sensitivity

- n/a
- Moderate
- Moderate-High
- High

Wealden district

Appendix A

Strategic Landscape Sensitivity Assessments: Key Settlements

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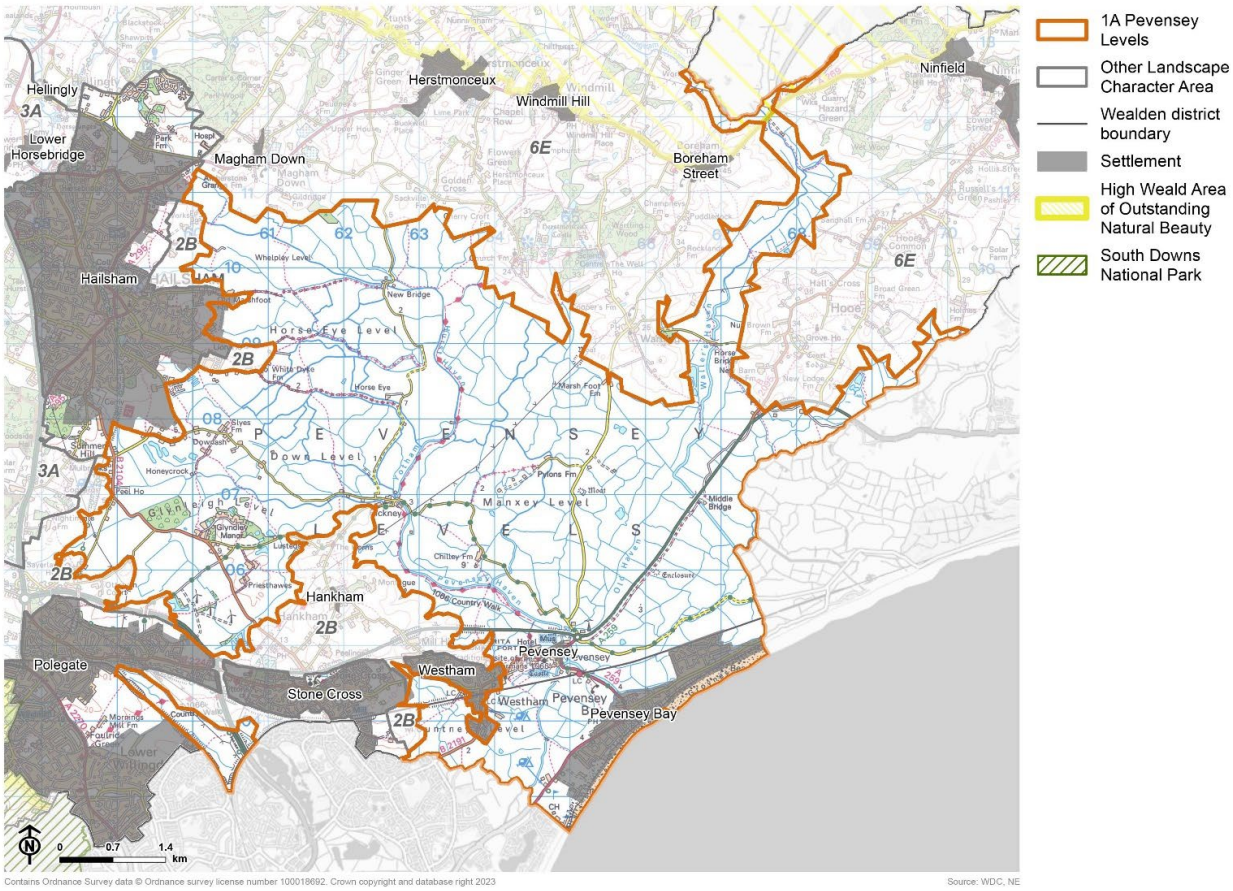
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Landscape character area 1A: Pevensey Levels

Figure A.1: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

LCA 1A: Pevensey Levels is located in the south-east of the district. It is a distinctive flat and low-lying landscape, which is generally unsettled and has a relatively remote character. The landscape is dominated by reclaimed salt marsh now in use as grazed wet meadows with some arable fields. The wetland landscape is of high ecological value, designated as a Ramsar site and Special Area of Conservation (SAC), and supports internationally and nationally important wetland flora and fauna. A shingle beach shoreline at Pevensey Bay is the district's only shoreline outside the South Downs National Park. The south and western edges of the LCA are influenced by urban fringe elements on the edge of Polegate, Stone Cross, Westham and Hailsham, and the busy A259 is a modern intrusion in the east and south-east.

Existing settlement pattern

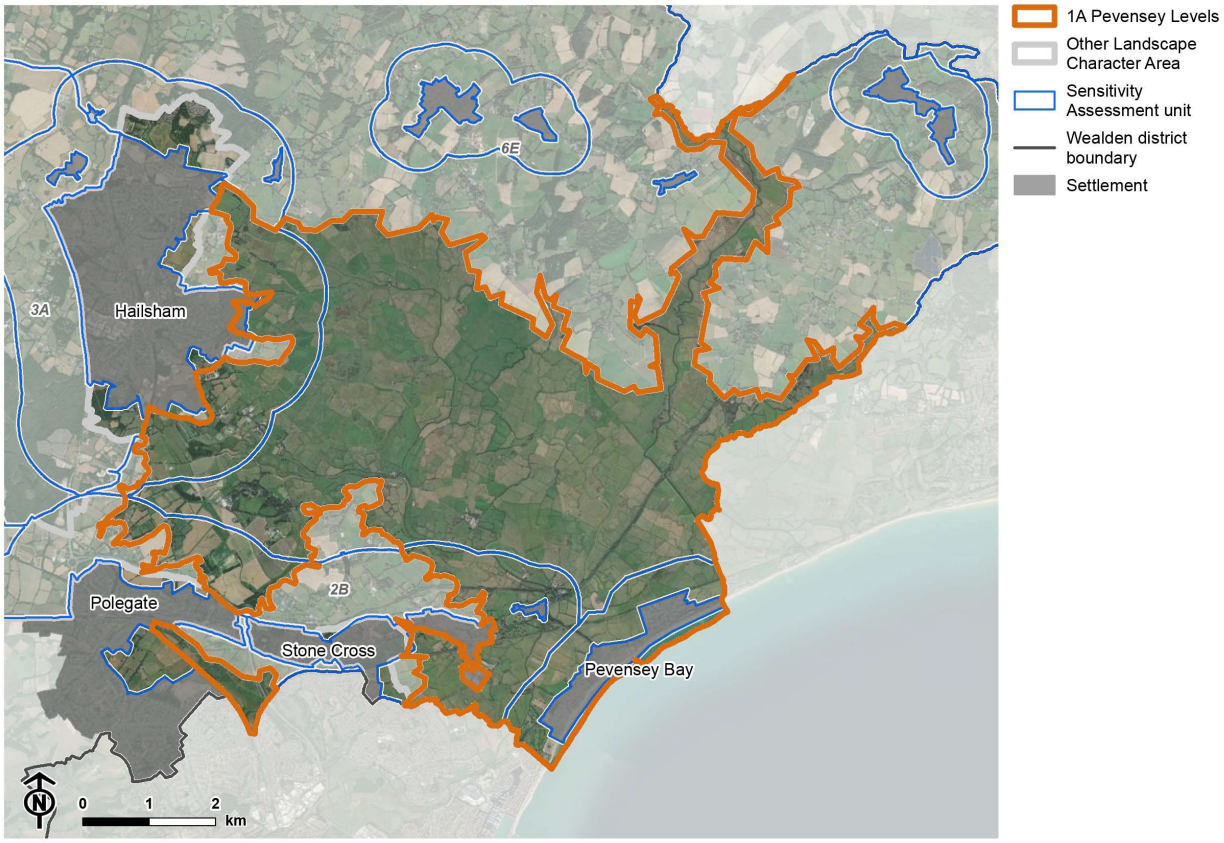
Development is concentrated in the historic villages of Pevensey, and Pevensey Bay, the latter having incorporated the fishing village of Wallsend and three Martello towers which are Napoleonic coastal defences. Outside of these, there is a very low-density dispersed settlement pattern of individual farms on medieval sites. These are set on slightly higher ground, joined by winding roads bordered by ditches.

The market town of Hailsham, and the settlements of Polegate, Stone Cross and Westham lie adjacent to the LCA, and exert some urban fringe influence on the edges of the LCA.

Summary of landscape qualities

- The complex systems of streams, including Waller's Haven, dykes and drainage ditches.
- Distinctive shingle ridge between the reclaimed saltmarsh and the sea.
- The wet meadows, grazing marsh, scrub (some trees), reed-fringed ditches and areas of standing water, including those designated as SAC, Ramsar and SSSI.
- Unsettled character of the floodplain landscape.
- The historic features of the landscape, including medieval settlement sites, historic drainage and field patterns, former salt works, Martello Towers, the historic fishing village of Wallsend and historic buildings constructed from local materials.
- Sense of tranquillity, rurality and remoteness experienced on the extensive network of public rights of way.
- Long open views across the landscape, including to the South Downs National Park to the south and High Weald AONB to the north.
- The strong historic links to the coastline, with a symbolically important Roman/Saxon site at Pevensey Castle that witnessed the beginning of Norman rule in Britain and other defensive structures including the Martello Towers.

Figure A.2: Aerial map of assessment units within the LCA



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Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- Wider area of the LCA

- Hailsham East (extends into LCA 2B)
- Polegate East and Stone Cross North
- Polegate and Stone Cross South (extends into LCA 2B)
- Westham and Pevensey

LCA 1A: Wider area

Figure A.3: Location of wider LCA 1A assessment unit

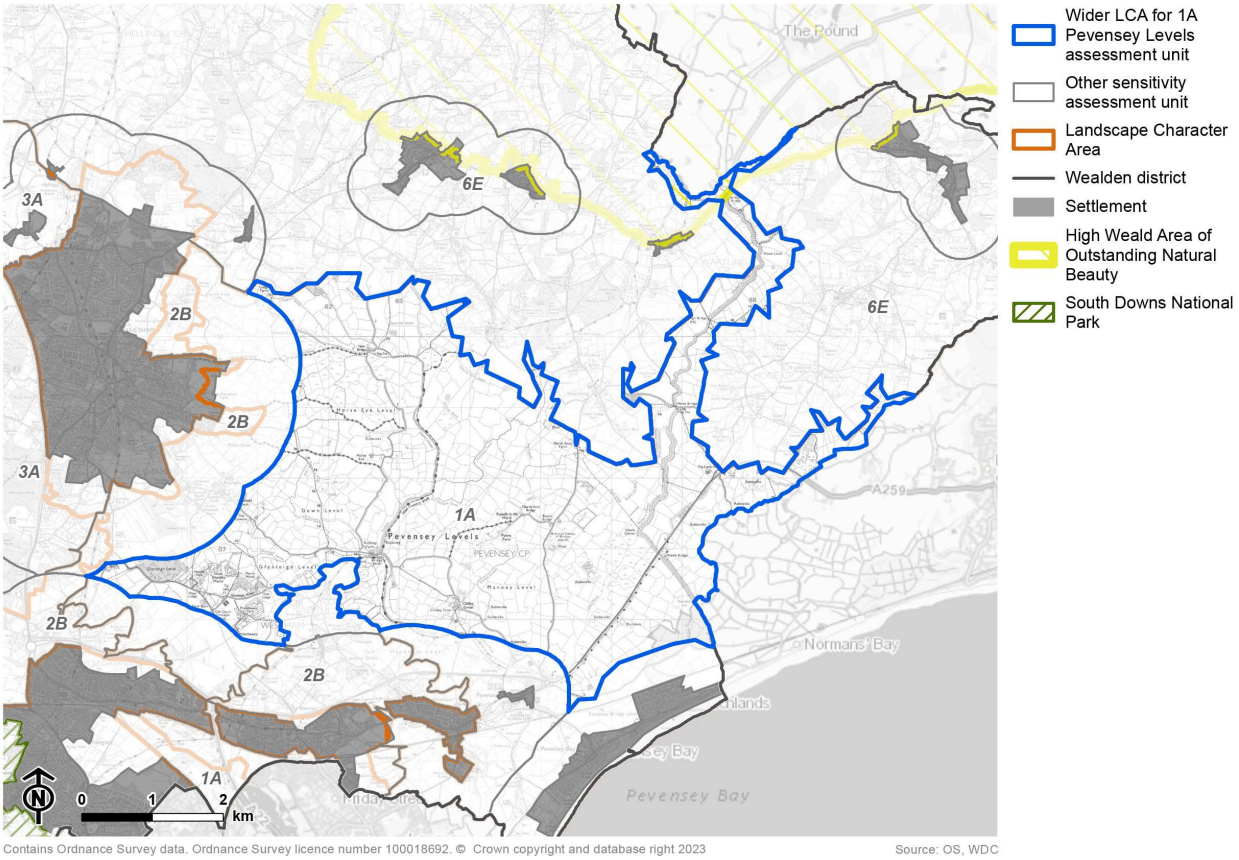


Figure A.4: Absolute constraints in Wider LCA 1A assessment unit

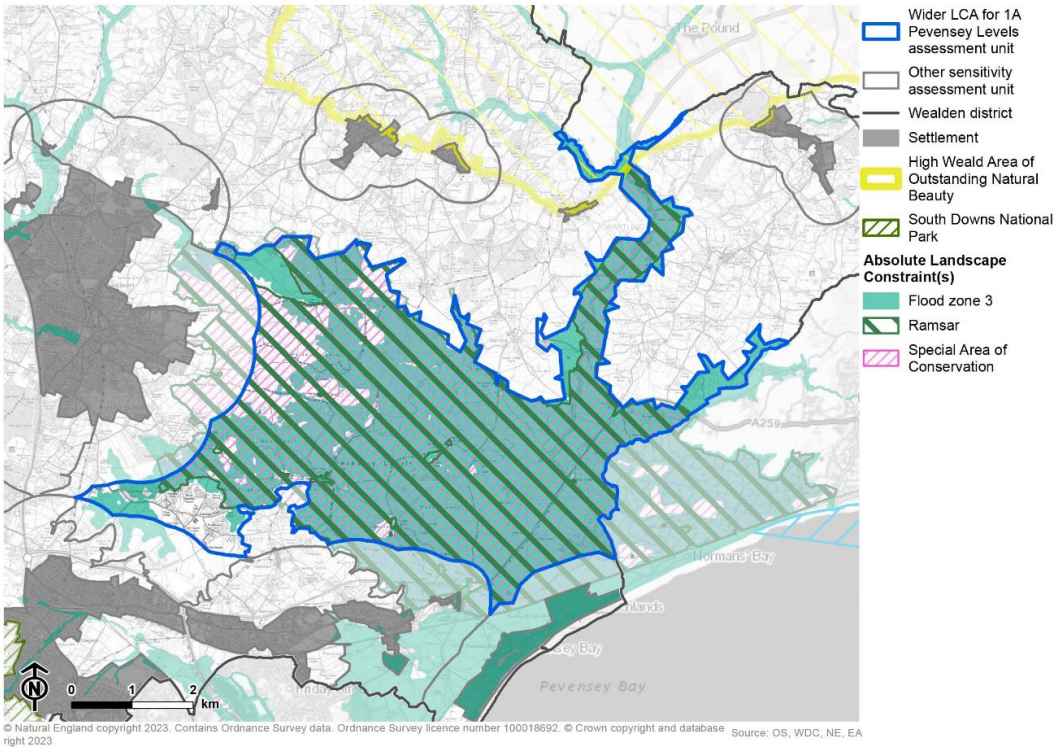


Figure A.5: Environmental designations for Wider LCA 1A assessment unit

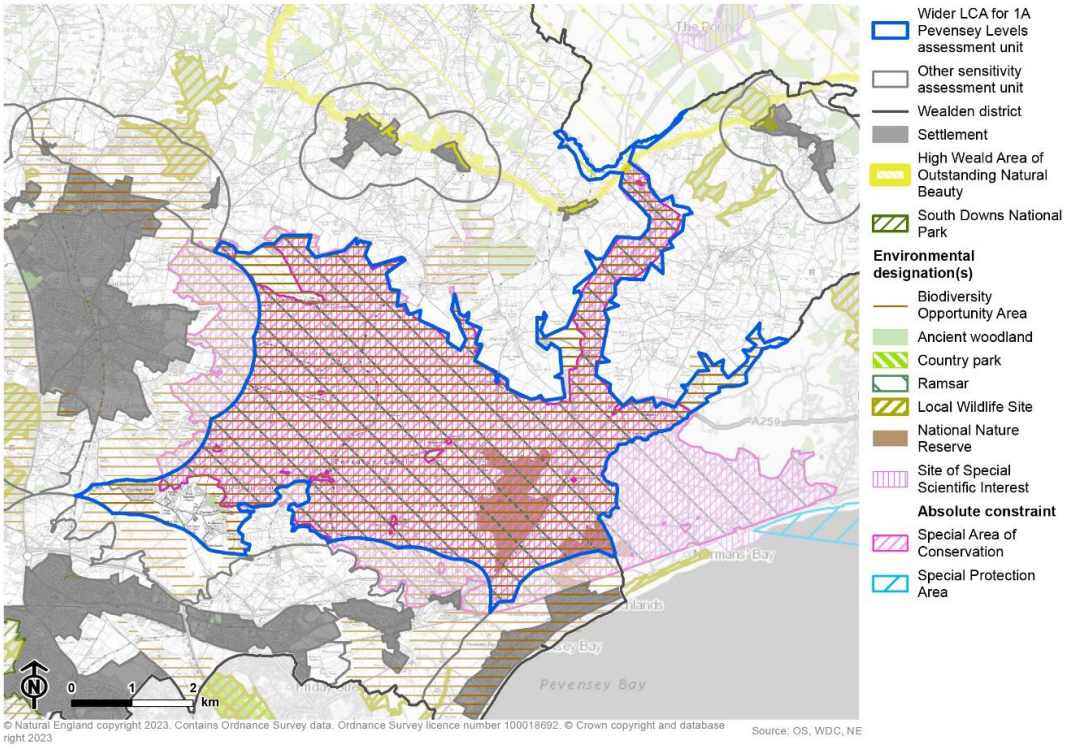
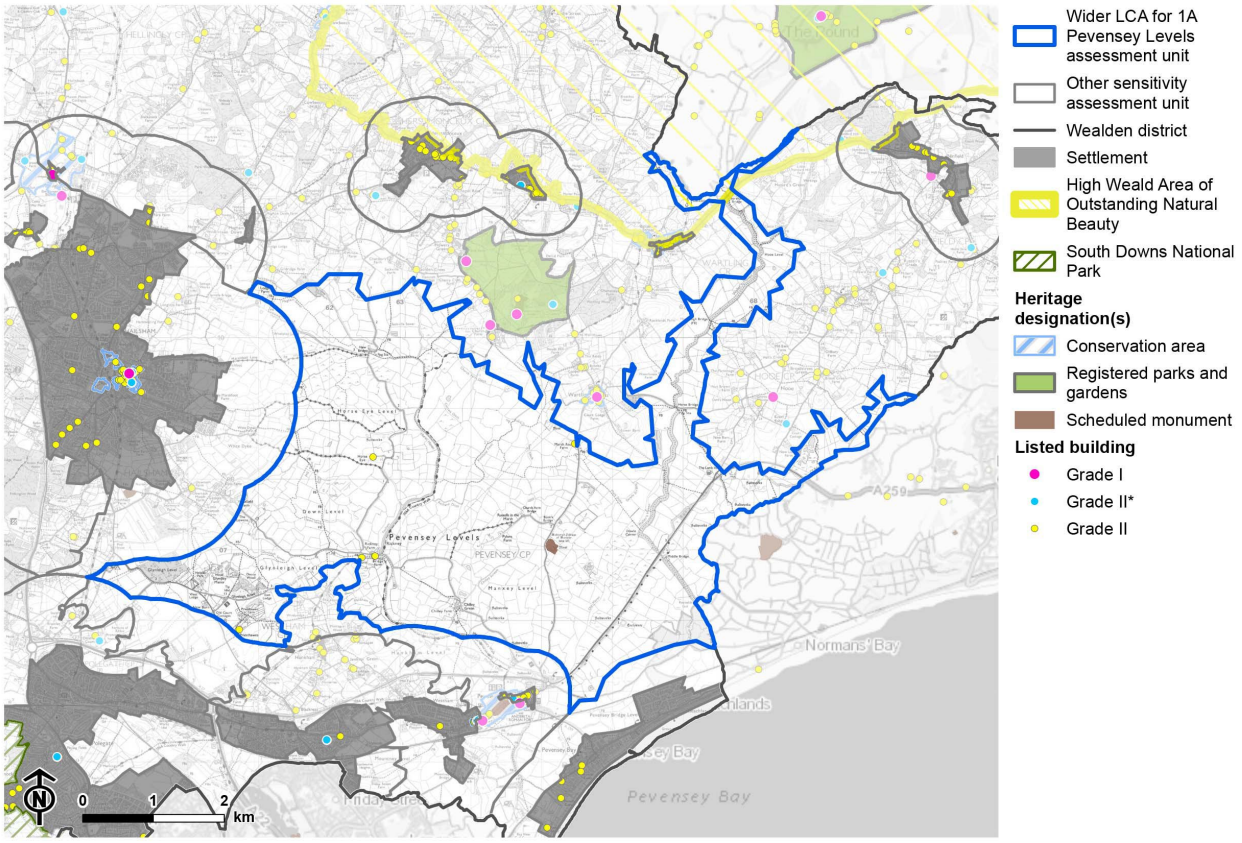


Figure A.6: Heritage designations for Wider LCA 1A assessment unit



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Representative photos



Arable fields enclosed by boundary vegetation.



Gaps in vegetation allow views to the wider Pevensey Levels.


Flat pasture fields bound by low hedgerows


Narrow rural lanes lined by drainage ditches and grazing marsh

Assessment unit	**LCA 1A wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A low-lying gently rising landscape, at the transition from the Pevensey Levels to the Open Clay Vales.	**Lower sensitivity**
'Natural' character	■ Mixed pasture and arable fields, bound by drainage ditches, streams and some low hedgerows, reinforced with post and wire fencing.	**Moderate sensitivity**
	■ Priority habitat floodplain grazing marsh and good quality semi-improved grassland are found in the north, east and west, adjacent to the Pevensey Levels Ramsar, SAC and SSSI. The Pevensey Levels BOA also extends into the lower-lying land. Priority habitat deciduous woodland is recorded in the north.	**Higher sensitivity**
Landscape pattern and time depth	■ Small-scale historic field pattern of informal and planned medieval and post-medieval salt marsh and brooks innings. Modern field amalgamation is found around Priesthawes Farm.	**Higher sensitivity** with lower sensitivity around Priesthawes.
Historic features	■ Priesthawes House in the south-west is a Grade II listed building.	**Moderate sensitivity**
	■ There are no other recorded historic features.	**Lower sensitivity**
Settlement form and edge	■ A historically sparsely settled landscape. Modern development includes a garden centre and hotel complex north of Glynleigh Road. Development in the assessment unit could have a poor relationship with the existing unsettled form.	**Higher sensitivity**
Settlement setting and coalescence	■ The assessment unit is a scenic rural landscape, which provides a distinctive setting to neighbouring settlements.	**Higher sensitivity**
	■ The sparse settlement pattern means there is little risk of coalescence.	**Lower sensitivity**

Recreational value	■ Public rights of way cross the assessment unit, leading to the wider Pevensey Levels.	**Moderate sensitivity**
Perceptual aspects	■ A highly rural and tranquil landscape, with dark night skies away from the rural road network.	**Higher sensitivity**
	■ Human activity within the landscape includes views of the Shepham Lane wind turbines to the south-west.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed character, with enclosure provided by hedgerows and roadside vegetation.	**Moderate sensitivity**
	■ Where there are gaps in vegetation, there is a strong visual relationship with the Pevensey Levels, South Downs National Park and views to the High Weald AONB to the north.	Areas of higher sensitivity

Key landscape sensitivities

- The reclaimed floodplain landscape with ecologically valued wetland habitats.
- Intact historic field pattern with drainage ditches.
- Strong public right of way network.
- The strong rural character with limited settlement and dark night skies.
- Long views, including across the Pevensey Levels and to the South Downs National Park and High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The wider LCA 1A assessment unit has **moderate-high sensitivity** to small scale residential development as the landscape and visual characteristics /values are susceptible to change.

The high ecological value of the floodplain landscape; historic field patterns; strong rural character with dark skies and occasional long views increase sensitivity. The flat landform; lack of heritage assets; and influence of Shepham Lane wind turbines on perceptual qualities reduce sensitivity. If development within the area comes forward, the low-lying character of the landscape, the absence of development / settlement and the strong rural character may be affected.

The sensitivity increases to **high** for medium scale residential and commercial/industrial development types as the low-lying landscape and open character means that larger buildings could be highly visible and could affect the strong rural character of the landscape.

The majority of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

This is a small assessment unit and therefore there are no notable variations in landscape sensitivity.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Retain priority habitat floodplain grazing marsh, good quality semi-improved grassland and deciduous woodland where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, and retaining drainage ditches.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Consider views from public rights of way when considering the siting and design of development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the open views across the landscape, including long views across the Pevensey Levels, to the South Downs National Park and High Weald AONB.
- Minimise the influence of development on the strong rural character of the landscape and areas of relative tranquillity, applying suitable mitigation.

Hailsham East

Settlement assessment unit	Hailsham East
Landscape Character Area	**LCA 1A: Pevensey Levels (extends into LCA 2B)**

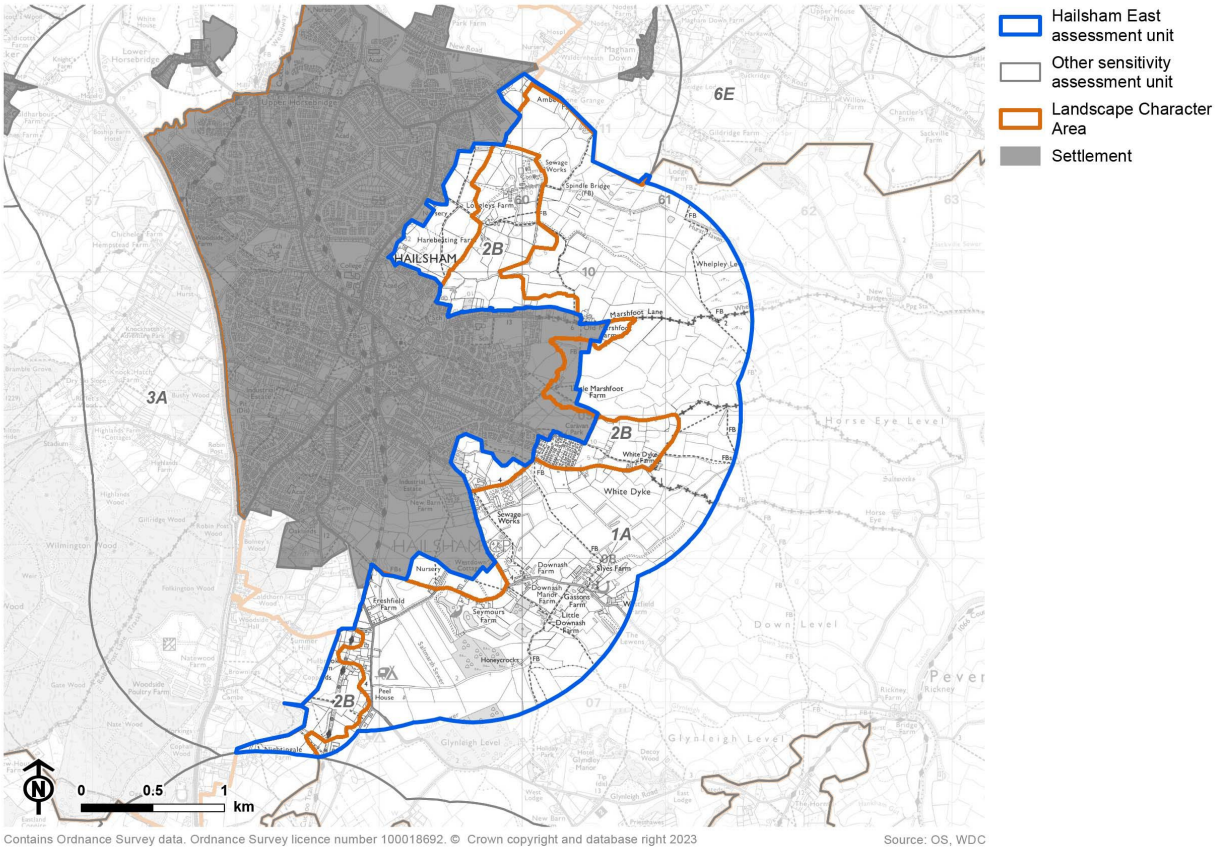
Settlement description

Hailsham is the largest settlement in the south of Wealden district, located between the River Cuckmere to the west and the Pevensey Levels to the east. Hailsham is mentioned in the Domesday Book, and was granted a market charter in 1252. The medieval town developed around Market Street, High Street, George Street and Vicarage Road, as indicated by the extent of the Conservation Area. Further development was limited until the opening of the railway between Hailsham and Polegate in 1849, which was later extended north to Eridge. The town expanded to the south and west of the railway station. Despite the closure of the railway line in 1968, substantial growth occurred after the Second World War. From this period through to the early 21st century the town has greatly expanded, predominantly to the north and west. This has resulted in its coalescence with the formerly separate hamlets of Lower and Upper Horsebridge and Amberstone to the north.

Absolute constraints

The majority of land in the east and south-east (within LCA 1A) has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3) and international nature conservation constraints (Pevensey Levels Ramsar and SAC).

Figure A.7: Location of Hailsham East assessment unit



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Source: OS, WDC

Figure A.8: Absolute constraints for Hailsham East assessment unit

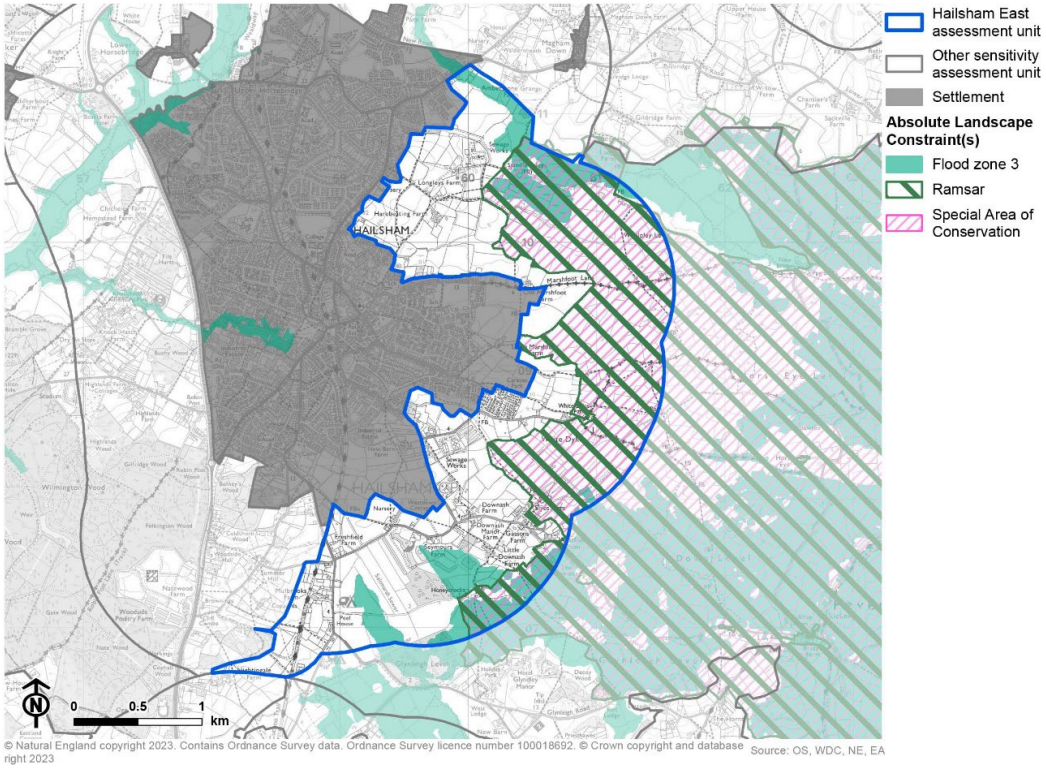


Figure A.9: Environment designations in Hailsham East assessment unit

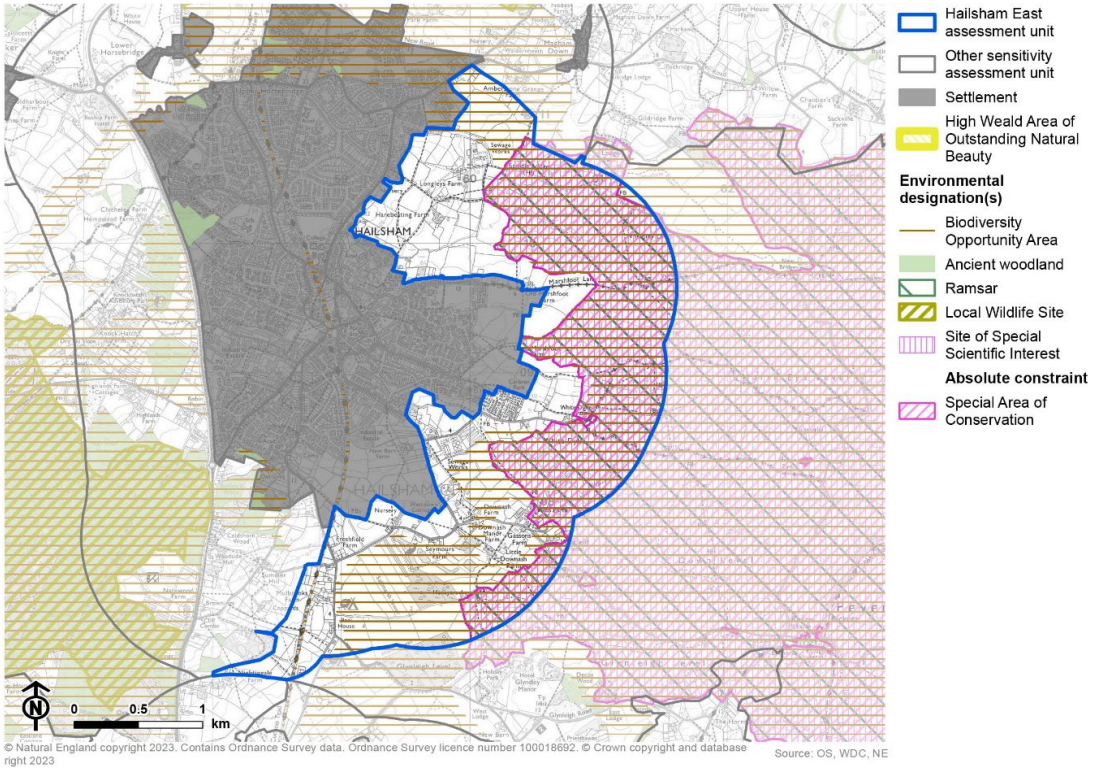
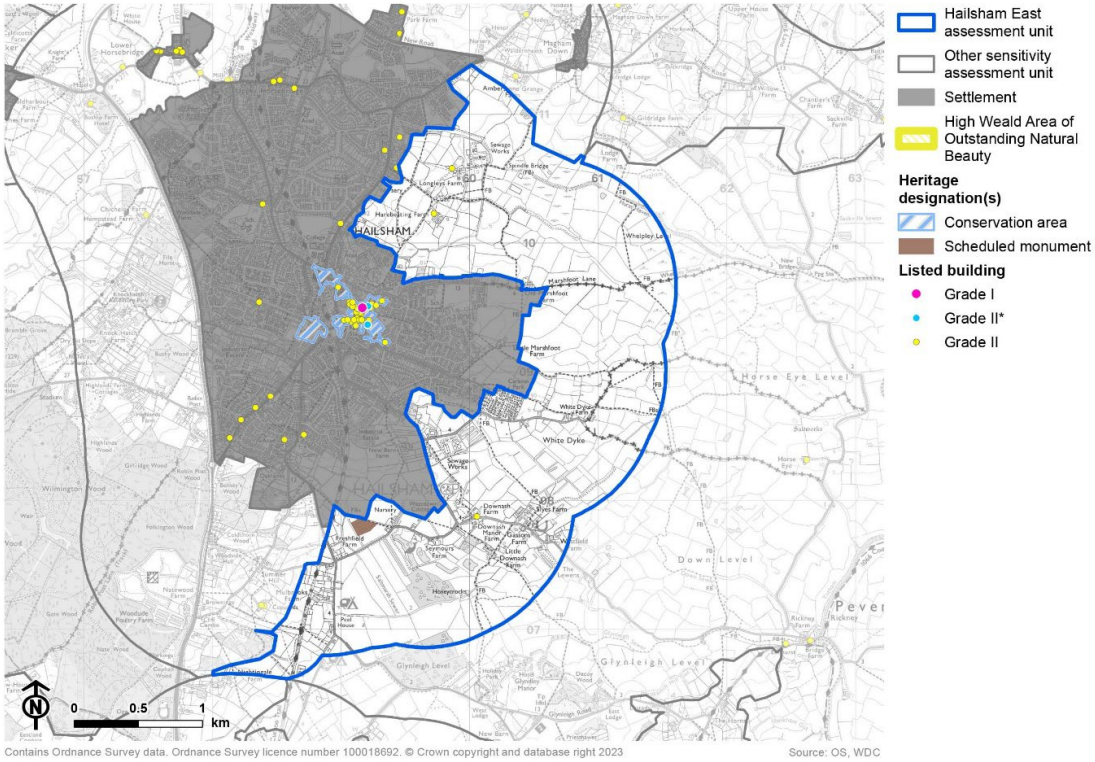


Figure A.10: Heritage designations in Hailsham East assessment unit



Representative photos



Semi-enclosed grazing fields with mature hedgerow trees, off the Cuckoo Trail



Open grazing fields with views to settlement edge of Hailsham and High Weald AONB in the background

Settlement assessment unit	**Hailsham East**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A low-lying landscape, related to the Pevensey Levels in the east (LCA 1A), rising slightly at the settlement edge (LCA 2B).	**Lower sensitivity**
	■ The land rises significantly at Harebeating Farm in the north.	Areas of moderate sensitivity
'Natural' character	■ Predominantly pasture fields, often in use for horse grazing on the edge of Hailsham with some arable land use in the south. Small areas of priority habitat deciduous woodland and traditional orchard in the north.	**Moderate sensitivity**
	■ Widespread priority habitat floodplain grazing marsh is found on low-lying land within LCA 1A, particularly south of Marshfoot Lane. The Pevensey Levels BOA extends from the floodplain south of White Dyke, and the Cuckoo Trail Habitat Link BOA is in the south.	**Higher sensitivity**
Landscape pattern and time depth	■ A small-scale historic field pattern of medieval and post-medieval salt marsh innings, and late medieval or Tudor regular piecemeal enclosure and planned private enclosure.	**Moderate sensitivity**
	■ Rare early post-medieval consolidated strip fields in the north are particularly sensitive.	Areas of higher sensitivity
	■ Small area of modern field amalgamation east of the B2104 and south of Saltmarsh Lane, south of Saltmarsh Sewer.	**Lower sensitivity**
Historic features	■ Very few heritage assets are recorded in the assessment unit except for a medieval farmstead at Downash (Scheduled Monument), and three Grade II listed farmhouses which contribute to the landscape character.	**Lower sensitivity** with heritage assets of higher sensitivity
Settlement form and edge	■ The settlement edge is loosely defined by the rural road network, with scattered residential development lining the rural lanes.	**Moderate sensitivity**
	■ The settlement edge has recently expanded and offers opportunities for improvement once planned development has been built.	**Lower sensitivity**
Settlement setting and coalescence	■ The assessment unit contributes to the rural setting of Hailsham, although urban fringe development detracts from its scenic qualities, including sewage works, caravan parks and a mobile home park.	**Moderate sensitivity**

	■ The majority of the assessment unit does not contribute to settlement separation. However, the south contributes to the separation of Hailsham and Polegate.	**Lower sensitivity** with moderate sensitivity in the south
Recreational value	■ Public rights of way connect Hailsham to the Pevensey Levels. The Cuckoo Trail runs south from Hailsham, connecting to Polegate.	**Moderate sensitivity**
Perceptual aspects	■ Proximity to Hailsham and development outside the settlement, including urban fringe land uses, reduces tranquillity and dark skies for the majority of the assessment unit.	**Moderate sensitivity**
	■ The landscape becomes increasingly rural to the east and south-east where it meets the Pevensey Levels, and there are high levels of tranquillity.	**Higher sensitivity**
Visual prominence	■ The low-lying landscape is generally visually enclosed, which is atypical of LCA 1A, with hedgerows and hedgerow trees along rural roads providing screening. There are views to the settlement edge of Hailsham in the north, and intervisibility with the historic core of Hailsham, including the distinctive steeple of St Mary's, from around Harebeating Lane.	**Lower sensitivity** with moderate sensitivity around Harebeating Lane
	■ Occasional dramatic views to the distinctive South Downs National Park, and to the wooded ridges of the High Weald AONB to the north.	**Moderate sensitivity**

Key landscape sensitivities

- Ecologically valued wetland habitats of the floodplain landscape.
- Strong network of hedgerows and hedgerow trees.
- Intact small-scale historic field pattern with ditched boundaries.
- Rural setting the landscape provides to Hailsham.
- Network of public rights of way, including the Cuckoo Trail.
- Contribution that the south provides to the separation of Hailsham and Polegate.
- Occasional views to the South Downs National Park and wooded ridges of the High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing			**LM (LCA 2B)**	**M (LCA 1A)**		
Medium scale residential 3-4 storey flats/ care homes				**M**		

Commercial/industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

LCA 1A: The Hailsham East assessment unit has moderate sensitivity to small-scale and medium-scale residential housing. This increases to **moderate-high sensitivity** to commercial development, as larger buildings would be highly visible in this low-lying landscape. The floodplain grazing marsh with high ecological value; small-scale historic field patterns; and a rural character across much of the assessment unit increases sensitivity. However, the flat landform; presence of urban edge development including sewage works; limited historic features and an enclosed visual character (atypical of the LCA as a whole) reduces sensitivity.

LCA 2B: The Hailsham East assessment has **low-moderate sensitivity** to small-scale residential housing. This increases to **moderate sensitivity** to medium-scale residential housing and **moderate-high sensitivity** for commercial/industrial development, as larger buildings would not fit in this low-lying landscape.

The rising topography towards the settlement edge, resulting in views to the High Weald AONB to the north and South Downs National Park to the south and the rural setting that the landscape provides to Hailsham and recreational opportunities including the Cuckoo Trail increase sensitivity. However, the presence of urban edge development; limited ecological and historic features; and the influence that the proximity to the existing settlement edge of Hailsham has on the perceptual qualities reduce sensitivity.

Much of the east and south-east of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3) and international nature conservation constraints (Pevensey Levels Ramsar and SAC).

Variations in landscape sensitivity

Areas in close proximity to the existing settlement edge of Hailsham and urban fringe development, for example sewage works south of Old Swan Lane and east of Amberstone, have a lower sensitivity.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development close to the existing settlement edge, including areas planned for development, using vegetation to integrate development into the landscape.
- Avoid development and ensure appropriate landscape buffers are provided in proximity to the Pevensey Levels Ramsar site and SAC.
- Take up biodiversity opportunities listed in the Pevensey Levels and Cuckoo Trail Habitat Link BOA, including wetland and woodland habitat creation, where possible.
- As part of any development, retain sites of habitat interest, notably priority habitat floodplain grazing marsh and deciduous woodland.
- Retain in-field and roadside trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Any development should be carefully integrated into the landscape, utilising existing vegetation and tree cover, or using vegetation species that are in character with the wider landscape.
- Take opportunities to reduce and soften the visual impact of the existing urban edge of Hailsham, including at Lion House Park.

- Consider views from public rights of way when considering the siting and design of development in the landscape.
- Preserve and enhance opportunities to access and enjoy the landscape.
- Ensure development does not affect the open views south to the South Downs National Park or north to the wooded High Weald AONB.
- Minimise the influence of development on the remote, tranquil and rural character of the landscape in the east and south-east, applying suitable mitigation.

Polegate East and Stone Cross North

Settlement assessment unit	Polegate East and Strone Cross North
Landscape Character Area	**LCA 1A: Pevensey Levels**
Settlement description Polegate developed along the Roman road from Pevensey to Lewes, on ground above the floodplain. The town grew significantly from the 1840s following the opening of the railway between Brighton and Hastings via Lewes, with later branches connecting Eastbourne and Hailsham. Polegate became a significant junction, serving the market town of Hailsham to the north and the local brick making industry, developing predominantly to the north, east and south. Although the railway route to Hailsham closed in the 20th century, the town has continued to expand to the east and north in the 21st century. Development along Eastbourne Road has led to the perceived coalescence of Polegate and Willingdon to the south.	
Absolute constraints Land in the north of this assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3)	

Figure A.11: Location of Polegate East and Stone Cross North assessment unit

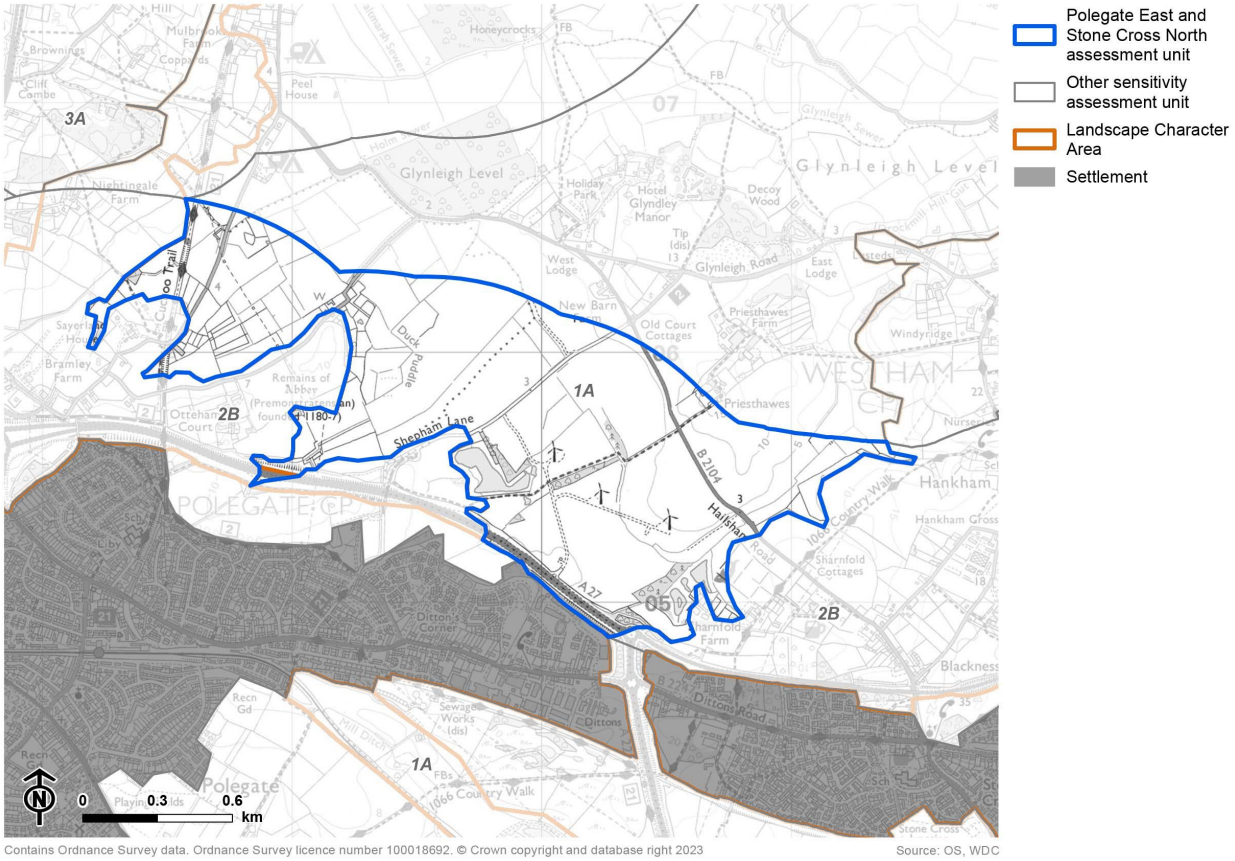
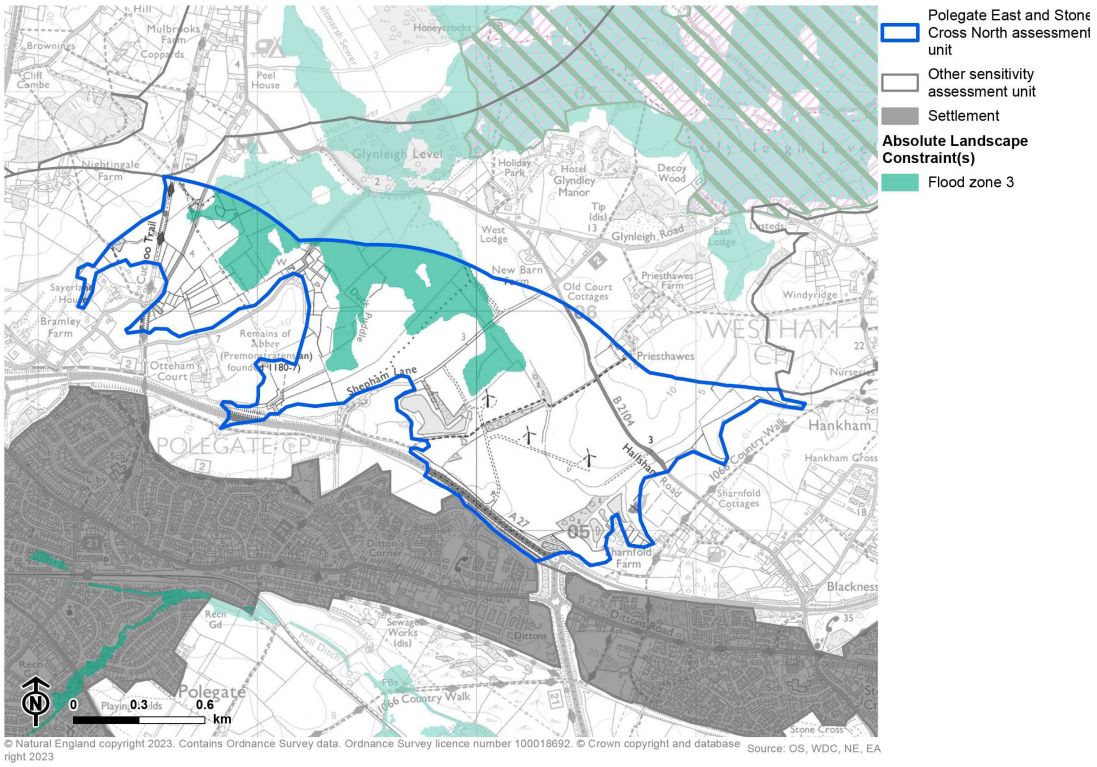


Figure A.12: Absolute constraints in Polegate East and Stone Cross North assessment unit



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Source: OS, WDC, NE, EA

Figure A.13: Environmental designations in Polegate East and Stone Cross North assessment unit

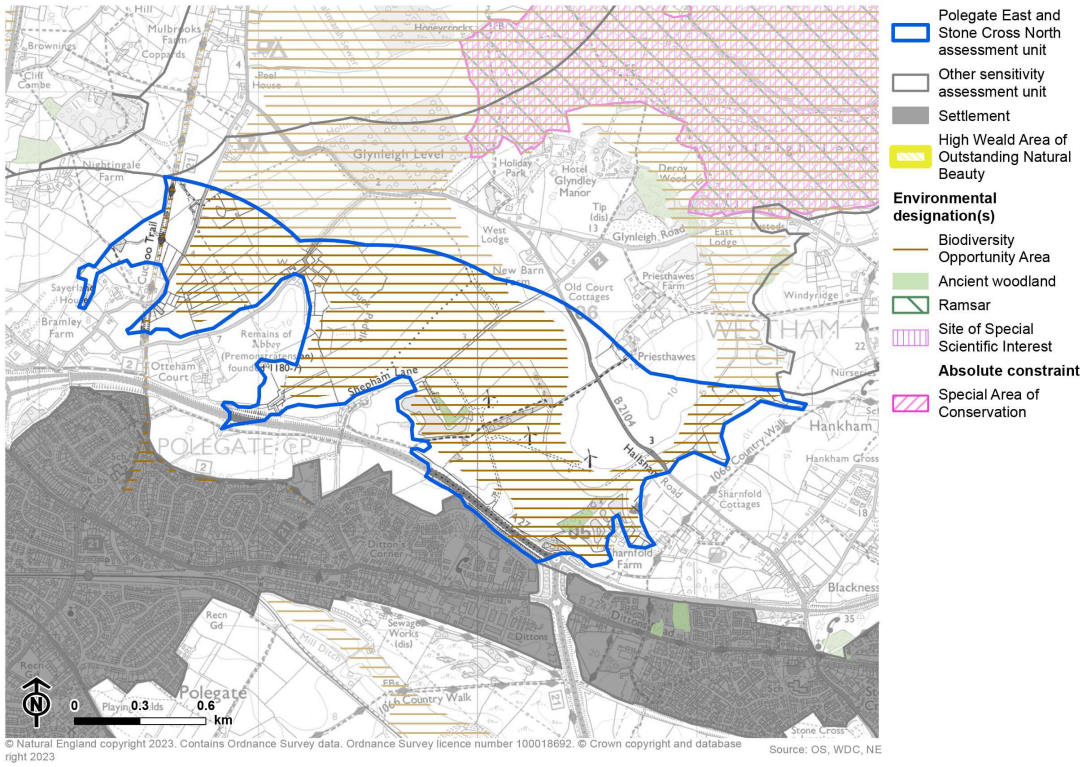
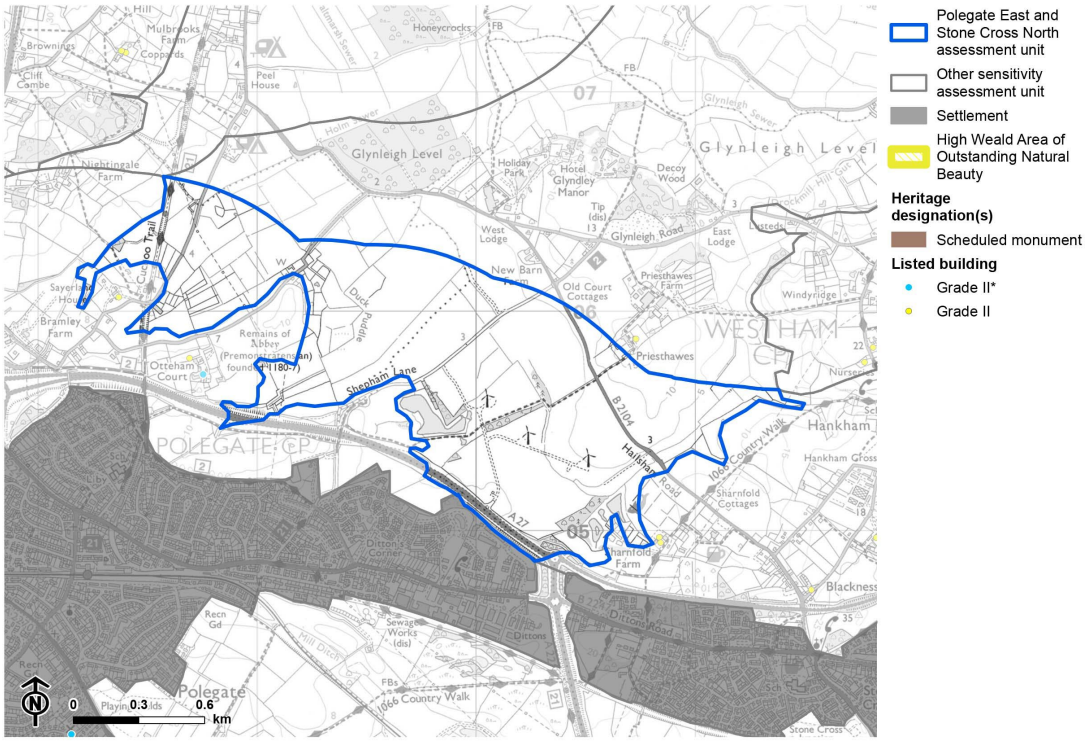


Figure A.14: Historic designations in Polegate East and Stone Cross North assessment unit



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Representative photos



Turbines at Shepham Lane with South Downs National Park in the background



Small lanes enclosed by hedgerows and mature hedgerow trees create an enclosed character

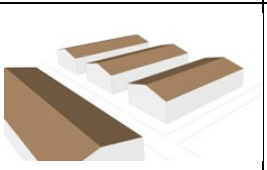
Settlement assessment unit	**Polegate East and Stone Cross North**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A low-lying landscape associated with the Pevensey Levels, rising very slightly in the east.	**Lower sensitivity**
'Natural' character	■ A mixture of arable in the east and pasture fields in the west, often in use for horse grazing. Fields are bound by mature hedgerows and hedgerow trees.	**Moderate sensitivity**
	■ Considerable areas of priority habitat, including floodplain grazing marsh in the north and west, deciduous woodland east of Shepham Lane, and semi-improved grassland in the east. The Pevensey Levels and Cuckoo Trail Habitat Link BOAs cover the majority of the assessment unit.	Areas of higher sensitivity
Landscape pattern and time depth	■ The field pattern is varied, with a mix of small-scale informal and formal medieval and early post-medieval brooks innings, informal piecemeal enclosure (possible late medieval or Tudor), consolidated strip fields and planned private enclosure in the south.	**Higher sensitivity**
	■ Large modern field amalgamation around Shepham Lane.	Areas of lower sensitivity
Historic features	■ There are no recorded heritage assets within the assessment unit.	**Lower sensitivity**
Settlement form and edge	■ Woodland along the A27 provides enclosure to the northern settlement edge of Polegate. The west of the assessment unit is separated from the settlement edge by land in LCA 2B. Development in the west would not relate well to Polegate.	**Moderate sensitivity**
	■ Development is limited to small farmsteads along the rural road network. Development would be at odds with the largely unsettled character.	**Higher sensitivity**
Settlement setting and coalescence	■ There is limited intervisibility between the assessment unit and Polegate due to the wooded A27, however it provides a rural approach to the settlement.	**Moderate sensitivity**
	■ The south-east of the unit plays an important role in the continued separation of Polegate and Stone Cross. If the land east of Shepham Lane and south of Hailsham Road was developed this could cause perceived coalescence.	**Moderate sensitivity** with area of higher sensitivity
Recreational value	■ Limited public access, with the exception of the promoted Cuckoo Trail in the west.	**Lower sensitivity** with moderate sensitivity along Cuckoo Trail
Perceptual aspects	■ Perceptual qualities are impacted by proximity to the A27 and Polegate, which detract from tranquillity and dark skies in the south. Human activity includes electricity pylon routes crossing the landscape and three wind turbines east of Shepham Lane.	**Moderate sensitivity**

Visual prominence	■ The assessment unit is generally visually enclosed by hedgerows, restricting views as well as roadside woodland, particularly along the A27.	**Lower sensitivity**
	■ Occasional intervisibility with the South Downs National Park from Hailsham Road.	Areas of moderate sensitivity

Key landscape sensitivities

- Ecologically valued priority habitat grazing marsh.
- Strong network of hedgerows and hedgerow trees.
- Intact small-scale historic field pattern.
- Rural setting the landscape provides to Polegate.
- Contribution to the sense of separation between Polegate and Stone Cross.
- Recreational opportunities provided by the Cuckoo Trail.
- Sense of tranquillity and dark skies away from the settlement edge.
- Some intervisibility with the South Downs National Park from Hailsham Road.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing			LM			
Medium scale residential 3-4 storey flats/ care homes				M		
Commercial/industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Polegate East and Strone Cross North Assessment unit has **low-moderate sensitivity** to small scale residential housing, as some landscape and visual characteristics/values are more resilient and are of lower susceptibility to change. Small scale residential development would cross the strong settlement boundary of the A27 and represent a step-change to the existing and largely unsettled character of the area. Sensitivity increases to **moderate** for medium-scale residential and **moderate-high** for commercial /industrial development which would be out of character with the low-rise residential character of the northern edge of Polegate and as a result would impact the rural, unsettled character of the landscape.

The floodplain marsh with ecological value, historic field patterns and a rural character across much of the assessment unit increases sensitivity. The settlement boundary features of the A27 and the role the assessment unit plays in the separation of Polegate from Stone Cross to the east increases sensitivity. However, the presence of urban edge development and busy roads decrease the rural character, which combined with the flat landform; areas of modern field amalgamation; lack of heritage features; limited public access and an enclosed visual character reduce sensitivity.

Land in the north of this unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3)

Variations in landscape sensitivity

There are no notable variations in landscape sensitivity.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development as part of Polegate adjacent to the A27, well enclosed by vegetation, while retaining a sense of separation between Polegate and Stone Cross in the east.
- Retain sites of habitat interest, notably priority habitat floodplain grazing marsh, deciduous woodland and good quality semi-improved grassland.
- Take up biodiversity opportunities listed in the Pevensey Levels and Cuckoo Trail Habitat Link BOA, where possible, including wetland habitat creation.
- Retain in-field and roadside trees, including tree clumps, protecting mature specimen trees from the impacts of development. . Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Any development should be carefully integrated into the landscape, utilising existing vegetation, or using species that are in character with the wider landscape.
- Take opportunities to reduce the visual impact of the railway and roads, and existing urban edge development.
- Consider views from the popular Cuckoo Trail when siting and designing development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Preserve the sense of separation between Polegate and Stone Cross.

Polegate and Stone Cross South

Settlement assessment unit	Polegate and Stone Cross South
Landscape Character Area	**LCA 1A: Pevensey Level (extends into LCA 2B)**

Settlement description

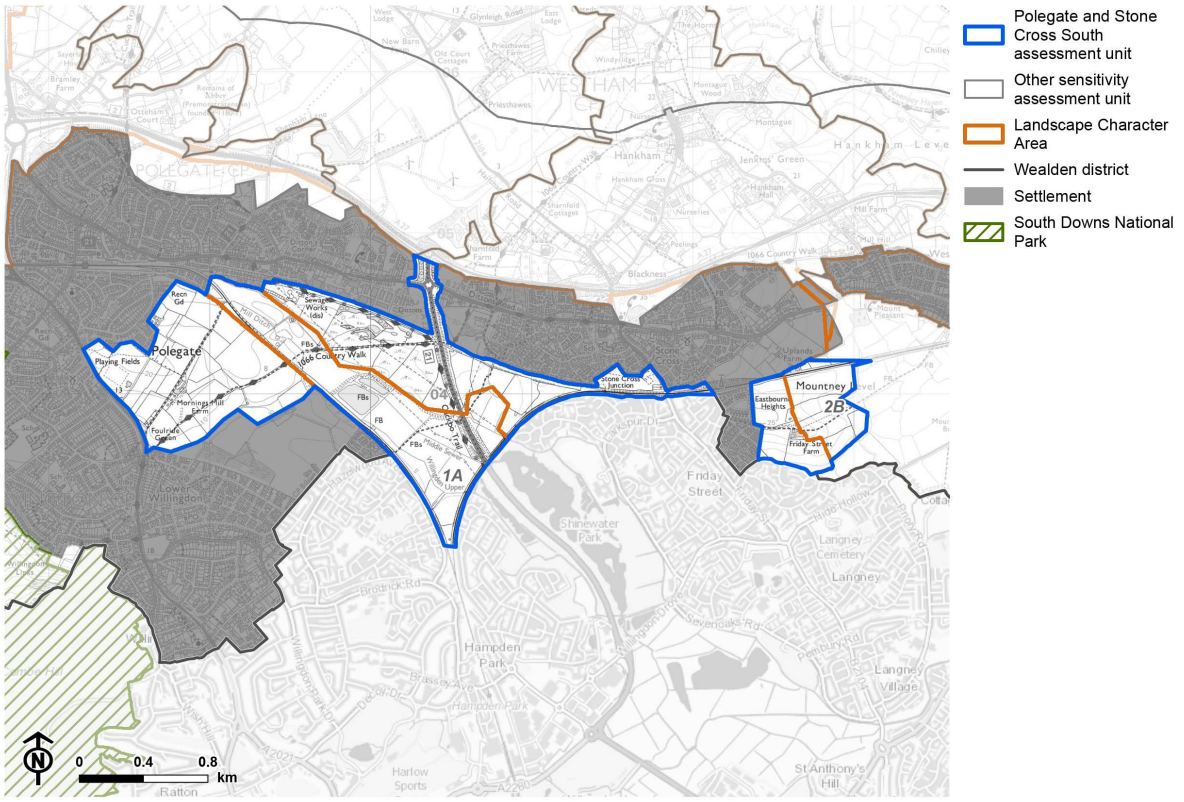
Polegate developed along the Roman road from Pevensey to Lewes, on ground above the floodplain. The town grew significantly from the 1840s following the opening of the railway between Brighton and Hastings via Lewes, with later branches connecting Eastbourne and Hailsham. Polegate became a significant junction, serving the market town of Hailsham to the north and the local brick making industry, developing predominantly to the north, east and south. Although the railway route to Hailsham closed in the 20th century, the town has continued to expand to the east and north in the 21st century. Development along Eastbourne Road has led to the perceived coalescence of Polegate and Willingdon to the south.

Stone Cross developed at the crossroads of Hailsham Road, Lion Hill, Rattle Road and Dittons Road. The Stone Cross windmill was built in the 1870s and is Grade II* listed. It is one of only two listed buildings within the village, the other being the war memorial. Stone Cross remained a very small collection of houses around the crossroads until the mid-20th century when it expanded to the south of Dittons Road/Rattle Road to the railway line. More recent development has taken place to the north of Dittons Road and Rattle Road and has expanded the settlement to the east towards Westham. The existing and former railway lines provide a strong settlement boundary to the south and provide some sense of separation between Stone Cross and Friday Street/Langley. The A27 and A22 provide strong boundaries to the north and west, and the A22 also provides separation between Stone Cross and Polegate. There is very limited separation between Stone Cross and Westham to the east.

Absolute constraints

Land in the south-east has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.15: Location of Polegate and Stone Cross South assessment unit



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Source: OS, WDC

Figure A.16: Absolute constraints in Polegate and Stone Cross South assessment unit

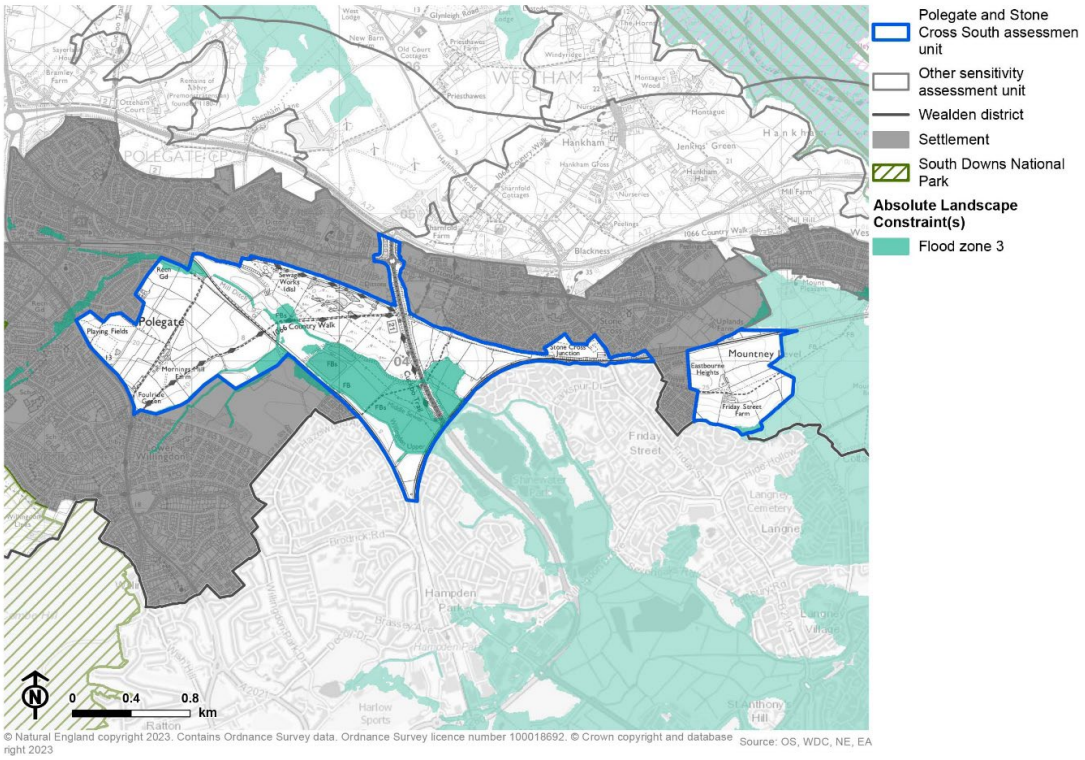
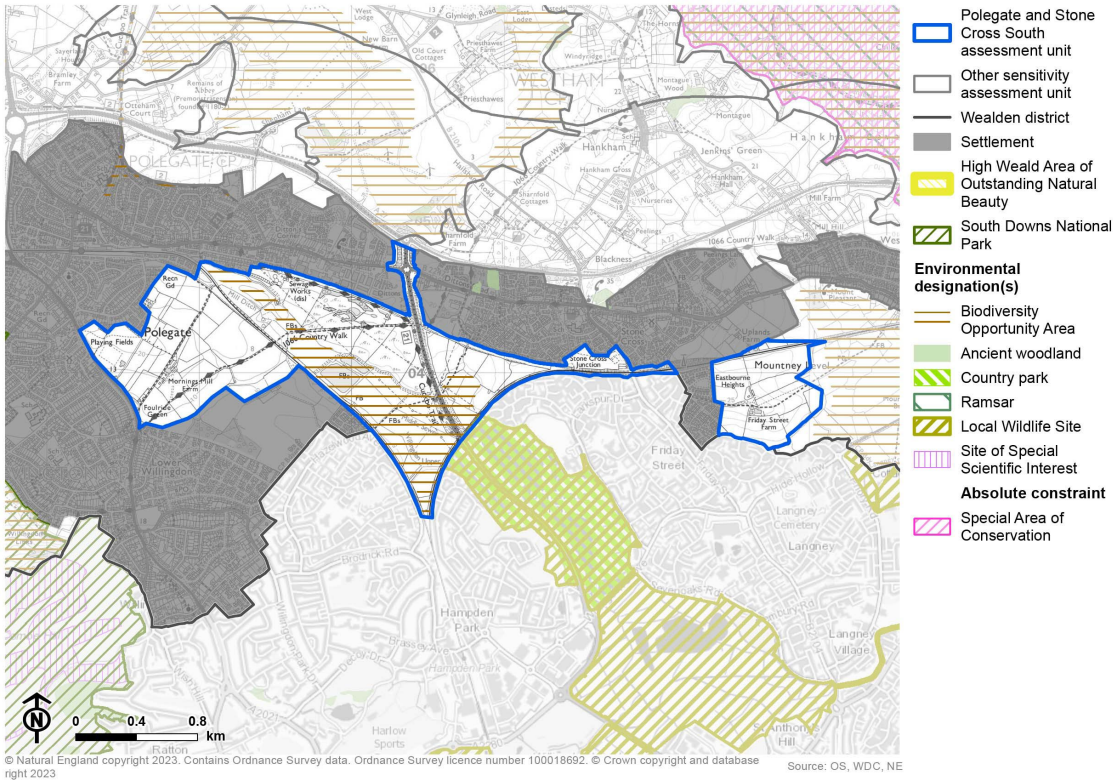


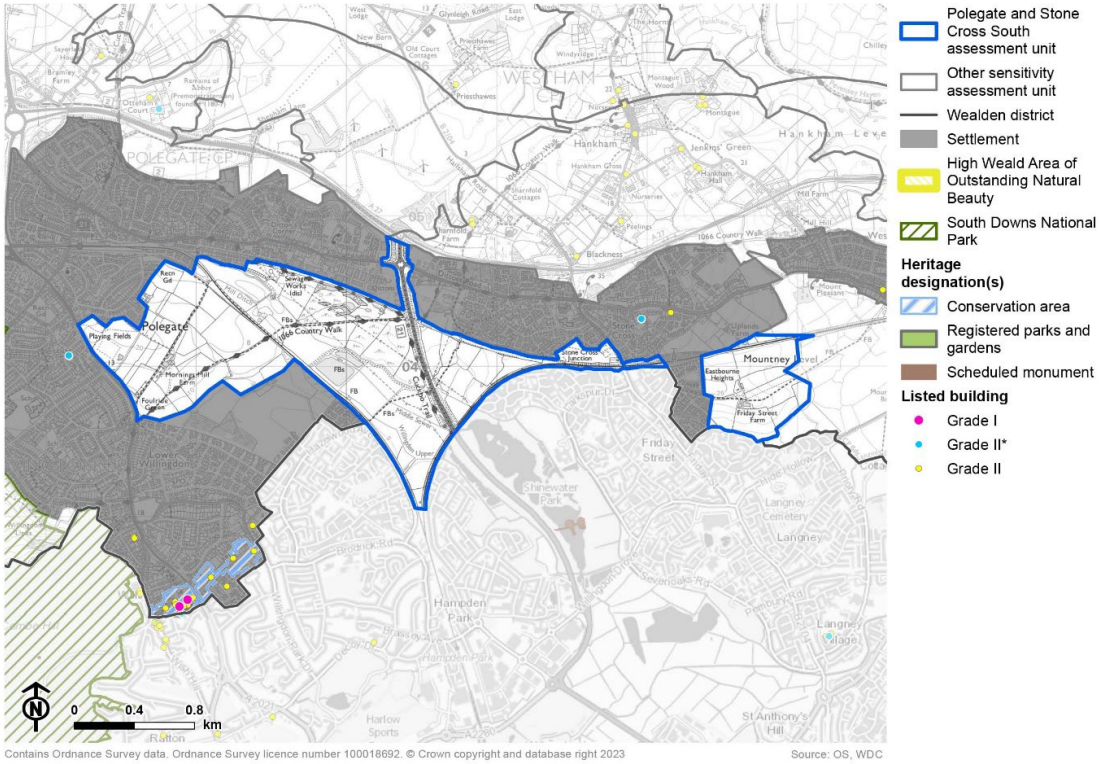
Figure A.17: Environmental designations in Polegate and Stone Cross South assessment unit



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Source: OS, WDC, NE

Figure A.18: Heritage designations in Polegate and Stone Cross South assessment unit



Representative photos



Open fields with clear views to the South Downs National Park, and settlement at Polegate and Willingdon.



Open floodplain south of Stone Cross, looking towards electricity pylons and the A22

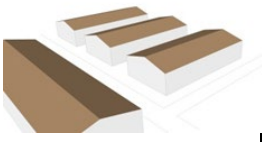
Settlement assessment unit	**Polegate and Stone Cross South**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Land within LCA 1A is very low-lying.	**Lower sensitivity**
	■ Areas with LCA 2B are slightly more undulating, rising at Eastbourne Heights in the east and at Eastbourne Road in the west.	Areas of moderate sensitivity
'Natural' character	■ Predominantly pastoral landscape, often in use for horse grazing. Larger arable fields are found in the east adjacent to Eastbourne Heights. Fields are bound by low hedgerows with occasional hedgerow trees and some reinforcement by post and wire fencing.	**Moderate sensitivity**
	■ LCA 1A contains small areas of priority habitat floodplain grazing marsh in the west. The Eastbourne Marshes BOA covers the majority of land in the west within LCA 1A.	Areas of higher sensitivity
Landscape pattern and time depth	■ The field pattern is varied, with a mix of small-scale informal and formal medieval and early post-medieval brooks innings, informal piecemeal enclosure (possible late medieval or Tudor), consolidated strip fields and planned private enclosure.	**Higher sensitivity**
Historic features	■ There are no recorded historic features within the assessment unit.	**Lower sensitivity**
Settlement form and edge	■ Development on the southern settlement edge of Polegate and Stone Cross consists of one and two storey houses and the Chaucer Industrial Estate south-east of Polegate. The wooded former railway line and Eastbourne to Hastings railway line provide boundary features in the west and centre.	**Moderate sensitivity**
	■ Development on the eastern edge of Polegate consists of two storey 20th century housing, bound by the A2270 Eastbourne Road. Settlement in this area would be perceived as settlement advancement.	**Moderate sensitivity**
Settlement setting and coalescence	■ The assessment unit provides some contribution as a rural backdrop to both Polegate and Stone Cross.	**Moderate sensitivity**
	■ The settlements in this unit have largely coalesced. A strip of land along the A22 in the north provides the only separation between Polegate and Stone Cross, and land south-east of Stone Cross contributes to its separation from Westham. Open fields to the east of A2270 Eastbourne Road provide some sense of separation between Polegate and Willington, although the land is currently subject to a planning appeal.	**Moderate sensitivity** with areas of higher sensitivity
Recreational value	■ Public access is limited except for the promoted Cuckoo Trail and 1066 Country Walk.	**Lower sensitivity**
Perceptual aspects	■ Proximity to the A22, A2770 Eastbourne Road and modern development on the settlement edges of Polegate and Stone Cross, as well as pylons crossing the landscape detract from the sense of rurality and tranquillity.	**Lower sensitivity**
Visual prominence	■ A generally open landscape, with limited screening by hedgerows. There are views from public rights of way to the adjacent settlement edges.	**Moderate sensitivity**

	■ Elevated land east of Eastbourne Heights is visually prominent in views from the settlement edges of Stone Cross, Langley and Westham.	**Moderate sensitivity**
	■ There is some intervisibility with the South Downs National Park, particularly east of Eastbourne Road, and south-east of Stone Cross.	**Moderate sensitivity**

Key landscape sensitivities

- Pockets of ecologically valued priority habitat grazing marsh.
- Intact small-scale historic field pattern, especially consolidated strip fields east of Eastbourne Road.
- Contribution to the sense of separation between Polegate and Stone Cross, Polegate and Willingdon, Stone Cross and Eastbourne, and Stone Cross and Westham.
- Recreational opportunities provided by the Cuckoo Trail and 1066 Country Walk.
- The open floodplain landscape with intervisibility with the South Downs National Park.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing			LM (LCA 2B)	M (LCA 1A)		
Medium scale residential 3-4 storey flats/ care homes				M		
Commercial/industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

LCA 1A: The land within Polegatge and Stone Cross South in LCA 1A is has **moderate sensitivity** to small-scale residential development, as some landscape and visual characteristics/ values are susceptible to change.

The floodplain marsh south of the 1066 Country Walk, with ecological value; historic field patterns; visual openness; intervisibility with the South Downs National Park; and the role the landscape plays in the separation of Polegate, Stone Cross and Willingdon to the south increase sensitivity. The flat landform; lack of historic features; and proximity to the settlement edge of Polegate and Willingdon; and the busy A22, reduce sensitivity.

LCA 2B: Land within Polegate and Stone Cross South in LCA 2B has **low-moderate sensitivity** to small-scale residential development, as the landscape and visual characteristics/values are more resilient and of lower susceptibility to change.

Sensitivity across the assessment unit is considered to be of **moderate sensitivity** to medium-scale residential development and increases to **moderate-high** for commercial / industrial development which would be out of character with the generally low-rise low-density residential character of the edges of Polegate and Stone Cross and impact on views to the South Downs National Park.

The role the landscape plays in the separation of Polegate from Stone Cross and Polegate and Willingdon to the south; recreational value; intervisibility with the South Downs National Park; visual openness; and prominence of the areas east of A2770 Eastbourne Road and south-east of Stone Cross increase sensitivity. The flat landform; lack of historic features; and the influence of visible and audible signs of human activity and modern development due to proximity to the settlement edges and busy roads reduce sensitivity.

Land in the south-east of this unit have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3.

Variations in landscape sensitivity

Existing commercial development at Chaucer Industrial Estate lowers sensitivity to commercial/industrial development immediately adjacent to the Chaucer Industrial Estate, south of Polegat. However, intervisibility with the South Downs National Park would need to be considered.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development in the north, adjacent to the settlement edge of Polegate, well enclosed by vegetation where development would be less visible and have less influence on landscape character.
- Retain priority habitat floodplain grazing marsh.
- Take up biodiversity opportunities listed in the Eastbourne Marshes BOA, where possible, including wetland habitat creation.
- Retain in-field trees and protect them from the impacts of development. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- The height of development should be carefully considered in this low-lying and relatively flat landscape.
- Any development should be carefully integrated into the landscape, utilising existing vegetation, or using species that are in character with the wider landscape.
- Take opportunities to reduce the visual impact of the railway and roads, and existing urban edge development.
- Consider views from public rights of way, such as the Cuckoo Trail and 1066 Country Walk, when siting and designing development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not adversely affect views from or special qualities of the South Downs National Park, and take opportunities to provide new views of the South Downs National Park where possible.
- Preserve existing separation between Polegate and Stone Cross and retain a sense of travelling between settlements at Polegate and Willingdon.

Assessment unit	Pevensey Bay
Landscape Character Area	**LCA 1A: Pevensey Levels**

Settlement description

Pevensey Bay began as the fishing village of Wallsend. The original core of Pevensey Bay was located on Wallsend Road / Eastbourne Road. Three Martello Towers were built in 1805-1806 in response to the threat of French invasion during the Napoleonic wars and these have now been incorporated into the settlement. Pevensey Bay expanded along the Coast Road during the 20th century, with infill development between the Coast Road and the coastline, which forms the southern boundary of the settlement. Eastbourne Road forms the north-western boundary, although this has been diluted by Castle Drive. The Beachlands development in the east of the settlement also disrupted the original development pattern strung out along the coastline. Bay View golf club forms the western settlement boundary, and provides separation between Pevensey Bay and Eastbourne. The district boundary forms the eastern edge, and the Normans Bay camping and caravanning site is the only separation between Pevensey Bay and Normans Bay.

Absolute constraints

The majority of the assessment unit (with the exception of Bay View golf course) has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Only a very small area around Bay View golf club has been considered below. Due to the small size of the remaining area, the SHELAA site is considered in Appendix B (pp. B-30 to 31)

Pevensey Bay

Figure A.19: Location of Pevensey Bay assessment unit

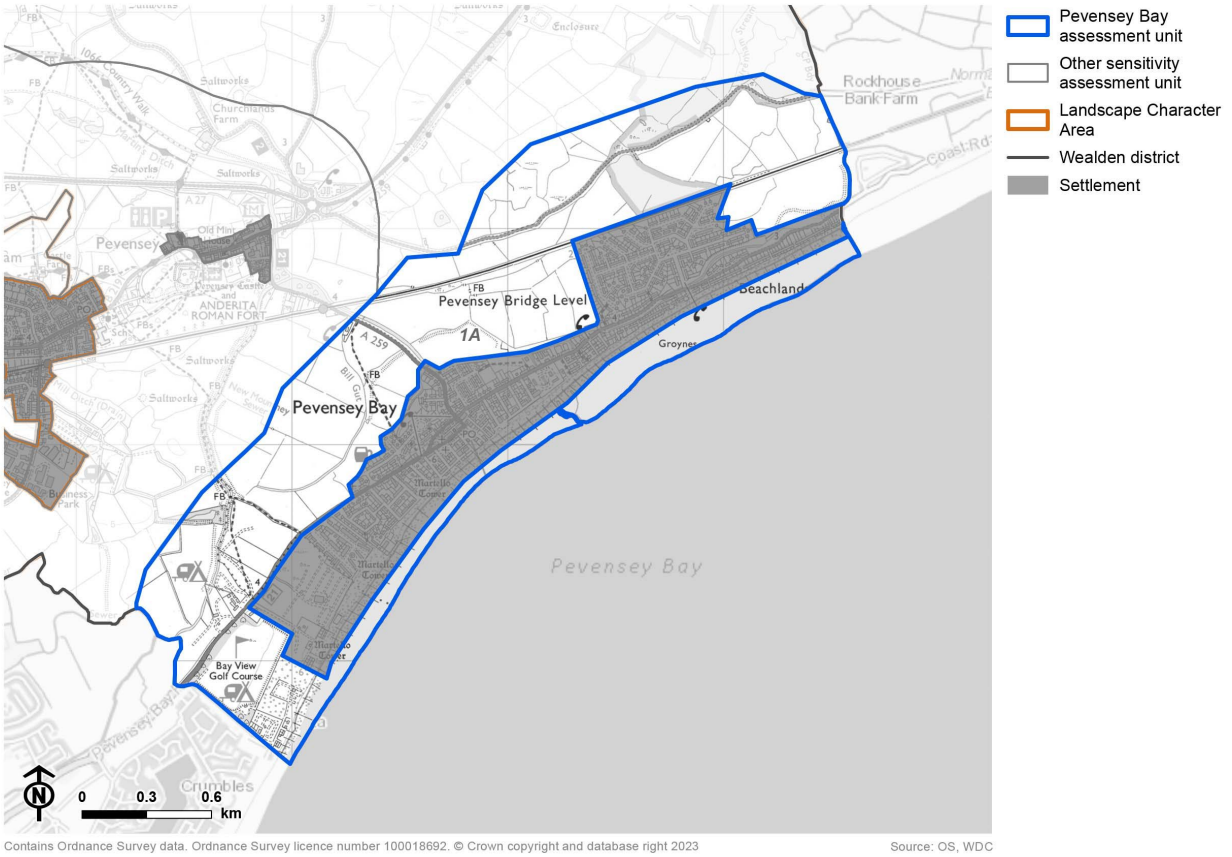
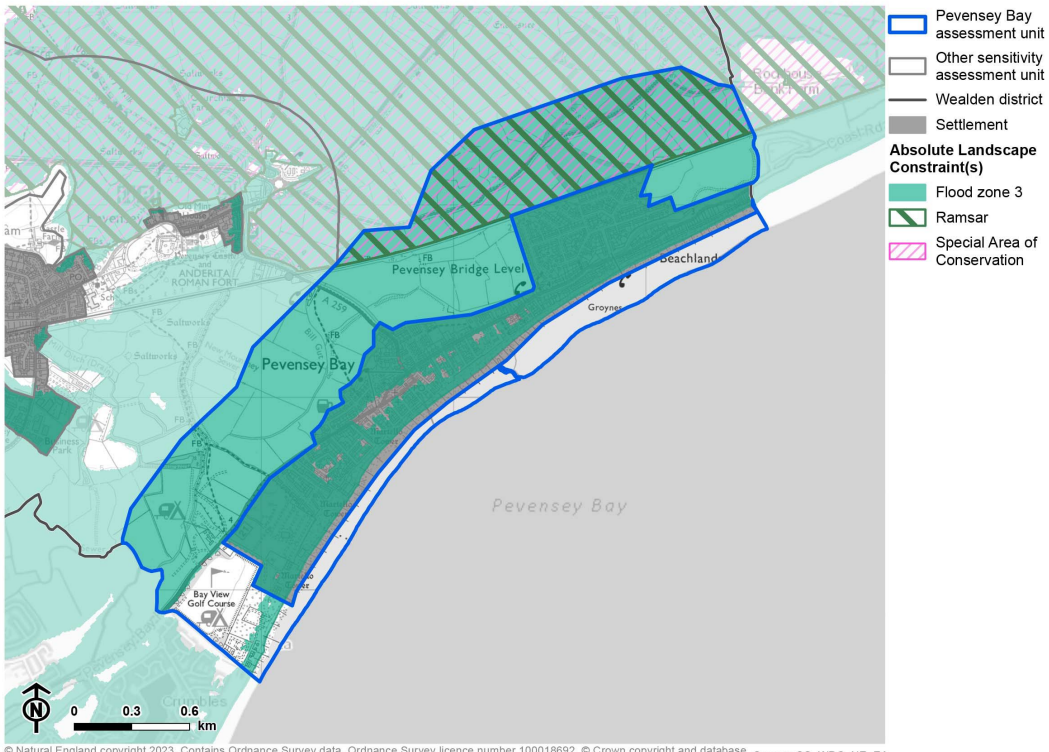


Figure A.20: Absolute constraints in Pevensey Bay assessment unit



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Source: OS, WDC, NE, EA

Figure A.21: Environmental designations in Pevensey Bay assessment unit

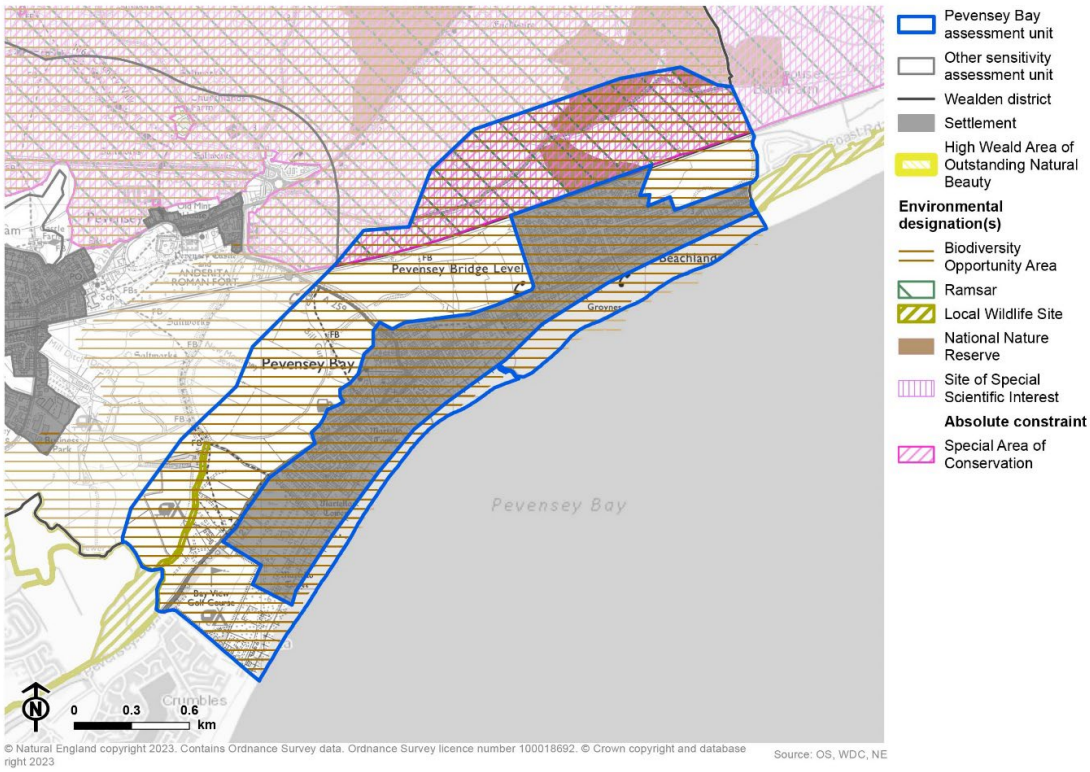
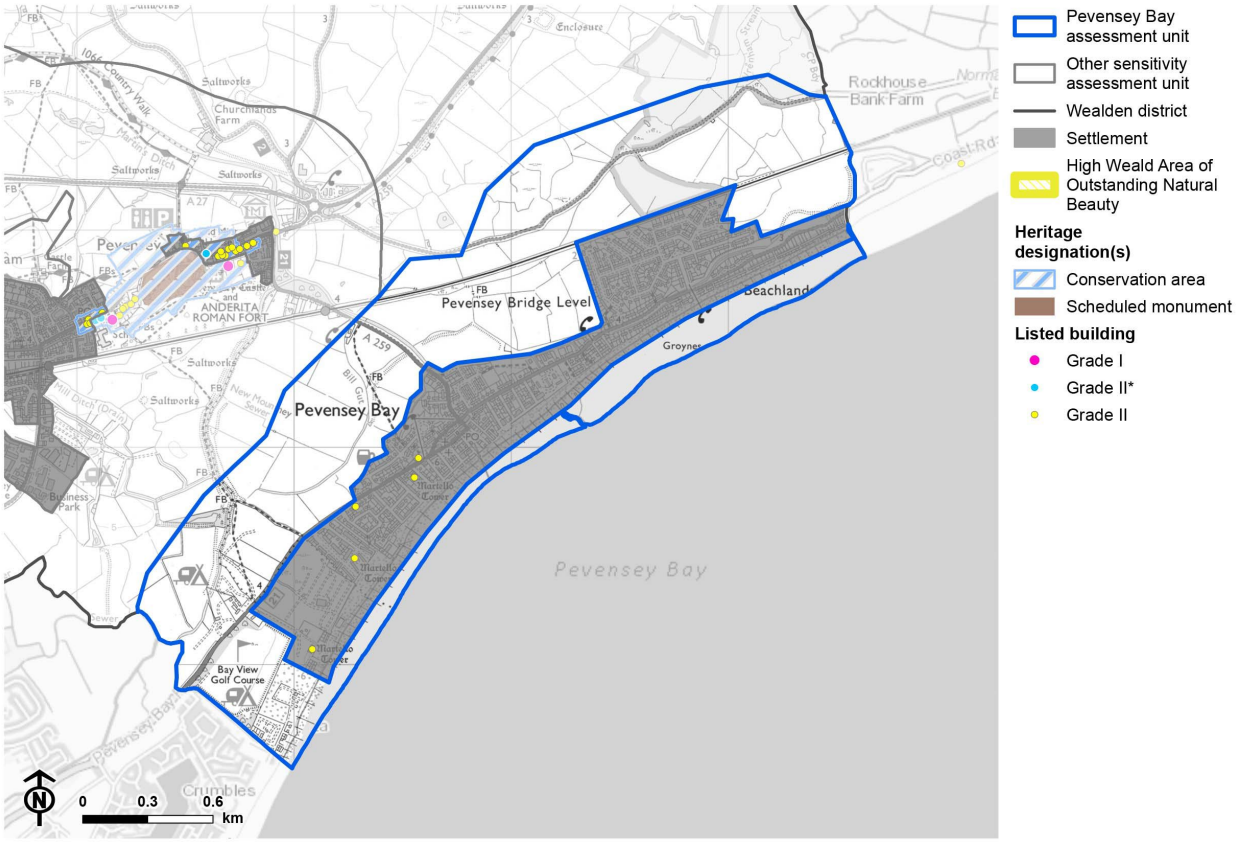


Figure A.22: Heritage designations in Pevensey Bay assessment unit



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Representative site photos



Scrubby grassland in use as a golf course with large clumps of vegetation



Coastal vegetated shingle in use as storage for Pevensey Bay Sailing Club, with vegetation preventing longer distance views inland.

Westham and Pevensey

Settlement assessment unit	Westham and Pevensey
Landscape Character Area	**LCA 1A: Pevensey Levels**

Settlement description

Pevensey was originally on the coast, and the earliest records of Pevensey relate to the construction by the Romans of a fort in the third century CE, to defend against Saxon attacks. In 1066 William the Conqueror landed at Pevensey, and the fort was converted into a Norman castle. Pevensey was granted a Royal Charter in 1207, and the church of St Nicholas was built in the 13th century. The village grew around the castle and church and retains its linear settlement pattern. Pevensey and the east of Westham are covered by a Conservation Area.

Westham lies to the west of Pevensey, and its name derives from its geographic relationship with Pevensey. The church of St Mary was built in the 11th century and is believed to be the first Norman church built in England. The historic core of Westham is concentrated around the church. The Pevensey and Westham railway station opened in 1846, and the village expanded as a result of the railway. During the 20th century development extended along Rattle Road to the west, and infill development was built between Rattle Road and Peelings Lane. Rattle Road and Peelings Lane still largely form the southern and northern boundaries of Westham respectively, although development has now extended south of the railway line. The western boundary of the settlement is less clearly defined.

Despite close proximity and some intervisibility, the two settlements remain separate, with Pevensey Castle marking the end of Pevensey and the beginning of Westham.

Absolute constraints

The assessment unit is heavily constrained due to flood risk (Environment Agency Flood Zone 3) and international ecological designations in the north and east (Pevensey Levels SAC and Ramsar). The assessment unit is therefore not considered further.

The unconstrained areas are very small, and the relevant SHELAA sites are considered in Appendix B (p. B-34).

Figure A.23: Location of Westham and Pevensey assessment unit

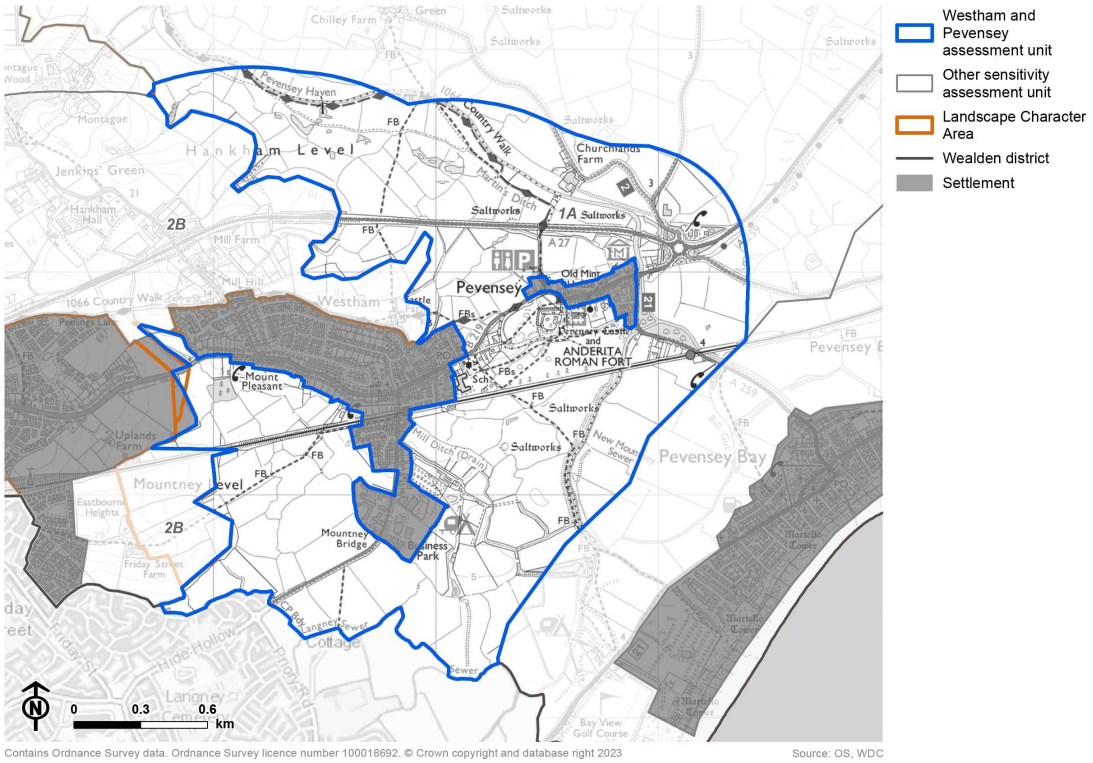
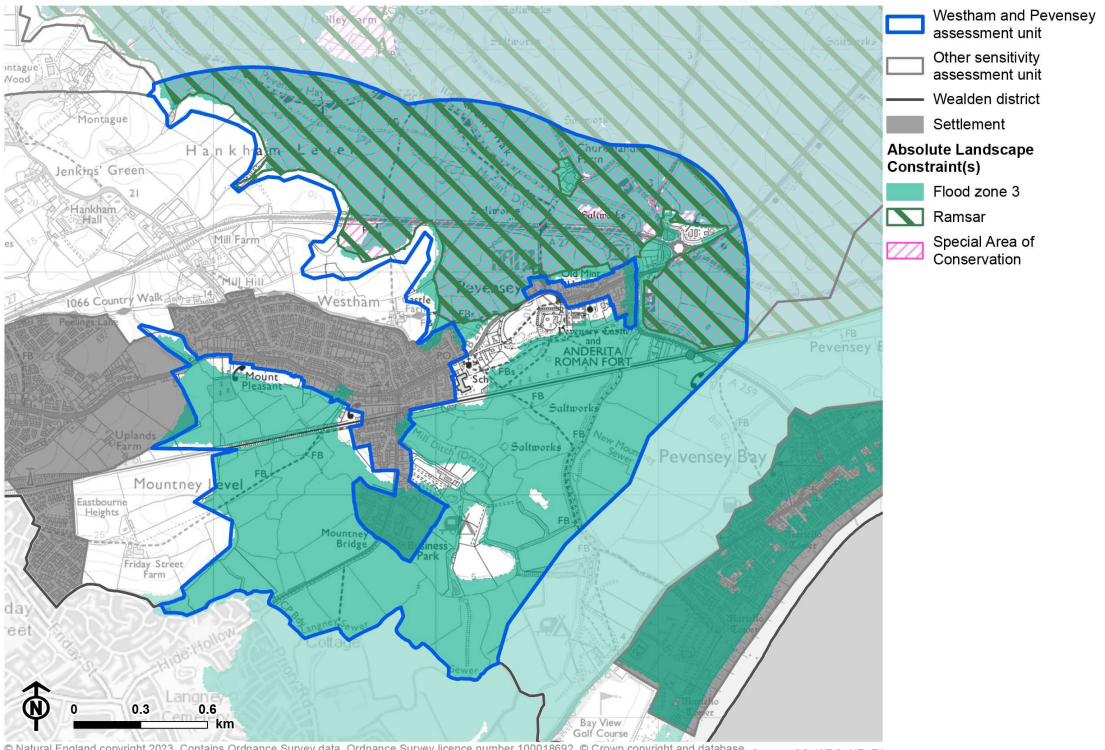


Figure A.24: Absolute constraints in Westham and Pevensey assessment unit



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Source: OS, WDC, NE, EA

Figure A.25: Environmental designations in Westham and Pevensey assessment unit

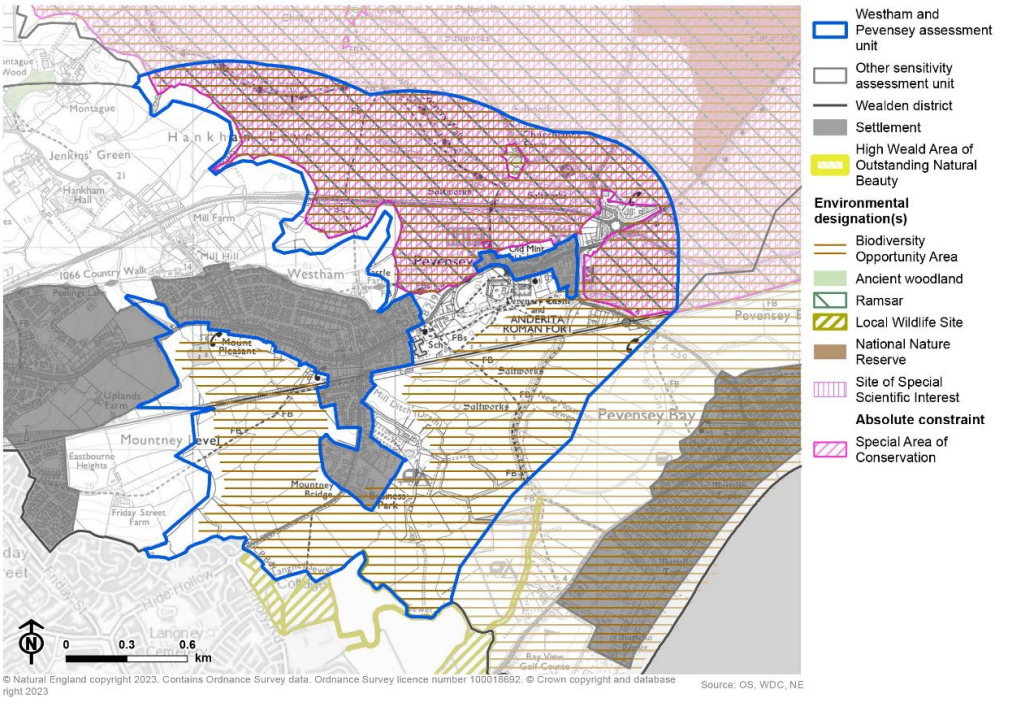


Figure A.26: Heritage designations in Westham and Pevensey assessment unit

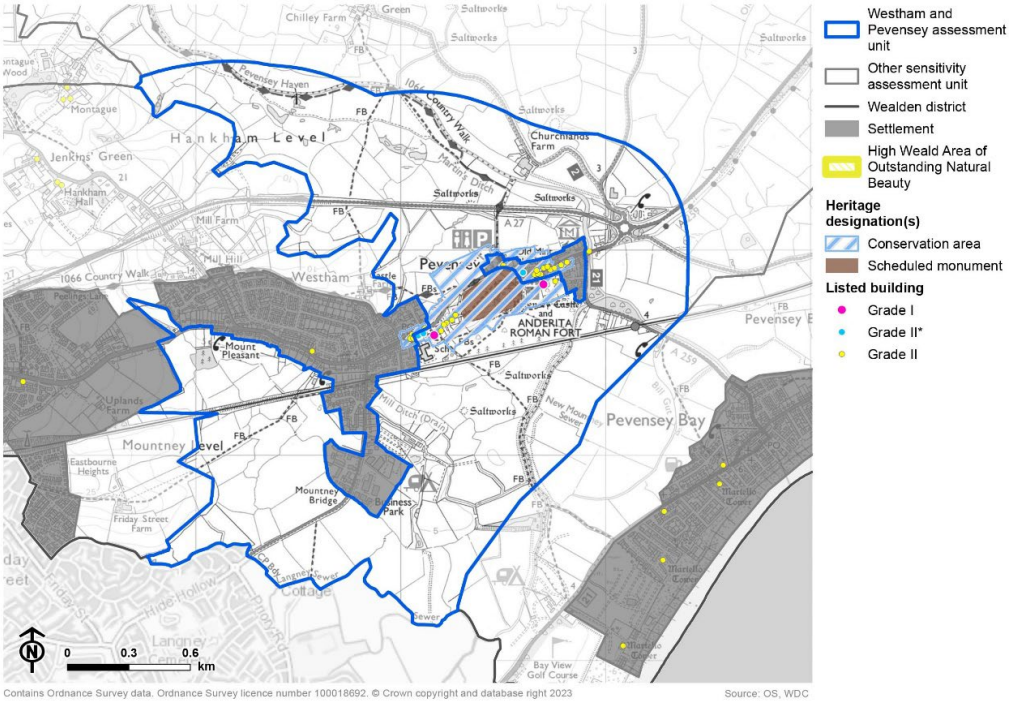
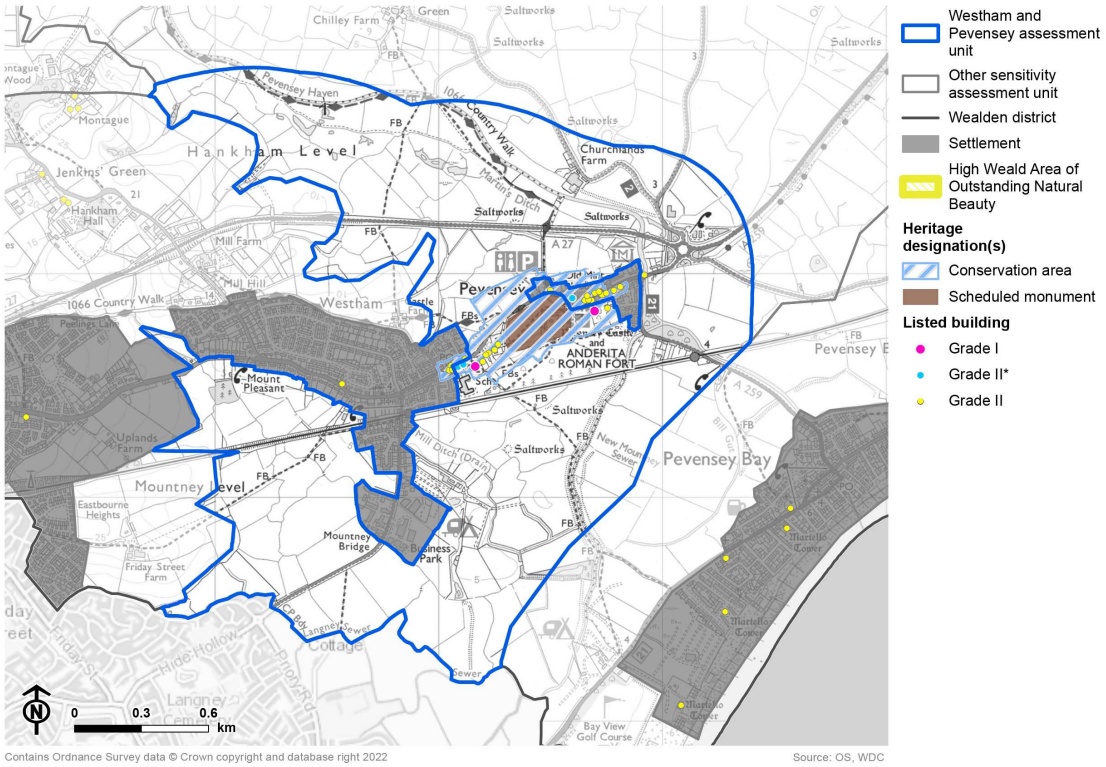


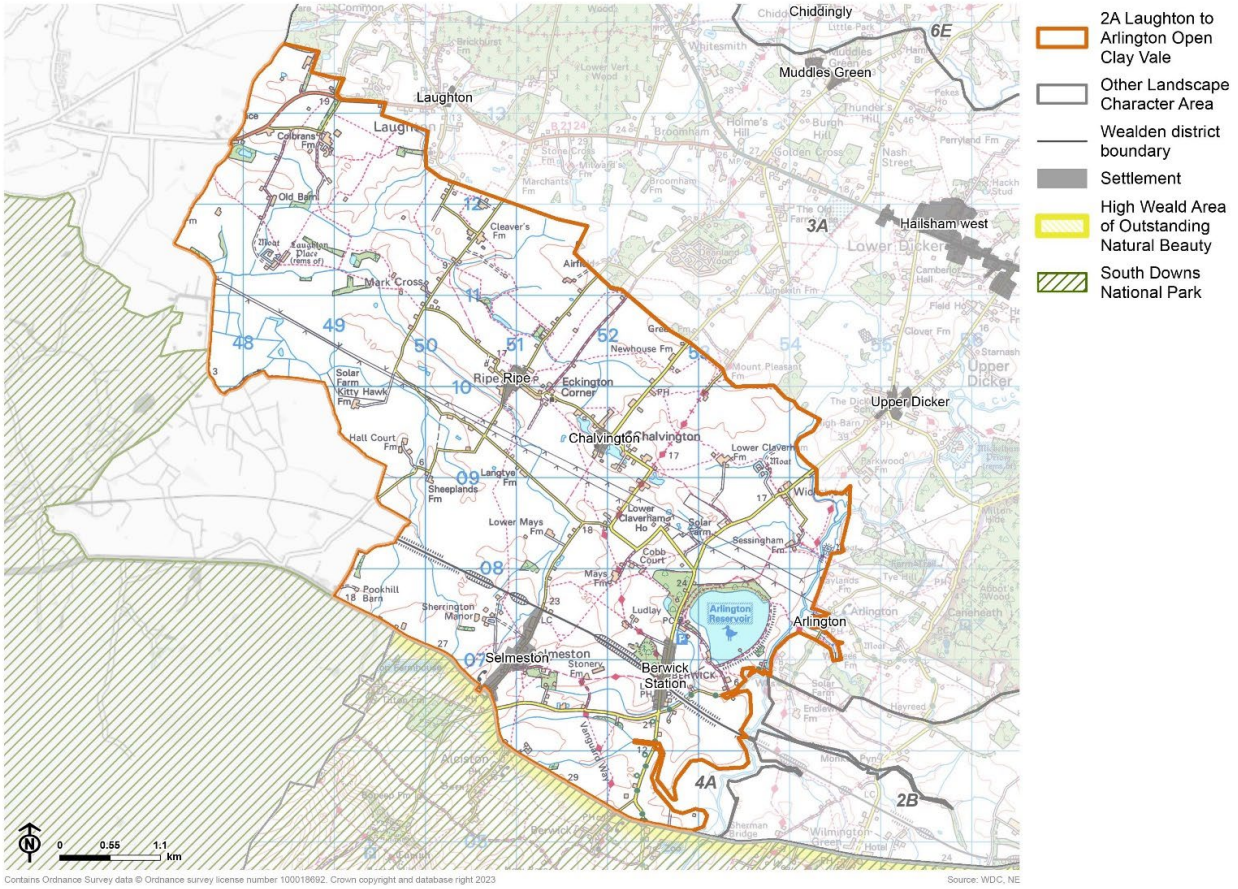
Figure A.27: Heritage designations in Westham and Pevensey assessment unit

Assessment unit	LCA 1A wider area
Landscape Character Area	**LCA 1A: Pevensey Levels**
Assessment unit description LCA 1A is located in the south-east of Wealden District. Land use is predominantly pastoral farmland, with extensive wetland habitats. Limited tree cover results in expansive and long-distance views, particularly to the South Downs. The landscape is unsettled with limited access by road, but there is a strong network of public rights of way.	
Absolute constraints The majority of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3) and international ecological designation as part of the Pevensey Levels Special Area of Conservation and Ramsar site. The assessment below only covers unconstrained areas in the south-west of the LCA.	



Landscape character area 2A: Laughton to Arlington Open Clay Vale

Figure A.28: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

LCA 2A: Laughton to Arlington Open Clay Vale is located in the south-west of the district. It is a low-lying landscape of mixed arable and pasture farmland, with a network of straight rural roads. Limited tree cover leads to open views, including to the South Downs.

Existing settlement pattern

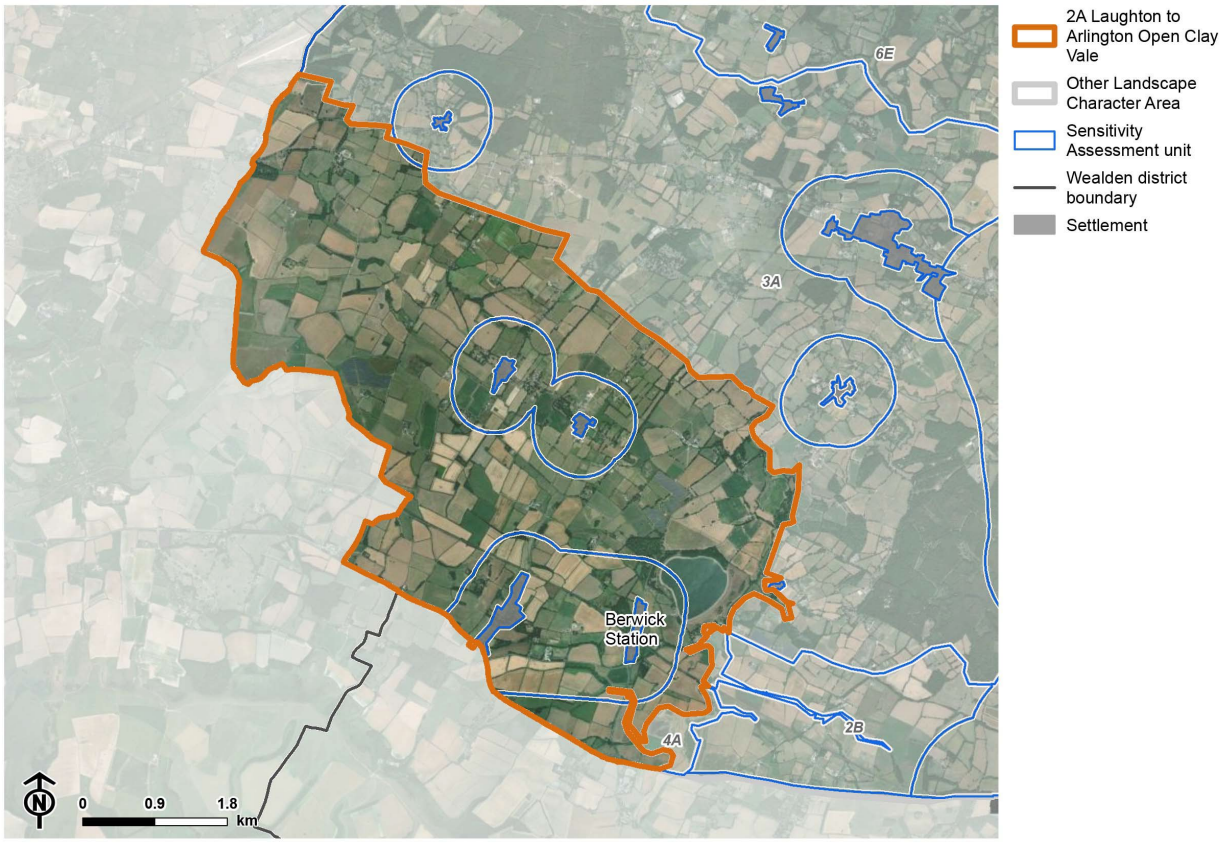
The settlement pattern is low-density, with historic rural hamlets and villages at Ripe, Chalvington and Selmeston which all have Conservation Areas. Scattered historic farmsteads and barns are found outside the settlements.

Summary of landscape qualities

- Streams and drainage ditches.
- Small woodlands and hedgerow boundaries.
- Landscape pattern of small ancient woodlands, historic field patterns and field ponds.
- The floodplain grazing marsh, good quality unimproved grassland and areas of permanent pasture at Arlington Reservoir and Laughton Levels.

- The historic settlement pattern of small villages and hamlets, with small manors outside of the settlements.
- The vernacular of brick.
- The rural road pattern resulting from transhumance.
- The sense of tranquillity and rurality experienced via the extensive network of public rights of way.
- The windswept character and long open views to the South Downs and High Weald.

Figure A.29: Aerial map of assessment units within the LCA



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Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- Wider area of the LCA
- Berwick station and Selmeston
- Ripe and Chalvington

Representative photos of the LCA



Open, gently sloping field with wooded backdrop and mature hedgerows



Pasture fields with electricity pylons and solar farm visible in front of the wooded backdrop



Arlington Reservoir, an enclosed site important for biodiversity and recreation



View across arable fields to Ripe church

LCA 2A: Wider area

Assessment unit	LCA 2A Wider area
Landscape Character Area	**LCA 2A: Laughton to Arlington Open Clay Vale**
Assessment unit description LCA 2A is located in the south-west of Wealden District. It is a low-lying landscape of mixed arable and pasture farmland with a small-scale settlement pattern of historic villages linked by a network of rural roads. Limited tree cover leads to open views south towards the South Downs National Park. The assessment excludes land assessed within the Berwick Station and Selmeston and Ripe and Chalvington assessment units (above).	
Absolute constraints The Laughton Levels in the west and River Cuckmere in the east are scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).	

Figure A.30: Location of LCA 2A wider area assessment unit

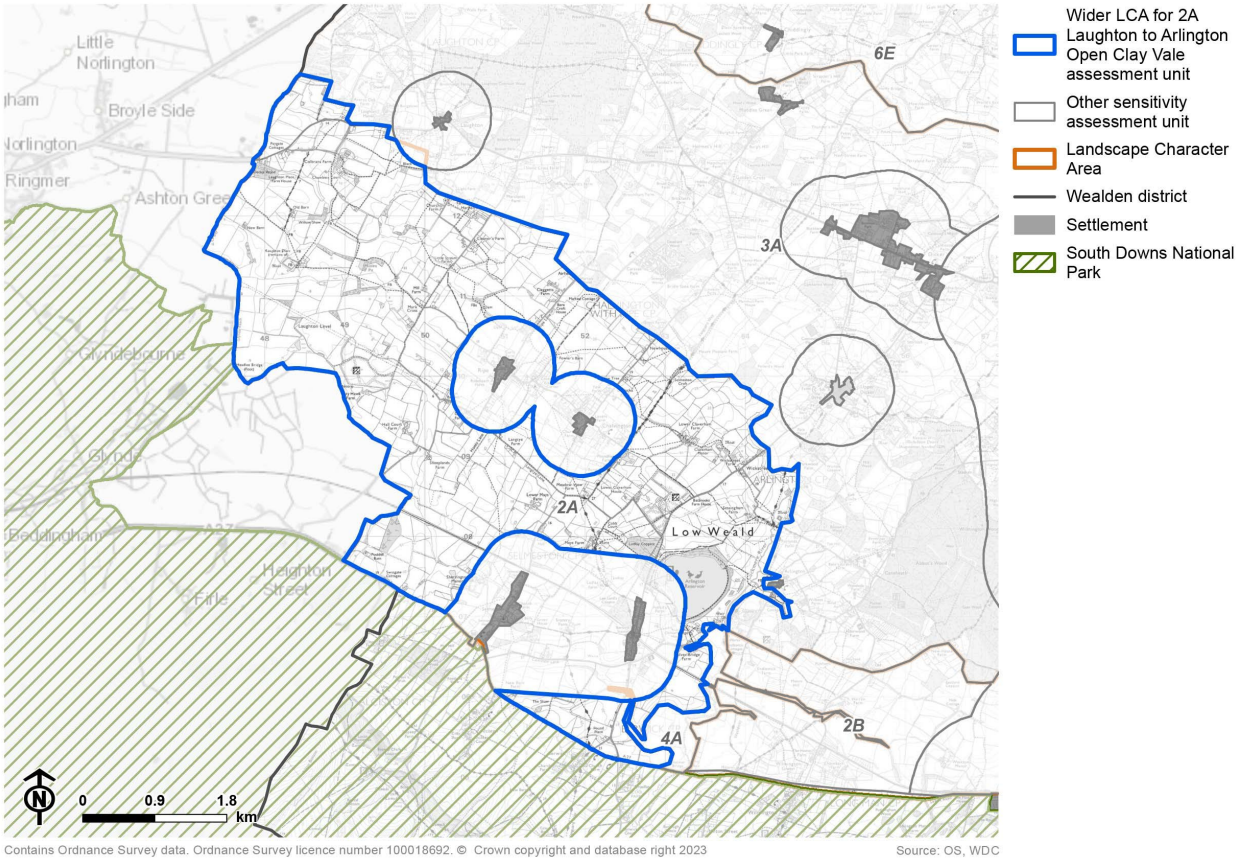


Figure A.31: Absolute constraints in Wider LCA 2A assessment unit

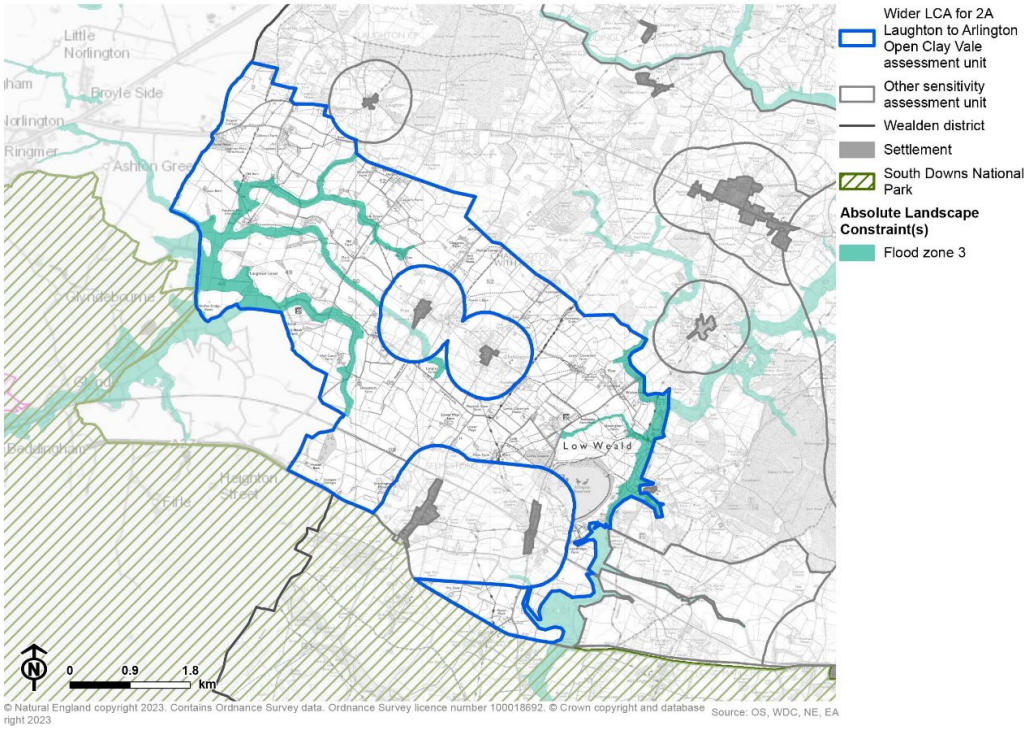


Figure A.32: Environmental designations for Wider LCA 2A assessment unit

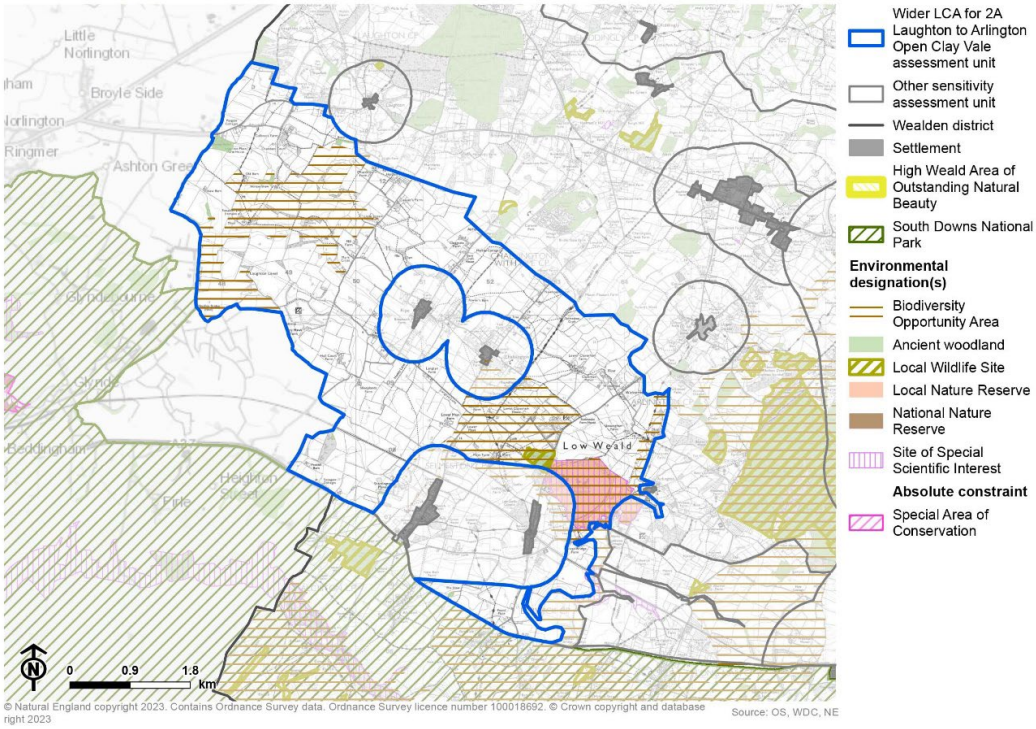
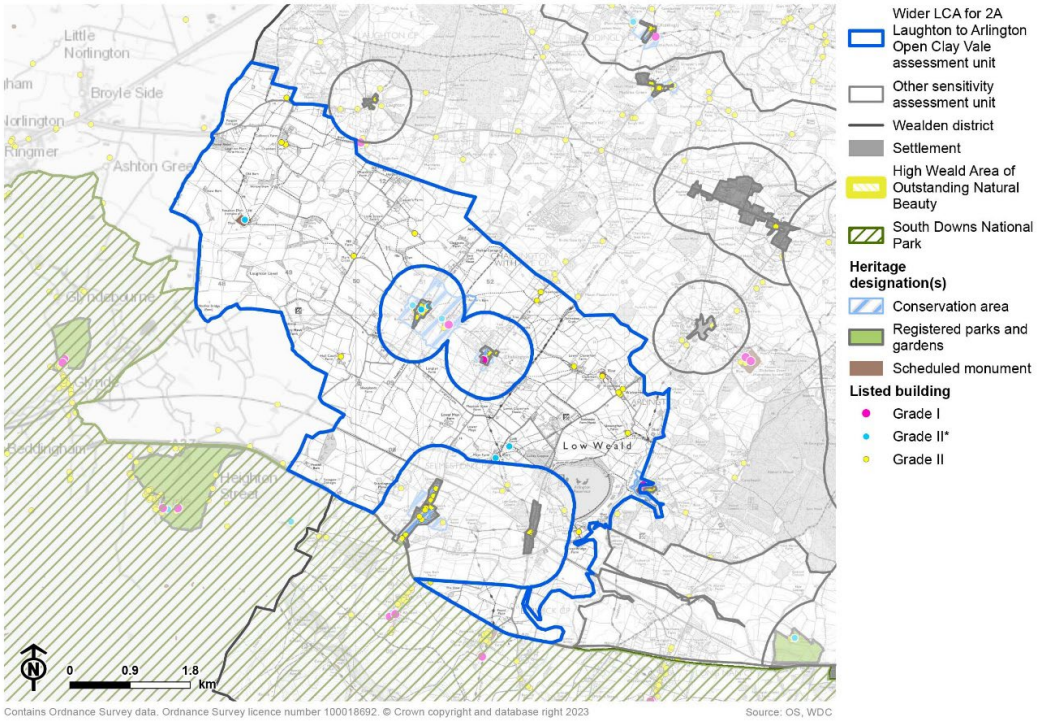


Figure A.33: Heritage designations for Wider LCA 2A assessment unit



Representative photos



Pasture fields in Laughton Levels with the South Downs National Park in the background.



Arlington Reservoir, designated as a SSSI and popular for recreation.

Assessment unit	**LCA 2A Wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A flat to gently sloping low-lying landform, with topographic interest provided by the Glynde Reach and tributaries. The Laughton Levels in the west have a distinctive flat, low-lying topography.	**Lower sensitivity**
'Natural' character	■ Predominantly arable fields, with small areas of pasture in the east. Fields are bound by hedgerows with mature hedgerow trees, with limited priority habitat woodlands, often recorded as ancient woodland.	**Moderate sensitivity**
	■ Arlington Reservoir in the east is a SSSI and LNR. Priority habitat wetland habitats are found near the Laughton Levels in the west. The Lewes Brooks and Ouse Valley, Cuckmere Ouse Watershed and River Cuckmere Habitat Link BOAs extend across this landscape.	Areas of higher sensitivity
Landscape pattern and time depth	■ Predominately early medieval to early modern planned private enclosure, with some medieval assarts in the east.	**Moderate sensitivity**
	■ There are modern field amalgamations in the north-west.	Areas of lower sensitivity
Historic features	■ Limited historic features except for three medieval sites recorded as Scheduled Monuments, and a number of Grade II listed scattered farmsteads. Two Grade II* listed buildings are found north of Selmeston, relating to small estates.	**Lower sensitivity** with higher sensitivity around heritage assets
Settlement form	■ A dispersed settlement pattern of isolated individual farmsteads and cottages scattered along the rural road network which could be affected by modern development.	**Higher sensitivity**
Settlement setting and coalescence	■ The assessment unit has a strong rural character, which provides part of the wider scenic backdrop to the adjacent settlements.	**Moderate sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence.	**Lower sensitivity**
Recreational value	■ Public rights of way connect the landscape with the wider Wealden countryside, including the promoted Vanguard Way. Arlington Reservoir in the east is also a popular recreation area.	**Higher sensitivity**
Perceptual aspects	■ A rural landscape with high degree of tranquillity and good experience of dark night skies. The railway line and A27 locally impact on tranquillity in the south, while solar farms and electricity pylon routes are modern developments within the landscape.	**Moderate sensitivity**
Visual prominence	■ A visually open landscape with little screening land cover. There are frequent long views to the South Downs National Park to the south and the High Weald AONB to the north.	**Higher sensitivity**
	■ The assessment unit does not form a visually distinctive or prominent skyline.	**Lower sensitivity**

Key landscape sensitivities
■ Ecologically valued wetland including Arlington Reservoir SSSI.
■ Agricultural fields bound by hedgerows and mature hedgerow trees interspersed with occasional small woodlands.
■ Historic features including medieval sites and historic farms and houses.
■ The historic settlement pattern of isolated farms and cottages scattered along rural roads.
■ Good access through public rights of way including the promoted Vanguard Way and Arlington Reservoir.
■ Rural character with high levels of tranquillity and dark night skies.
■ Open character with long distance views to the South Downs National Park and High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Wider LCA 2A assessment unit assessment unit has **moderate sensitivity** to small scale residential development as some of the landscape and visual characteristics /values are susceptible to change. The ecologically valued wetland near the Laughton Levels; dispersed historic settlement pattern; strong rural character; recreational value and open character with long views to the South Downs National Park and High Weald AONB increase sensitivity to development. However, the flat landform; modern field pattern in the north-west; limited historic features; and the railway line, A27, solar farms, and electricity pylons which influence the sense of rurality and tranquillity, reduce the assessment unit's sensitivity to development.

The sensitivity increases to **moderate-high** for medium-scale residential and commercial / industrial development as the rural and open character of the landscape means that larger buildings may be exposed and are likely to be intrusive.

The Laughton Levels in the west and River Cuckmere in the east are scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The land designated as part of Arlington Reservoir SSSI and LNR has a high sensitivity.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Ensure any development does not intrude on the local landscape around the Arlington Reservoir SSSI and LNR.
- Retain and enhance wetland habitats, including the Laughton Levels, and scattered woodland habitats.

- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and provide a suitable and appropriate buffer around them to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Take up biodiversity opportunities listed in the Lewes Brooks and Ouse Valley, Cuckmere Ouse Watershed and River Cuckmere Habitat Link BOAs where possible, including wetland habitat creation.
- Ensure any development does not adversely affect the historic qualities of the medieval Scheduled Monuments, or appreciation of historic features such as listed buildings.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Ensure development does not affect the open character of the landscape, ensuring views to the South Downs National Park and High Weald AONB are retained and intervisibility with these designated landscapes are considered in any new development.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from public rights of way, including the Vanguard Way, when considering the siting and design of development in the landscape.
- Minimise the influence of development on the strong rural character of the landscape, areas of relative tranquillity and the experience of dark night skies, applying suitable mitigation.

Berwick Station and Selmeston

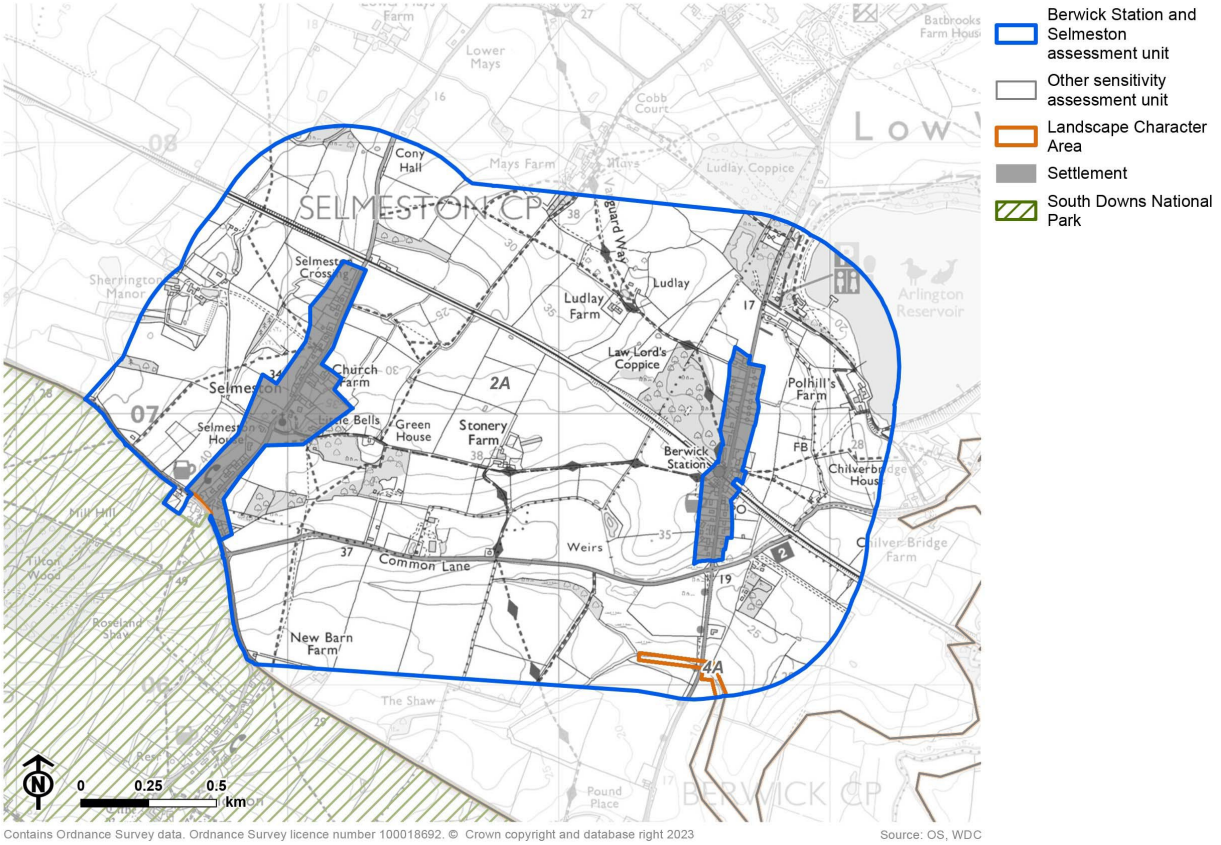
Assessment unit	Berwick Station and Selmeston
Landscape Character Area	**LCA 2A Laughton to Arlington Open Clay Vale**

Settlement description

Selmeston and Berwick Station are located in the south west of the district, within a low-lying landscape at the foot of the South Downs. Settlement in the area has been recorded back to the time of the Romans and Saxons, with the landscape historically and consistently in agricultural use, retaining large areas of historic co-axial fields. Selmeston contains structures with 14th century origins (including Selmeston Church), but the majority of the historic linear settlement form seen today originated in the 18th century, along the north-south road The Street. Development at Berwick Station is more modern, developing around the railway line and station in a linear pattern along Station Road.

The settlement edges of both Selmeston and Berwick Station are somewhat exposed to the surrounding landscape, with limited screening vegetation and set within a relatively flat landform. Structures along the settlement edge in Selmeston are generally between 17th and 19th century origins, with structures in Berwick Station primarily built in the 20th and 21st centuries.

Figure A.34: Location of Berwick Station and Selmeston assessment unit



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Figure A.35: Absolute constraints in Berwick Station and Selmeston assessment unit

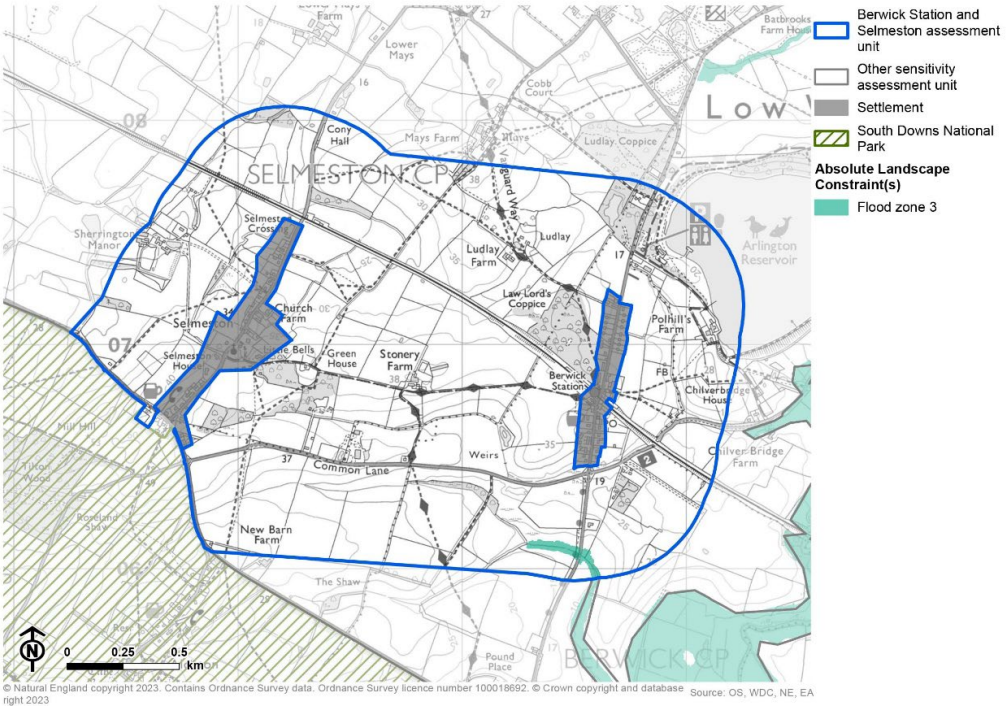


Figure A.36: Environmental designations for Berwick Station and Selmeston assessment unit

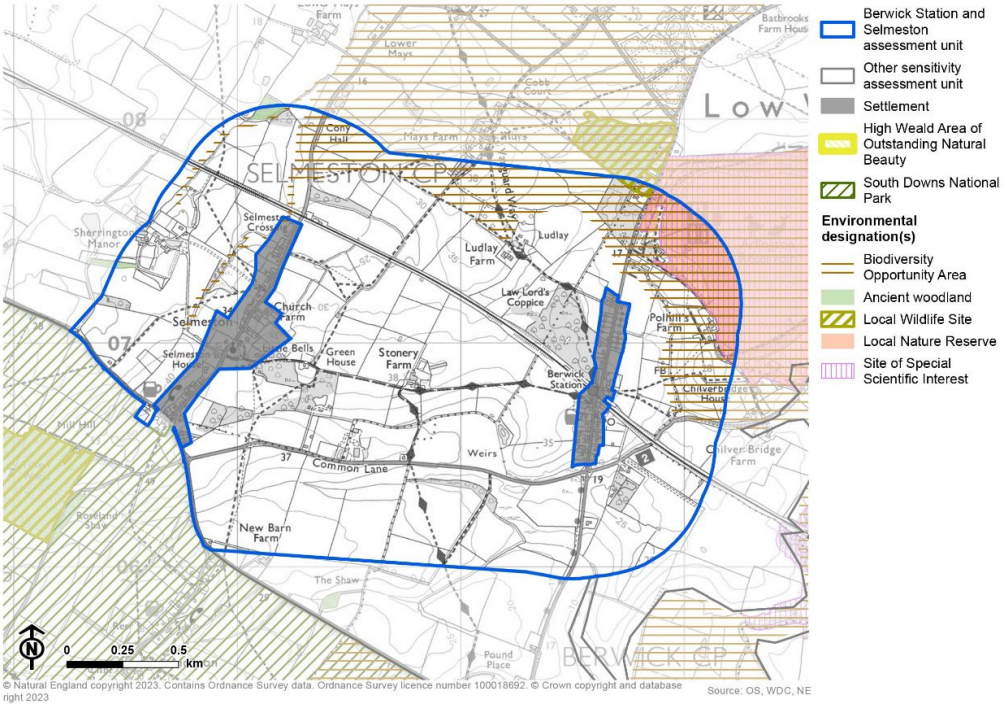
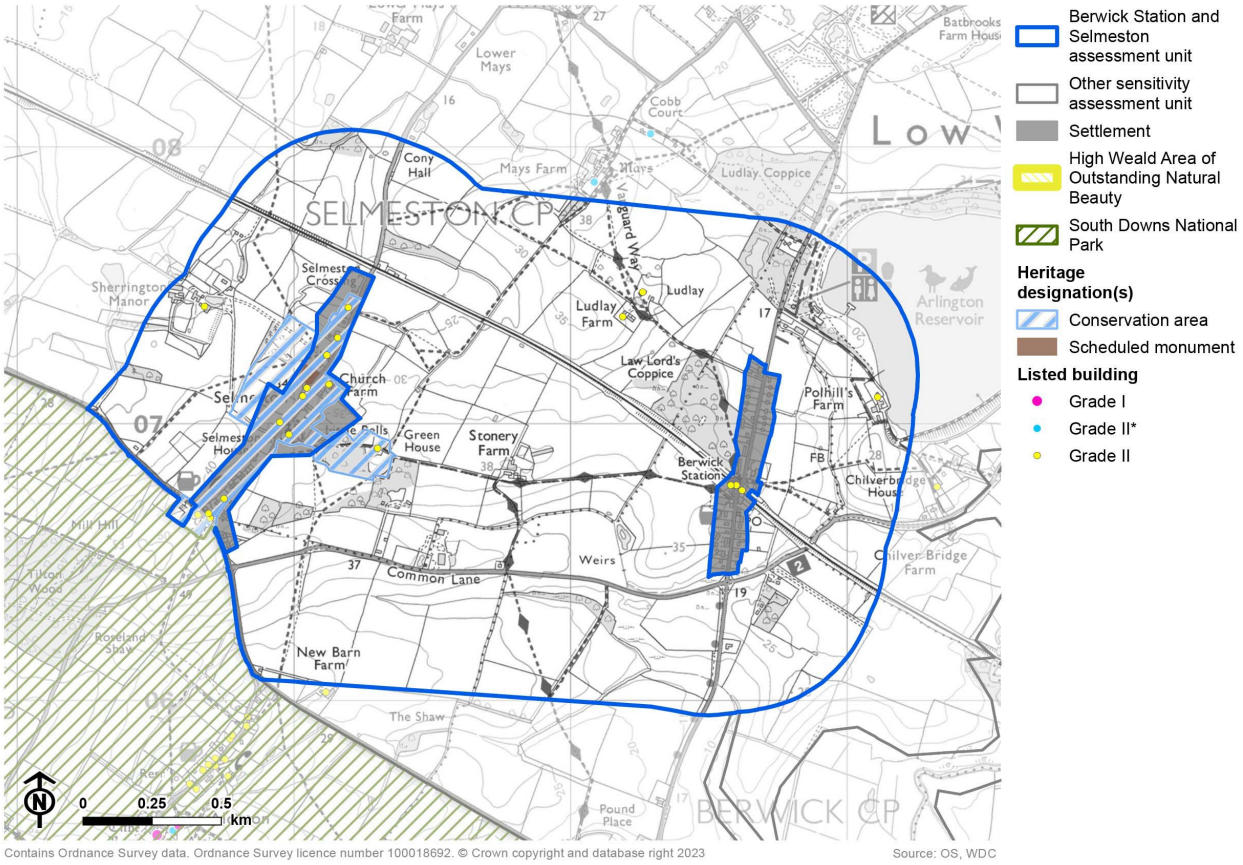


Figure A.37: Heritage designations for Berwick Station and Selmeston assessment unit



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Source: OS, WDC

Representative photos



Views across arable fields towards the Berwick Station settlement edge, somewhat softened by roadside vegetation.



Views across relatively flat fields with clear views of the South Downs.

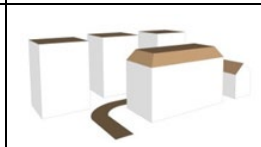
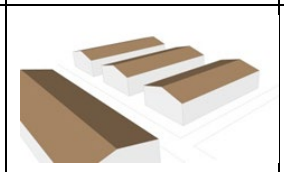
Assessment unit	**Berwick Station and Selmeston**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A low-lying, relatively flat and smooth landform that begins to gradually rise to the south-west, closer to the South Downs.	**Lower sensitivity**
'Natural' character	■ Predominantly pastoral and arable fields, with limited areas of woodland or semi-natural habitat identified as priority habitat.	**Lower sensitivity**
	■ Fields are bound by intact hedgerows. The Cuckmere Ouse Watershed BOA extends into the north of the unit.	**Moderate sensitivity**
Landscape pattern and time depth	■ The area is predominantly medium-scale arable and pastoral co-axial fields and consolidated strip fields. Some interspersed areas of regular piece meal enclosures and cohesive assarts.	**Higher sensitivity**
Historic features	■ Limited heritage features within the assessment unit except for a small number of Grade II listed farmhouses.	**Lower sensitivity**
	■ A Scheduled Monument (Anglo-Saxon cemetery) is located at the western edge of the Selmeston settlement boundary and within the Selmeston Conservation Area, which extends east and west into the assessment unit.	**Areas of higher sensitivity**
Settlement form and edge	■ Largely unsettled except for isolated farmsteads. Both villages have a historic linear settlement pattern, which in Selmeston is largely intact. Development could be at odds with the existing settlement pattern and sensitive historic settlement edge.	**Higher sensitivity**
	■ Existing settlement edges are somewhat exposed to the fringing rural landscape and the South Downs, with garden and roadside vegetation providing limited screening.	**Moderate sensitivity**
Settlement setting and coalescence	■ The rural qualities of the assessment unit provide a scenic backdrop to Berwick Station and Selmeston.	**Higher sensitivity**
	■ The landscape provides an important sense of separation between Selmeston and Berwick Station. Development would narrow the gap between settlements.	**Higher sensitivity**
Recreational value	■ A network of public rights of way pass through the area, including the promoted Vanguard Way. Arlington Reservoir and associated footpaths are located at the north-east edge of the area.	**Higher sensitivity**
Perceptual aspects	■ A highly rural landscape, with a windswept feel, with a strong experience of dark skies.	**Higher sensitivity**
	■ The presence of the A27 and railway line with associated infrastructure in Berwick Station are modern human influences which reduce overall tranquillity and remoteness.	Areas of lower sensitivity
Visual prominence	■ A flat open landscape with strong intervisibility with the South Downs.	**Higher sensitivity**

	■ Long-reaching views across rolling countryside. Closer to settlements the views are more limited by intact roadside vegetation and existing structures.	**Moderate sensitivity**

Key landscape sensitivities

- Intact historic field patterns, including large areas of co-axial fields and consolidated strip fields.
- The network of hedgerows with hedgerow trees.
- The historic character of Selmeston and its listed buildings, including a Scheduled Monument.
- Historic settlement pattern of Selmeston and the surrounding dispersed and isolated farmsteads.
- Contribution to the sense of separation between Berwick and Selmeston.
- Consistent characteristics of tranquillity and dark skies in the assessment unit.
- Open visual character and strong intervisibility with the South Downs.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Berwick Station and Selmeston assessment unit assessment unit has **moderate-high sensitivity** to small scale residential development, as landscape and visual characteristics/ values of the assessment unit are susceptible to change.

The relatively flat open landform; extensive historic field patterns; intact historic settlement pattern; strongly rural and tranquil setting; and open views to the South Downs National Park increase sensitivity to development. However, the relative lack of ecological value and moderate impacts from the railway line and A27 reduce sensitivity.

Sensitivity to medium-scale residential and commercial / industrial development increases to **high**, as the low-density residential character of the assessment unit, together with the open and low-lying landscape mean that larger buildings are likely to be exposed and potentially intrusive in the landscape.

Variations in landscape sensitivity

The area in proximity to the railway line may have reduced sensitivity, and may accommodate well-designed and sited small-scale residential development, especially in proximity to the more modern, larger-scale infrastructure around Berwick Station.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Locate development closer to the existing settlements, where it is well enclosed by vegetation, where development would be less visible and have less influence on landscape character.
- Retain and protect the limited areas of broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Replace hedgerows if they are affected by development. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable native hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly co-axial fields which are consistent throughout the assessment unit.
- Ensure any development does not adversely affect the historic character of Selmeston or appreciation of historic features such as listed buildings.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from popular public rights of way, including the promoted Vanguard Way, when considering the siting and design of development in the landscape.
- Ensure development does not affect the rural character of the landscape, and areas of relative tranquillity throughout the assessment unit.
- Retain intervisibility to the South Downs National Park.

Ripe and Chalvington

Assessment unit	Ripe and Chalvington
Landscape Character Area	**LCA 2A Laughton to Arlington Open Clay Vale**

Settlement description

The small villages of Ripe and Chalvington are located in the south of the district, situated in close proximity on a low-lying plain just north of the South Downs. The land was likely once part of a tidal inlet in Norman times before conversion into grazing meadows, with records of salt pans found in Ripe. Both villages are mentioned in the Domesday book, with long histories of settlement. The area surrounding the villages has been in agricultural use since ancient times, with co-axial field patterns and settlement layout attributed to the Romans, and can still be seen in places.

The two villages are distinct, with a small area of undeveloped land providing separation between the settlements. They are linked by Church Lane, which runs down the centre of both villages. Settlement is largely contained along Church Lane, with perpendicular country lanes branching off. Nucleated nodes of settlement have formed around the major road intersections, with linear dispersed farmsteads and cottages along extending rural lanes. Settlement largely consists of two and three-storey detached residential development, with scattered clusters of larger 20th and 21st century farm buildings set back from Church Lane.

The southern settlement edges of both villages are screened and softened by mature groups of trees and vegetation. The northern settlement edges of the villages are more exposed, with clusters of larger farm structures intermittently visible in the approach to both villages, unobstructed by vegetation or landform.

Absolute constraints

Areas along the stream corridor in the south have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.38: Location of Ripe and Chalvington assessment unit

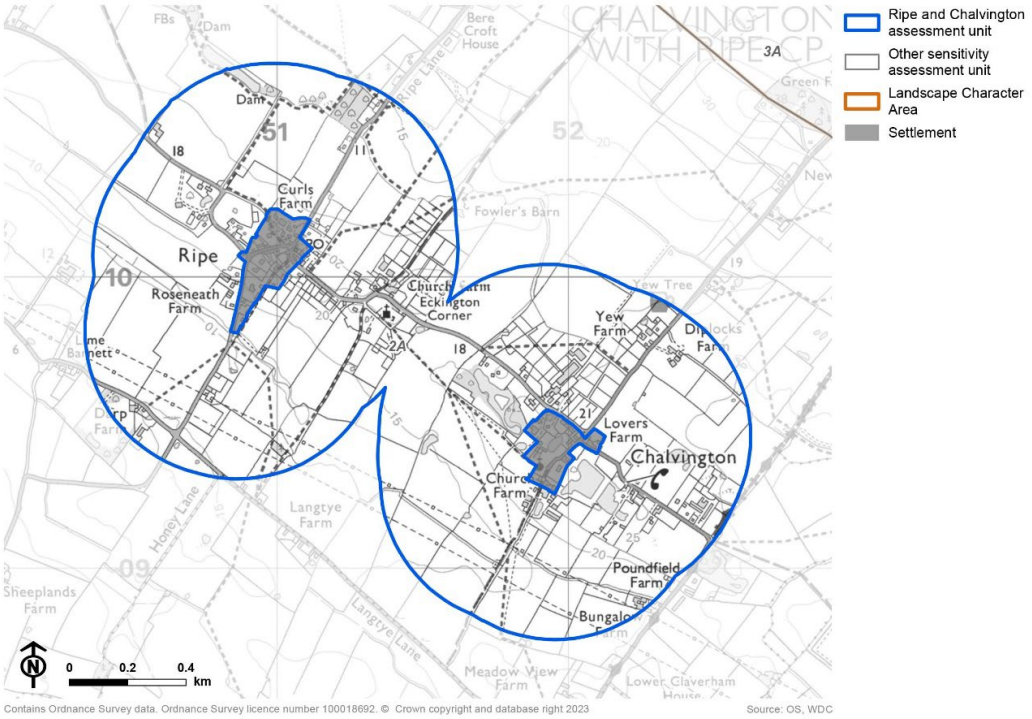


Figure A.39: Absolute constraints in Ripe and Chalvington assessment unit

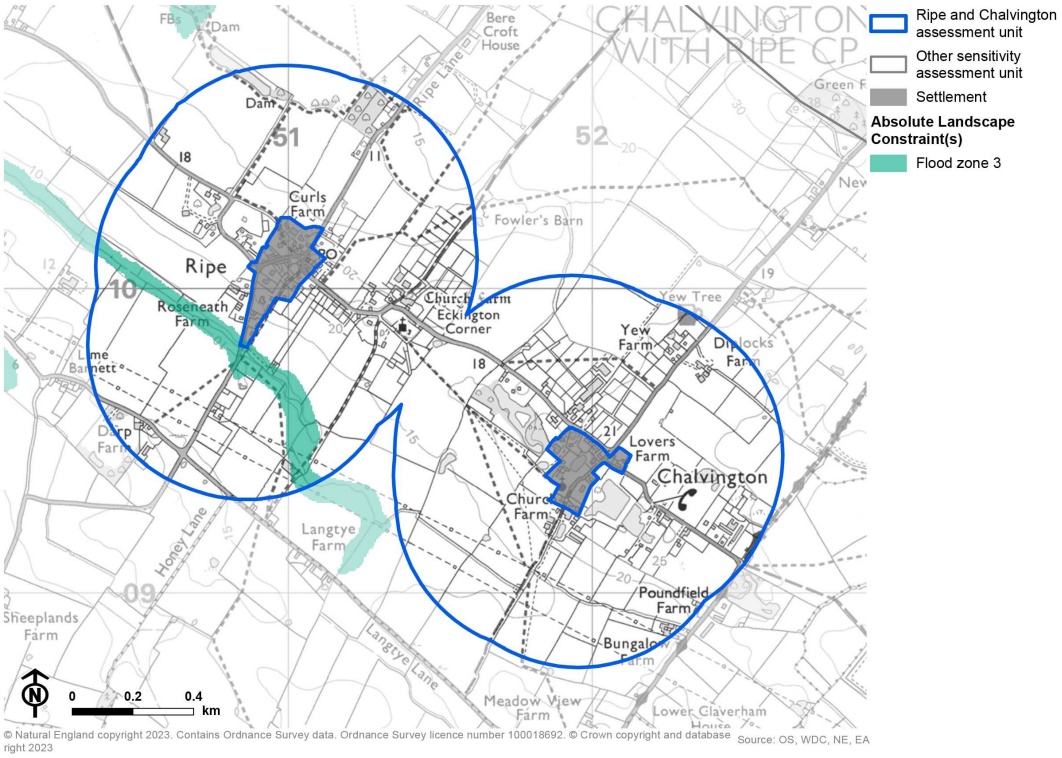


Figure A.40: Environmental designations for Ripe and Chalvington assessment unit

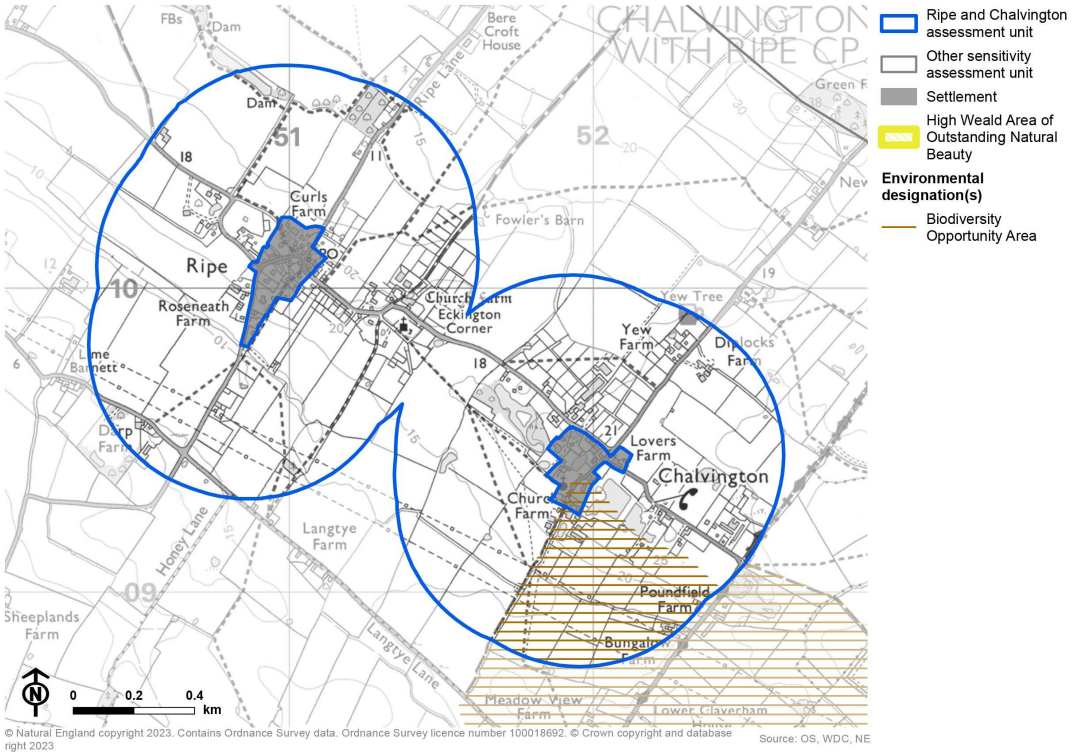
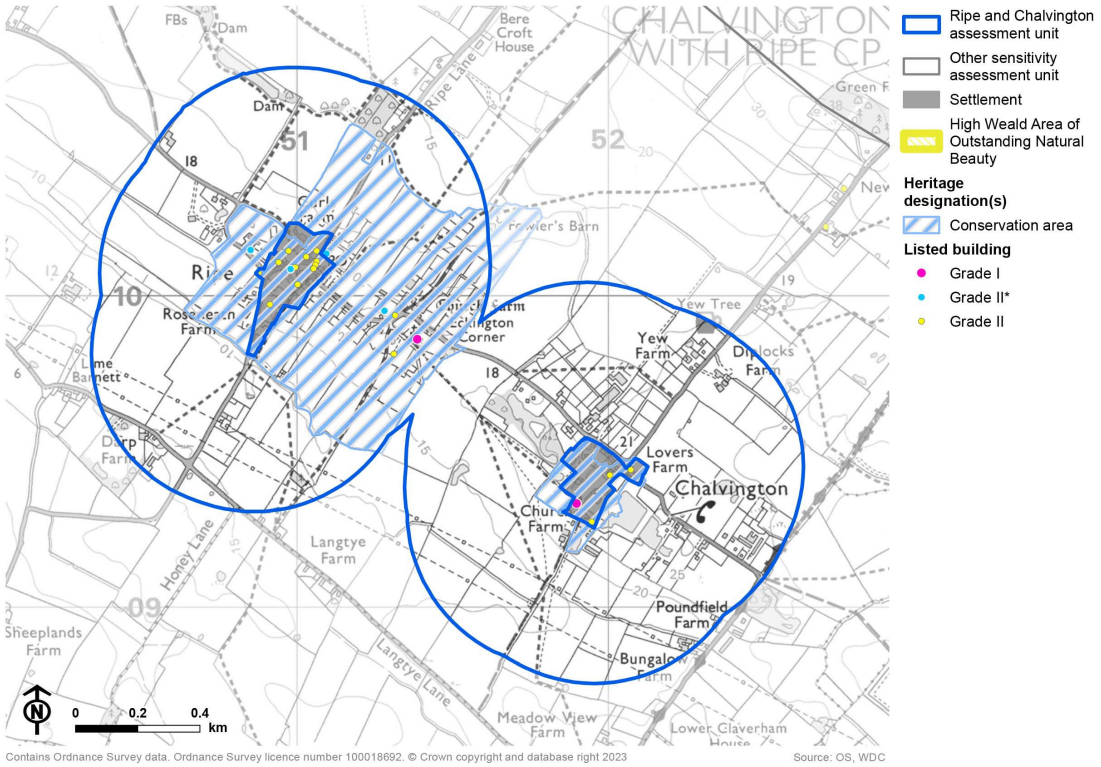


Figure A.41: Heritage designations for Ripe and Chalvington assessment unit



Representative photos



Views across pastoral fields with clear intervisibility to the South Downs, intermittently screened by mature trees.



Pastoral fields bordered by mature woodlands and hedgerows.

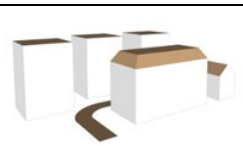
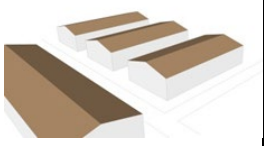
Assessment unit	**Ripe and Chalvington**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A low-lying, relatively flat and smooth landform.	**Lower sensitivity**
'Natural' character	■ Predominantly arable fields, with limited areas of woodland or semi-natural habitat throughout the assessment unit.	**Lower sensitivity**
	■ Cuckmere Ouse Watershed BOA extends into the assessment unit from the south.	Areas of moderate sensitivity
Landscape pattern and time depth	■ Considerable areas of planned enclosures, with co-axial field patterns of early origins throughout the assessment unit.	**Higher sensitivity**
	■ Some areas of modern field amalgamations in the north-west.	Areas of moderate sensitivity
Historic features	■ There is a high density of historic features within this assessment unit that positively contribute to the historic character of the assessment unit.	**Higher sensitivity**
	■ The Conservation Area of Ripe includes numerous listed buildings, and extends south to encompass the Church of St John the Baptist (Grade I). The Chalvington Conservation Area contains an 11th century, Grade I listed church (St Bartholomew).	**Higher sensitivity**
Settlement form and edge	■ The historic linear settlement pattern is generally intact, with nucleated nodes at road junctions.	**Higher sensitivity**
	■ The southern settlement edge is relatively well-integrated into the landscape by vegetation. Elsewhere there are no distinct boundary features containing development from the surrounds.	**Moderate sensitivity**
Settlement setting and coalescence	■ The distinct settlements of Ripe and Chalvington are separated by a relatively small area of undeveloped land. Development along Church Lane could therefore risk coalescence.	**Higher sensitivity**
	■ The strongly rural landscape contributes positively to the existing settlements and provides a scenic backdrop.	**Higher sensitivity**
Recreational value	■ Public rights of way pass north-south through the area, including the promoted Vanguard Way at the eastern edge of the assessment unit.	**Moderate sensitivity**
Perceptual aspects	■ A relatively remote and highly rural and tranquil landscape, with a strong experience of dark skies throughout.	**Higher sensitivity**
	■ Prominent electrical pylons cross through the south of the assessment unit, appearing in views towards the South Downs and introducing signs of modern development. Limited clusters of larger scale, modern farm structures are situated off Church Lane and are relatively exposed to the north.	Areas of lower sensitivity
Visual prominence	■ A semi-enclosed visual character with dense roadside vegetation and thick hedgerows throughout the assessment unit, with occasional views across flat, arable fields.	**Moderate sensitivity**

	■ Occasional views across the assessment unit towards the South Downs.	Areas of higher sensitivity

Key landscape sensitivities

- Intact historic field patterns in the west, including large areas of co-axial fields.
- The strong network of thick hedgerows.
- Strong historic character with numerous listed buildings concentrated within two Conservation Areas.
- The rural setting provided to Ripe and Chalvington.
- The recreational opportunities connecting to the wider landscape.
- Intervisibility with the South Downs National Park.
- A highly rural landscape with areas of tranquillity and dark skies throughout.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Ripe and Chalvington assessment unit assessment unit has**moderate-high sensitivity** to small scale residential development, as landscape and visual characteristics/ values are very susceptible to change. The extensive historic field patterns; density of historic features; intervisibility with the South Downs; and strong rural character and setting provided to the villages increase sensitivity to development. However, the smooth landform; semi-enclosed visual character; prominent electricity pylons; and limited 'natural' character all reduce the assessment unit's sensitivity to development.

Sensitivity to medium-scale residential and commercial /industrial development increases to **high sensitivity** as the low-rise and low-density residential character of the assessment unit means that larger buildings may be exposed and potentially intrusive.

Areas along the stream corridor in the south have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The sensitivity across the assessment unit is relatively consistent.

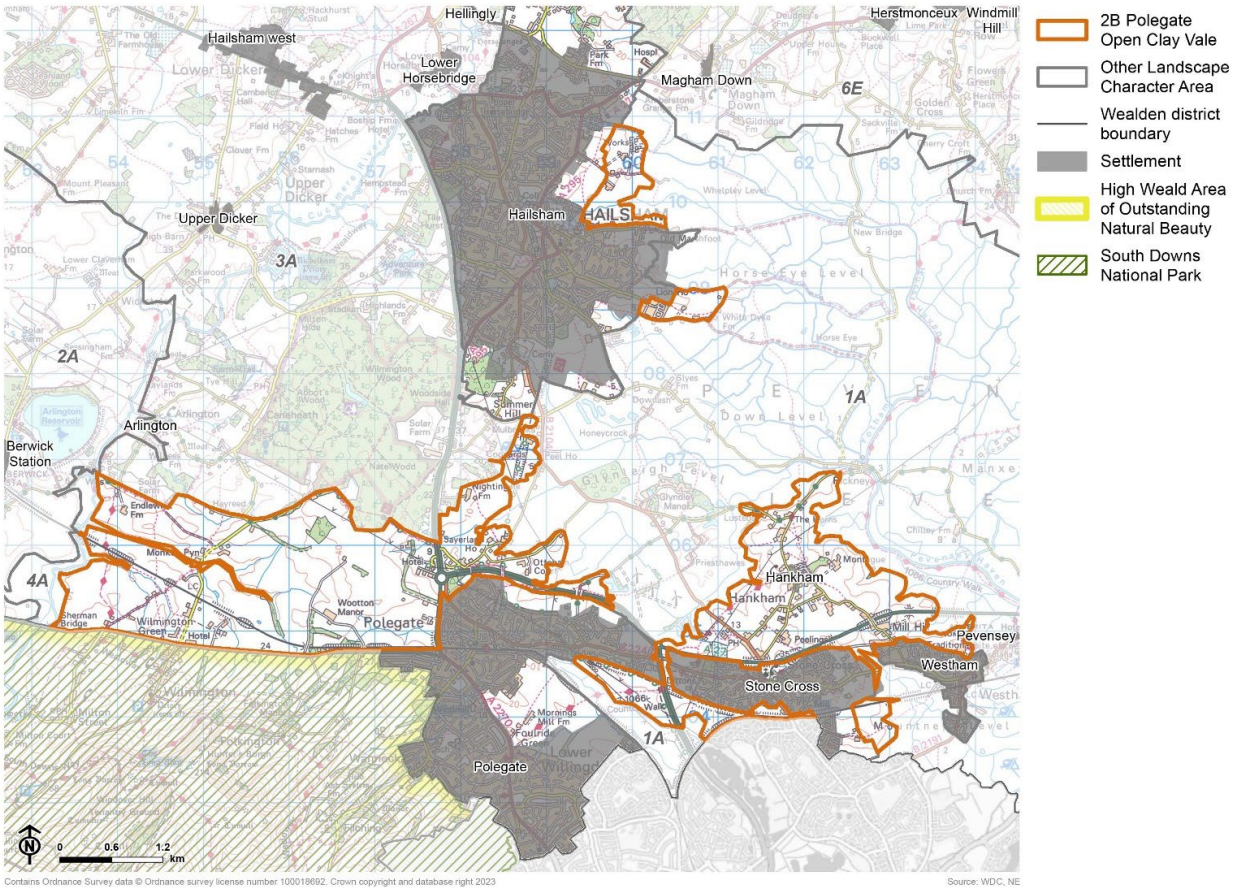
Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development where it is well enclosed by vegetation, where development would be less visible and have less influence on landscape character.
- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Take up biodiversity opportunities listed in the Cuckmere Ouse Watershed BOA, including wetland habitat creation, where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly co-axial fields throughout the assessment unit.
- Preserve the historic character and sensitive historic settlement edge of the Ripe and Chalvington Conservation Areas.
- Ensure development does not cause the perception of coalescence between Ripe and Chalvington by allowing continual ribbon or infill development along Church Lane.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are native to, and in character with, the wider landscape.
- Consider views from public rights of way when siting and designing development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the occasional views to the South Downs National Park.
- Ensure development does not affect the rural character of the landscape, and areas of relative tranquillity, particularly to the east of the area.

Landscape character area 2B: Polegate Open Clay Vale

Figure A.42: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

LCA 2B: Polegate Open Clay Vale is located in the south-east of the district. It is a low-lying landscape, with a small-medium field pattern of mixed arable and pasture farmland, bound by strong hedgerows. Limited tree cover results in views south towards the South Downs National Park, and some views to the Pevensey Levels. The rural character is compromised by proximity to Hailsham, Polegate, Stonecross and Westham, just outside the LCA, and the busy A27 and A22 which cross the landscape.

Existing settlement pattern

The LCA is characterised by a low-density dispersed settlement pattern, with development concentrated in the village of Hankham, which contains a number of listed buildings. Outside of Hankham, historic farmsteads and cottages are found on rural lanes which are enclosed by hedgerows.

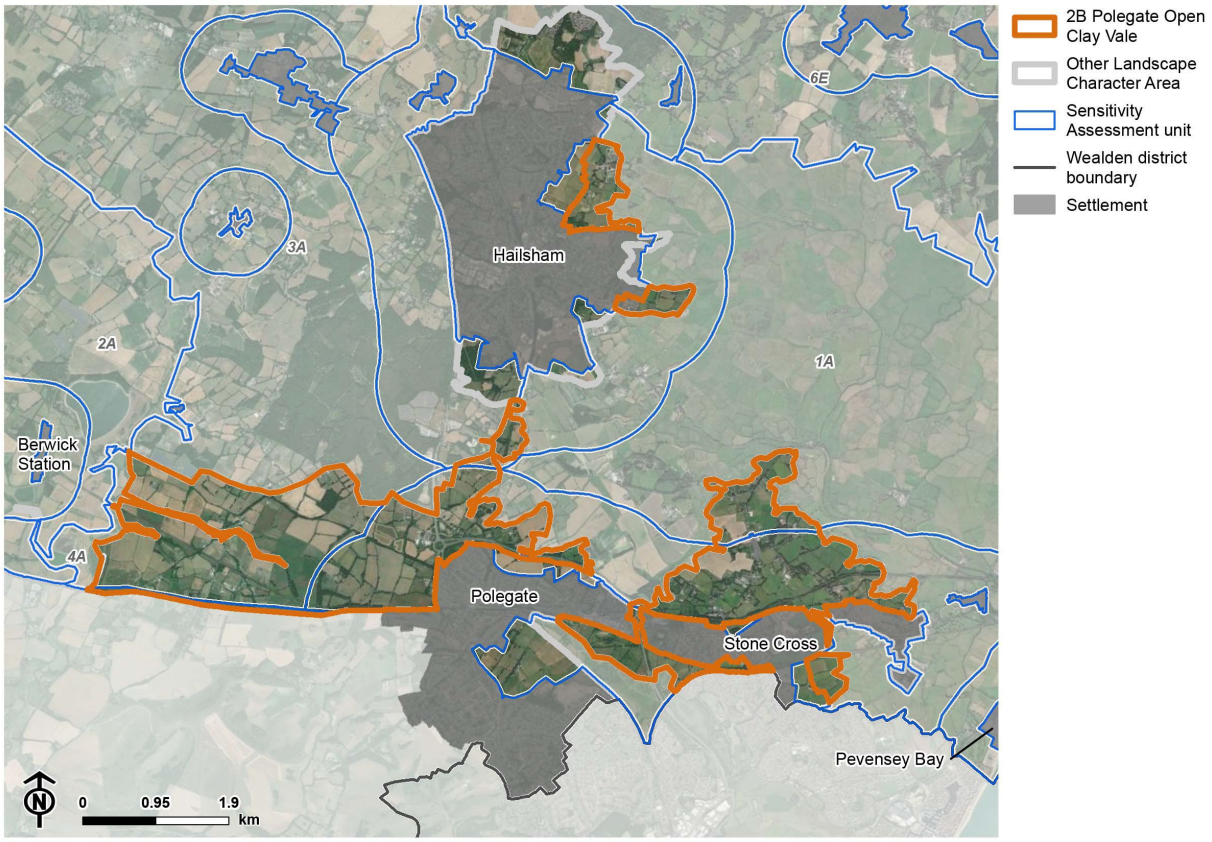
The market town of Hailsham, and the settlements of Polegate, Stone Cross and Westham lie adjacent to the LCA, and exert some urban fringe influence on the edges of the LCA.

Summary of landscape qualities

- Small streams and drainage ditches.
- Scattered woodlands and hedgerow boundaries with mature hedgerow trees.

- The pattern of woodlands, some ancient, traditional orchards and hedgerow network with mature hedgerow trees.
- Floodplain grazing marsh and lowland fen associated with the Pevensey Levels.
- The mixed agricultural character.
- Low density dispersed settlement pattern, with a local vernacular of flint and brick.
- Historic features of the landscape, including historic field patterns, historic buildings and designed landscape at Wootton Manor.
- Vernacular of flint and brick.
- Public rights of way and promoted routes such as the 1066 Country Way.
- Open views from the LCA to the South Downs National Park to the south, Abbot's Wood to the west, and Pevensey Levels to the north and east.

Figure A.43: Aerial map of assessment units within the LCA



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Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- Wider area of the LCA
- Hailsham East (extends into LCA 1A) **See LCA 1A for assessment**
- Polegate West and North (extends in LCA 3A)

Assessment unit	LCA 2B wider area
Landscape Character Area	**LCA 2B: Polegate Open Clay Vale**

Assessment unit description

LCA 2B is located in the south of Wealden District. It is a low-lying landscape of mixed arable and pasture farmland, with a small-scale settlement pattern linked by a network of enclosed rural road corridors. The landscape comprises small-medium fields with a strong hedgerow network. Limited tree cover leads to open views south towards the South Downs National Park.

The assessment unit excludes land assessed above as part of the Polegate East and Stone Cross North and West and Stone Cross and Westham North assessment units.

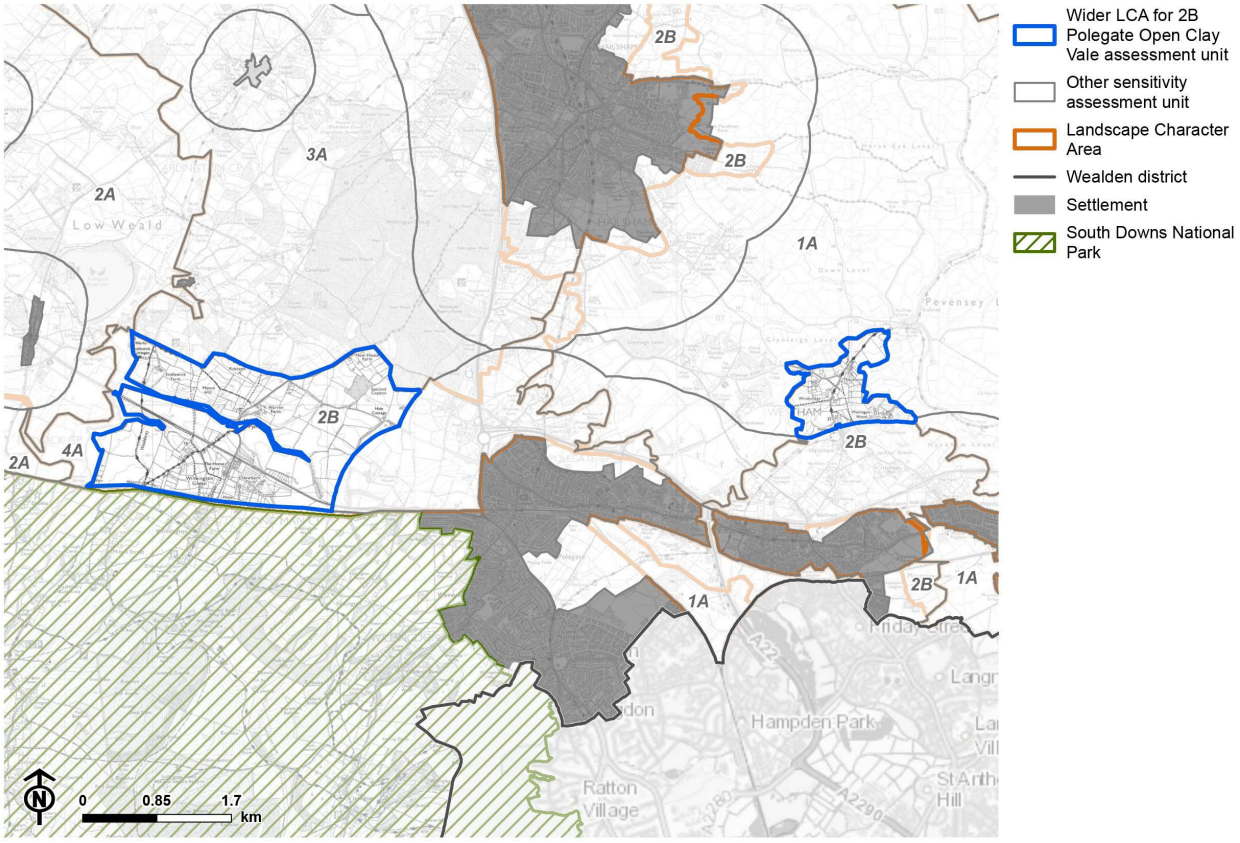
Absolute constraints

Land north of Hankham is scoped out of the assessment due to food risk (Environment Agency Flood Zone 3).

- Polegate and Stone Cross South (extends in LCA 1A) **See LCA 1A for assessment**
- Stone Cross and Westham North

LCA 2B: Wider area

Figure A.44: Location of LCA 2B wider area assessment unit



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Figure A.45: Absolute constraints in Wider LCA 2B assessment unit

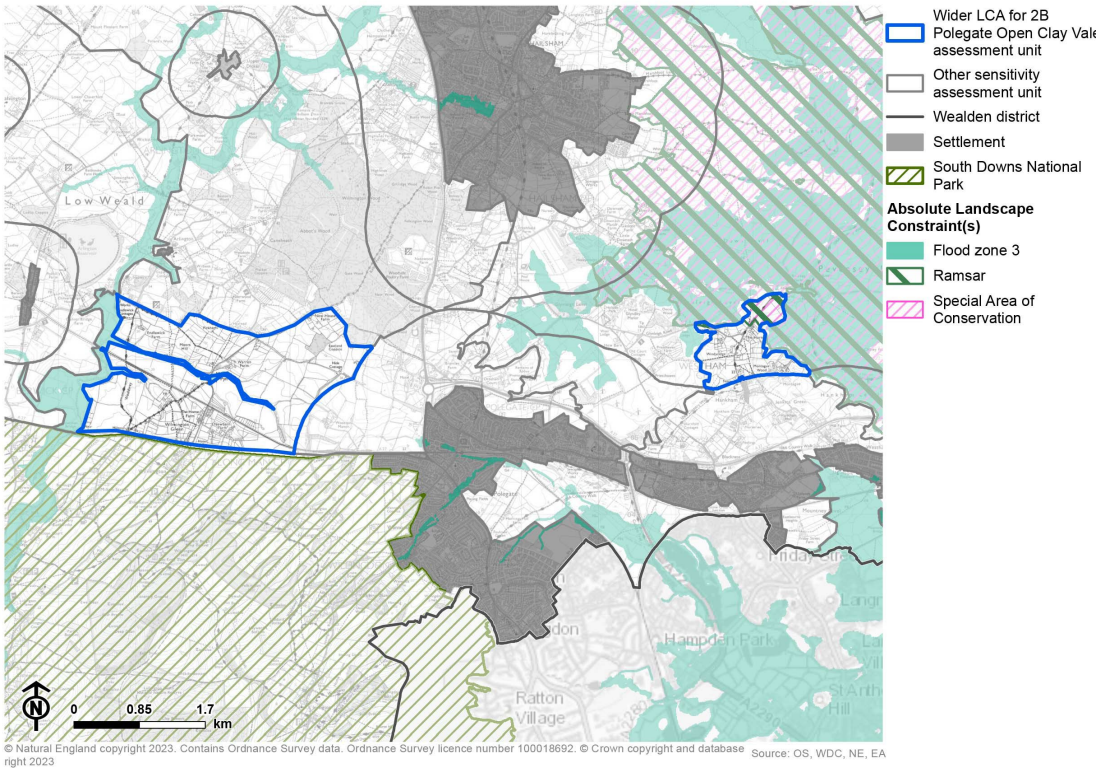
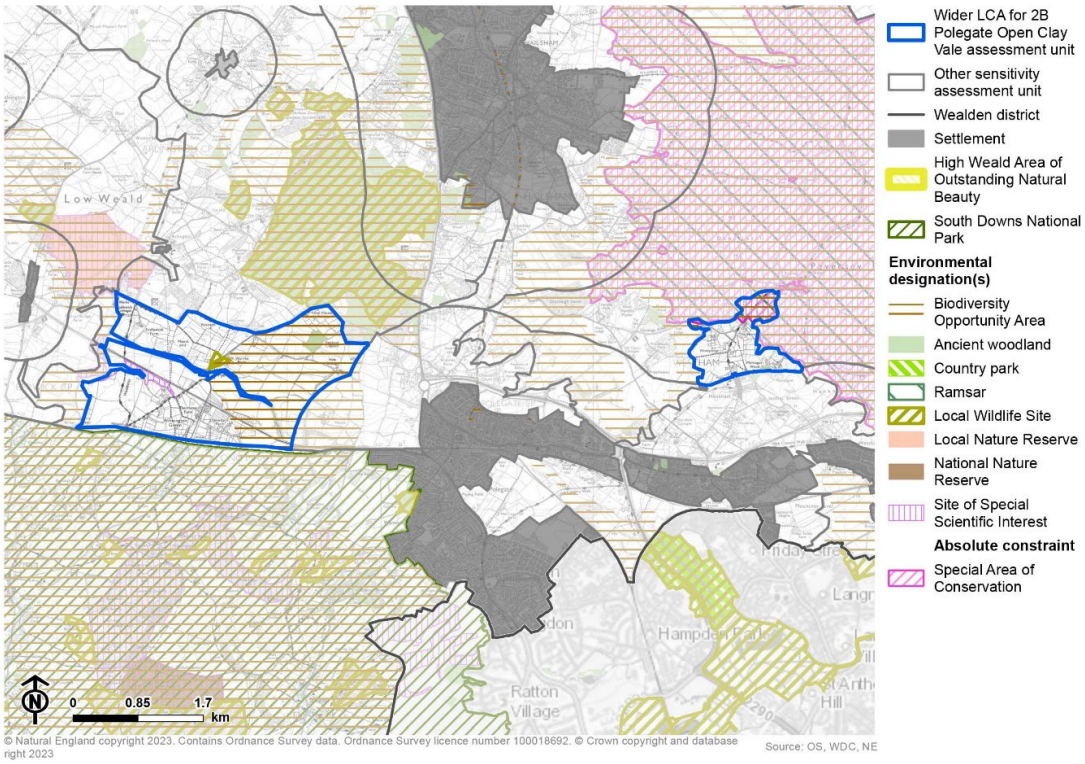


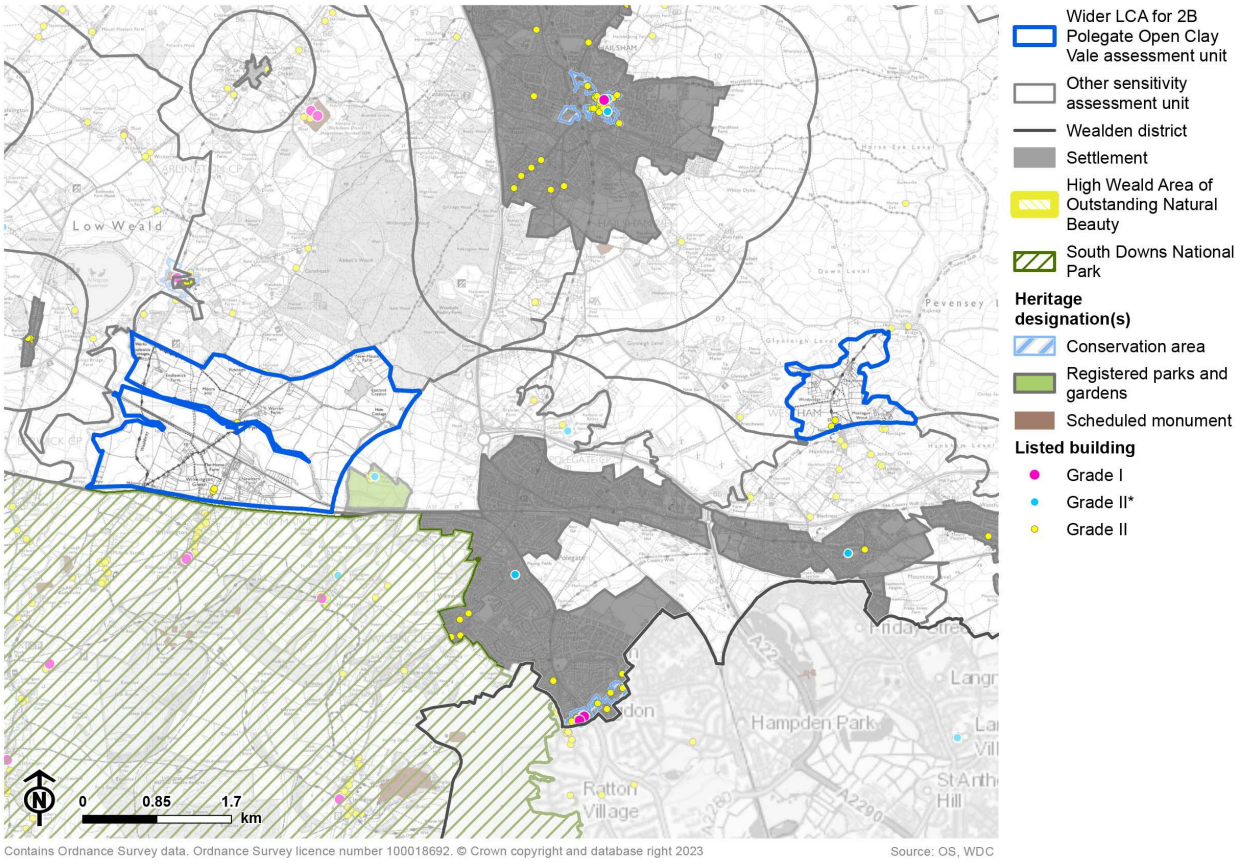
Figure A.46: Environmental designations for Wider LCA 2B assessment unit



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Source: OS, WDC, NE

Figure A.47: Heritage designations for Wider LCA 2B assessment unit



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Source: OS, WDC

Representative photos



Scrubby pasture fields with unmanaged hedgerows and long views to the South Downs National Park.



Sloping pasture fields with mature hedgerow trees and long views to the High Weald AONB.

Assessment unit	**LCA 2B Wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Low-lying landscape, with a series of small hills around Moors Hill in the north-west. The landscape is crossed by small streams and field ponds in the west.	**Lower sensitivity**
'Natural' character	■ Mixed arable and pasture fields, with mixed hedgerow boundaries. Limited priority habitats, with small, scattered areas of deciduous woodland, some of ancient origin, and good quality semi-improved grassland. Neutral grassland at Monkyn Pin in the west is designated as a LWS. Wooton Manor Grasslands Link BOA runs across the assessment unit.	**Lower sensitivity** with areas of higher sensitivity
Landscape pattern and time depth	■ Mixed historic field pattern, with assarts in the west and piecemeal field enclosures around Hankham in the north-east, with some areas of modern field amalgamation.	**Moderate sensitivity**
Historic features	■ Scattered Grade II listed houses and farmsteads associated with Wilmington in the west and Hankham in the east contribute to the landscape character.	**Moderate sensitivity**
Settlement form and edge	■ Settlement within the landscape is limited. Individual houses line Hankham Street and Glynleigh Road in the east and Thornwell Road in the west. The assessment unit has a dispersed linear settlement pattern, and development could affect this.	**Higher sensitivity**
Settlement setting and coalescence	■ The LCA forms a rural setting to settlements outside of the assessment unit, including Wilmington and Hankham.	**Moderate sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence.	**Lower sensitivity**
Recreational value	■ Public rights of way connect the landscape with the wider Wealden countryside, including the promoted long-distance routes the 1066 Country Walk and Wealdway.	**Moderate sensitivity**
Perceptual aspects	■ A rural landscape with good levels of tranquillity and good experience of dark night skies, especially in the west. The railway line and A27 to the south are modern developments within the landscape.	**Moderate sensitivity**
Visual prominence	■ A visually open landscape, with limited screening provided by low hedgerows. There are frequent long views to the South Downs National Park to the south, Pevensey Levels to the east and north-east, and in the west to the wooded Abbot's Wood.	**Higher sensitivity**
	■ The assessment unit does not form a visually distinctive or prominent skyline.	**Lower sensitivity**
Key landscape sensitivities		
■ Ecologically valued wetland and grassland habitats, including Monkyn Pin LWS.		
■ Pasture and arable fields bound by hedgerows and mature hedgerow trees.		
■ Historic field pattern including assarts and piecemeal field enclosure.		
■ Historic built features including historic farms and houses.		
■ Limited settlement pattern, with scattered houses along rural roads.		
■ Rural character with good levels of tranquillity and dark night skies.		

- Good access through public rights of way including promoted routes the Wealdway and 1066 Country Walk.
- Open character with long distance views to the South Downs National Park.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Wider LCA 2B assessment unit has **moderate sensitivity** to small scale residential development, as some of the landscape and visual characteristics /values are susceptible to change.

The ecologically valued wetland and grassland habitats in the west; rural character with limited settlement; scattered historic features across the landscape; recreational value; and open character with long views; particularly to the South Downs National Park; contribute to the value of the assessment unit and increase its sensitivity to development. However, the flat landform and limited priority habitats reduce sensitivity to some degree.

The sensitivity increases to **moderate-high** for medium-scale residential and commercial / industrial development as the low-lying landscape means that larger buildings may be exposed and potentially visible from the South Downs National Park.

Land north of Hankham is scoped out of the assessment due to food risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The Monkyn Pin LWS and ancient woodlands have higher sensitivity than the rest of the assessment unit due to their ecological importance.

The west of the assessment unit, north of the A27, has a higher sensitivity to all forms of development, despite the presence of the railway line and A27 due to its rural character, distance from existing settlements and its concentration of small-scale historic field patterns.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Retain and enhance wetland, woodland and grassland habitats. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and provide a suitable and appropriate buffer around them.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Take up biological opportunities listed in the Wooton Manor Grasslands Link BOA, where possible.

- Ensure any development does not adversely affect appreciation of historic features such as listed buildings.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure any development does not affect the open character of the landscape.
- Retain views to the South Downs National Park and High Weald AONB.
- Consider views from popular public rights of way, including the promoted Wealdway and 1066 Country Walk, when considering the siting and design of development in the landscape.
- Minimise the influence of development on the scenic rural character of the landscape, areas of relative tranquillity and the experience of dark night skies, applying suitable mitigation.

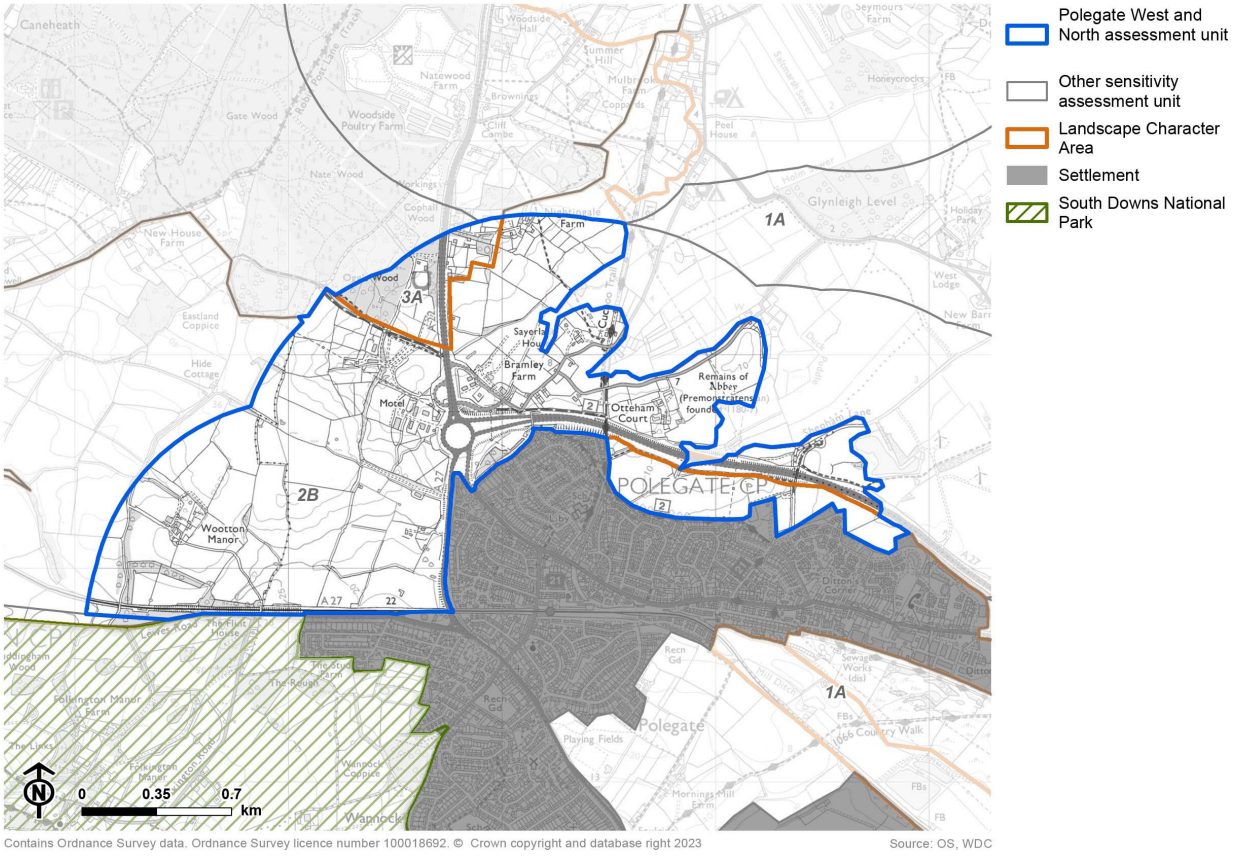
Polegate West and North

Settlement assessment unit	Polegate West and North
Landscape Character Area	**LCA 2B: Polegate Open Clay Vale (extends into LCA 3A)**

Settlement description

Polegate developed along the Roman road from Pevensey to Lewes, on ground above the floodplain. The town grew significantly from the 1840s following the opening of the railway between Brighton and Hastings via Lewes, with later branches connecting Eastbourne and Hailsham. Polegate became a significant junction, serving the market town of Hailsham to the north and the local brick making industry, developing predominantly to the north, east and south. Although the railway route to Hailsham closed in the 20th century, the town has continued to expand to the east and north in the 21st century. Development along Eastbourne Road has led to the perceived coalescence of Polegate and Willingdon to the south.

Figure A.48: Location of Polegate West and North assessment unit



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Source: OS, WDC

Figure A.49: Absolute constraints in Polegate West and North assessment unit

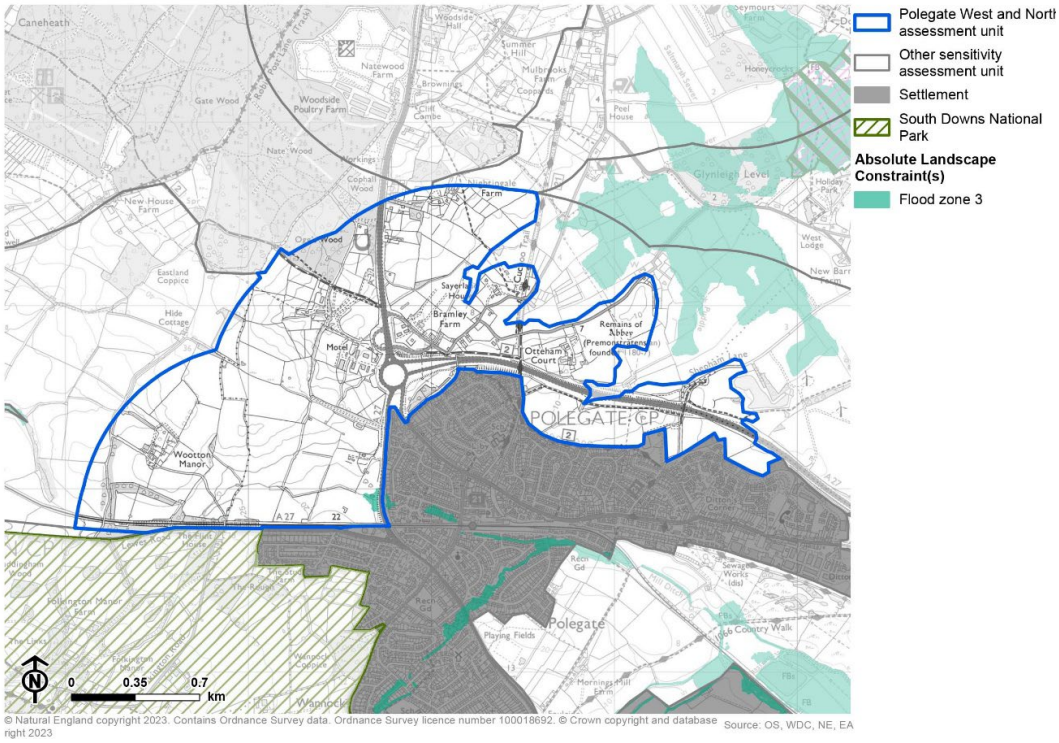


Figure A.50: Environmental designations in Polegate West and North assessment unit

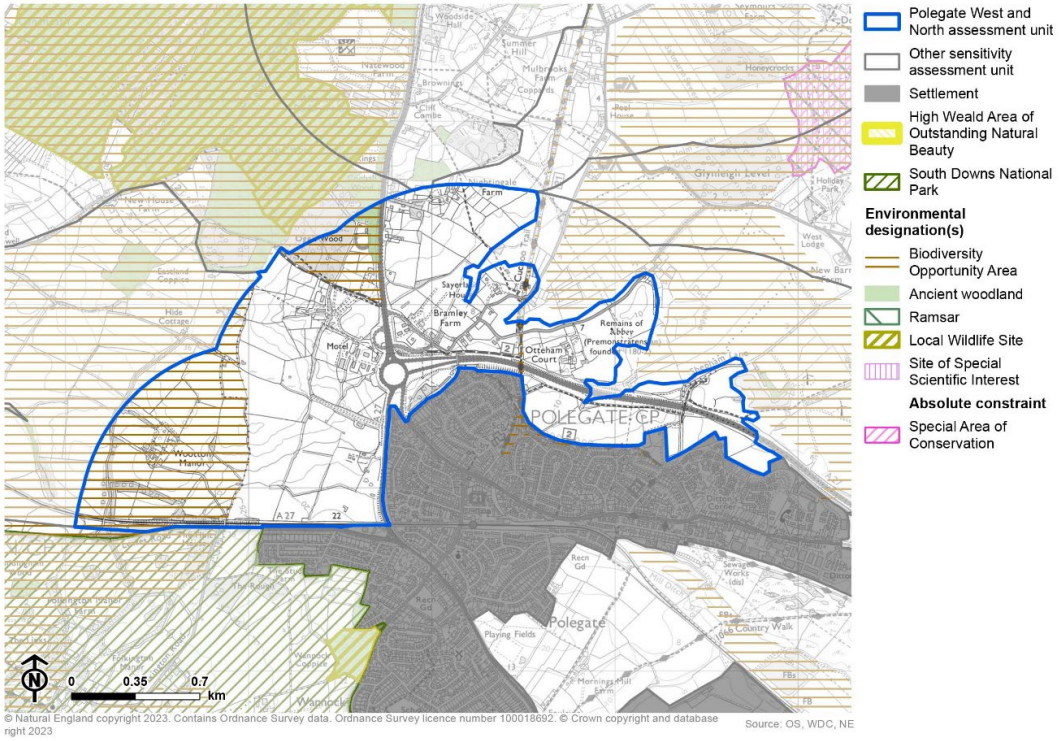
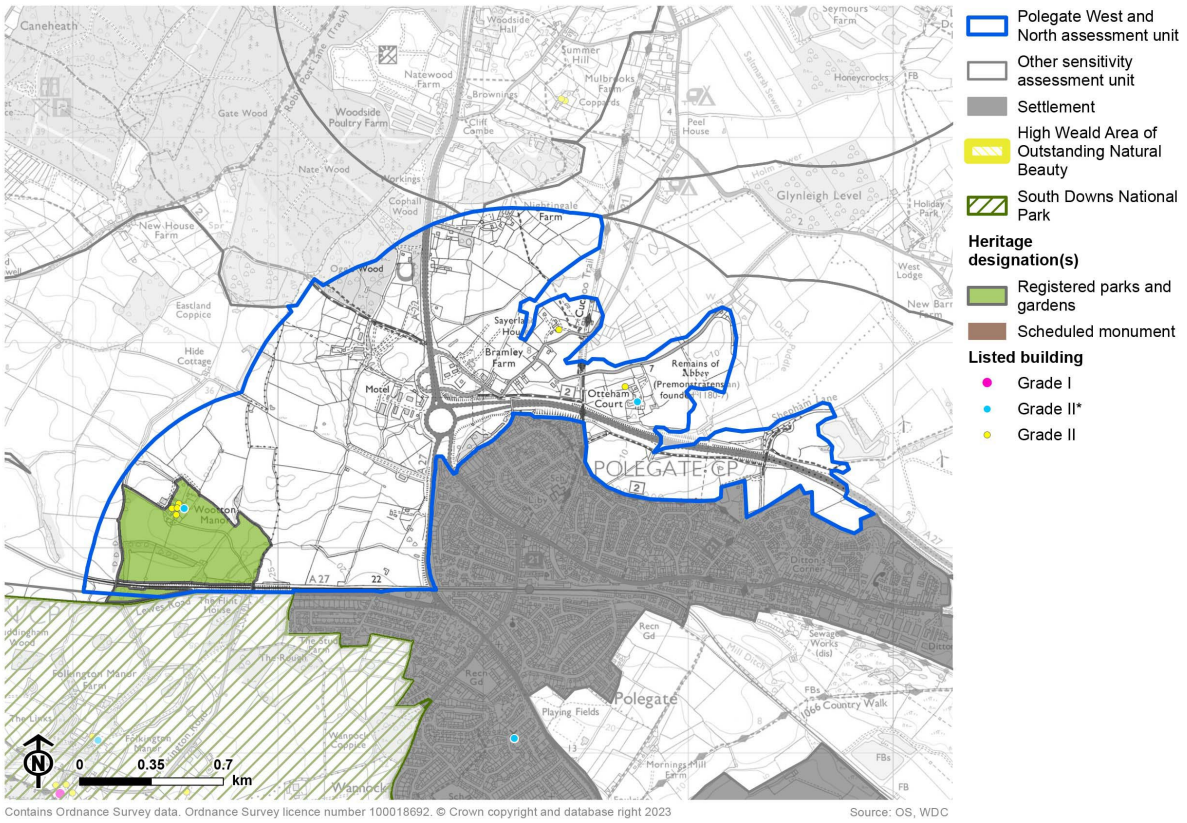


Figure A.51: Heritage designations in Polegate West and North assessment unit



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Representative photos



Undulating farmland with electricity pylons and Polegate service station visible



More enclosed character with rural roads east of the A22

Settlement assessment unit	**Polegate West and North**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Undulating landform that rises to the north-east at Ogg's Wood. The landform east of the A22 is much lower.	**Moderate sensitivity**
'Natural' character	■ A mixed farming character, with fields bound by mature hedgerow field boundaries, some designated as priority habitat deciduous woodland.	**Moderate sensitivity**
	■ Ogg's Wood, Cophall Wood and Nightingale Farm Shaw in the north-west have widespread priority habitat deciduous woodland, the latter two designated as ancient woodland. Abbots and Wilmington Wood and Milton Hide LWS lies to the north-west. The Wilmington Woodlands and Watershed, Cuckoo Trail Habitat Link and Wooton Manor Grasslands Link BOAs extend into the west and east.	Areas of higher sensitivity
Landscape pattern and time depth	■ A complex patchwork of small-scale fields, with extensive areas of medieval cohesive assarts to the north, late medieval or Tudor regular piecemeal enclosure in the south and early medieval to early modern planned private enclosure in the north-east.	**Higher sensitivity**
	■ There is modern field amalgamation around Shepham Lane in the south-east.	Areas of lower sensitivity
Historic features	■ Historic features are centred on Otham Court in the east, which contains a Scheduled Monument, Grade II* and Grade II listed buildings; and Wootton Manor in the west, which contains a number of listed buildings, and the 20th century designed grounds are on the Registered Park and Garden list.	Areas of higher sensitivity
	■ There are no other historic features in the assessment unit.	**Lower sensitivity**
Settlement form and edge	■ Development on the settlement edges of Polegate consists of 20th century one and two storey houses. The western edge of Polegate is contained by the A27, which provides a strong boundary feature. The A27, railway line and associated vegetation provide strong boundary features to the south-western settlement edge of Polegate.	**Higher sensitivity**
	■ The northern settlement edge is relatively well integrated into the landscape by wooded Peelings Lane. Development south of the A27 could affect the existing settlement edge to some extent, but would not cross a distinctive boundary feature.	**Moderate sensitivity**
Settlement setting and coalescence	■ Woodland along the A27 and A22 means there is no relationship between land north and west of these roads and the existing northern, western and south-western settlement edges of Polegate.	**Higher sensitivity**
	■ The north of the assessment unit contributes to the separation between Polegate and Hailsham. Development north of the A27 would reduce, although not close, the gap between the settlements.	Areas of moderate sensitivity
	■ The west does not contribute to the separation of settlements; however this area is separated from Polegate by the A27.	**Lower sensitivity**

Recreational value	■ Limited access by public rights of way, although footpaths provide connections from Polegate into Ogg's Wood. National Cycle Routes run from Polegate through the assessment unit, and the Cuckoo Trail is a popular recreational route.	**Lower sensitivity** with areas of moderate sensitivity
Perceptual aspects	■ Proximity to Polegate reduces tranquillity and dark skies, especially around the Cophall roundabout and services. Signs of human activity include electricity pylon routes in the west and north-east, and urban fringe land uses including the Cophall services and truck parks adjacent to the A27.	**Lower sensitivity**
	■ A more rural character away from the busy roads in the north and west.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape due to hedgerows, roadside vegetation and small areas of woodland. Woodland along the A27 provides enclosure to the northern settlement edge of Polegate. There are more open views to the west of the A22. Views to the west are backdropped by Wilmington Wood / Abbots Wood.	**Moderate sensitivity**
	■ There is some intervisibility with the South Downs National Park from the north. The assessment unit forms a locally visually prominent skyline, with Ogg's Wood providing a backdrop to views from the south.	**Moderate sensitivity**

Key landscape sensitivities

- Mature deciduous woodlands (many of which are ancient in origin).
- The strong network of thick hedgerows with hedgerow trees.
- Small-scale intact historic field patterns, particularly medieval assarts.
- Historic features at Otham Court and the designed landscape at Wootton Manor.
- The limited settlement within the landscape.
- The strong settlement boundaries of Polegate provided by the A27 and A22.
- Contribution to the sense of separation between Polegate and Hailsham.
- The wooded horizons provided by Ogg's Wood.
- Occasional views to the South Downs National Park.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes				M		

Commercial/industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Polegate West and North assessment unit has **moderate sensitivity** to small and medium-scale residential development as some landscape and visual characteristics/ values are susceptible to change. This would increase to **moderate-high sensitivity** to commercial /industrial development due to the generally low-rise development and rural character typical of the assessment unit.

The priority habitat deciduous woodlands, some of ancient origin, and floodplain grazing marsh; strong hedgerow network; small-scale intact historic field patterns; occasional views to the South Downs National Park; and physical separation from Polegate due to the A27 along the northern, western and south-western settlement edges, and the railway line along the south-west settlement edge increase sensitivity. The flat landform; limited historic features; enclosed character; and presence of the service station at Cophall roundabout which reduces rurality and tranquillity, reduce sensitivity.

Variations in landscape sensitivity

Areas of ecologically valued broadleaved woodland, including ancient woodland, are of higher sensitivity. The designated parkland at Wootton Manor and historic features around Otham Court are also of higher sensitivity.

Areas immediately adjacent to the Cophall roundabout are likely to have a slightly lower sensitivity to commercial / industrial development as larger-scale buildings are already present in these locations.

Areas south of the A27 may have a lower sensitivity to small-scale residential development as they would relate to the existing settlement form and would be contained by the strong boundary feature of the A27.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development adjacent to the existing Polegate settlement edge, south of the A27, using existing vegetation to integrate development into the landscape.
- Retain and protect broadleaved woodland. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them to protect from root damage.
- Take up biodiversity opportunities listed in the Wilmington Woodlands and Watershed, Cuckoo Trail Habitat Link and Wooton Manor Grasslands Link BOA, where possible, including the management, creation and extension of woodland and wetland habitats.
- Retain hedgerow or in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts.
- Ensure development does not adversely affect the historic qualities around Wootton Manor and Otham Court.
- Ensure development north of the A27 does not lead to a perception of coalescence with Hailsham.
- Consider views from public rights of way, including the Cuckoo Trail when considering the siting and design of development in the landscape.

- Integrate any development carefully into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- There may be opportunities to use development and associated planting to reduce the impact and better integrate the modern development at Cophall Services and on Bay Tree Lane.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.

Stone Cross and Westham North

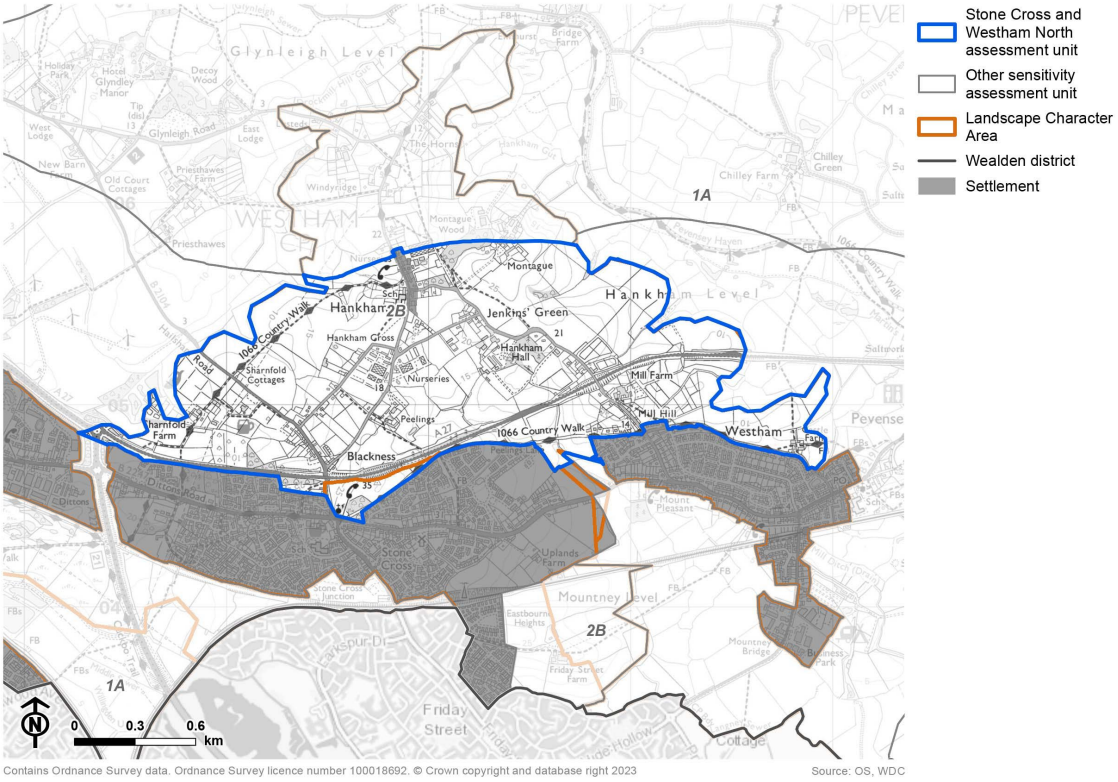
Settlement assessment unit	Stone Cross and Westham North
Landscape Character Area	**LCA 2B: Polegate Open Clay Vale**

Settlement description

Stone Cross developed at the crossroads of Hailsham Road, Lion Hill, Rattle Road and Dittons Road. The Stone Cross windmill was built in the 1870s and is Grade II* listed. It is one of only two listed buildings within the village, the other being the war memorial. Stone Cross remained a very small collection of houses around the crossroads until the mid-20th century when it expanded to the south of Dittons Road/Rattle Road to the railway line. More recent development has taken place to the north of Dittons Road and Rattle Road, and has expanded the settlement to the east towards Westham. The existing and former railway lines provide a strong settlement boundary to the south, and provide some sense of separation between Stone Cross and Friday Street/Langley. The A27 and A22 provide strong boundaries to the north and west, and the A22 also provides separation between Stone Cross and Polegate. There is very limited separation between Stone Cross and Westham to the east. The assessment unit also includes the small settlement of Hankham.

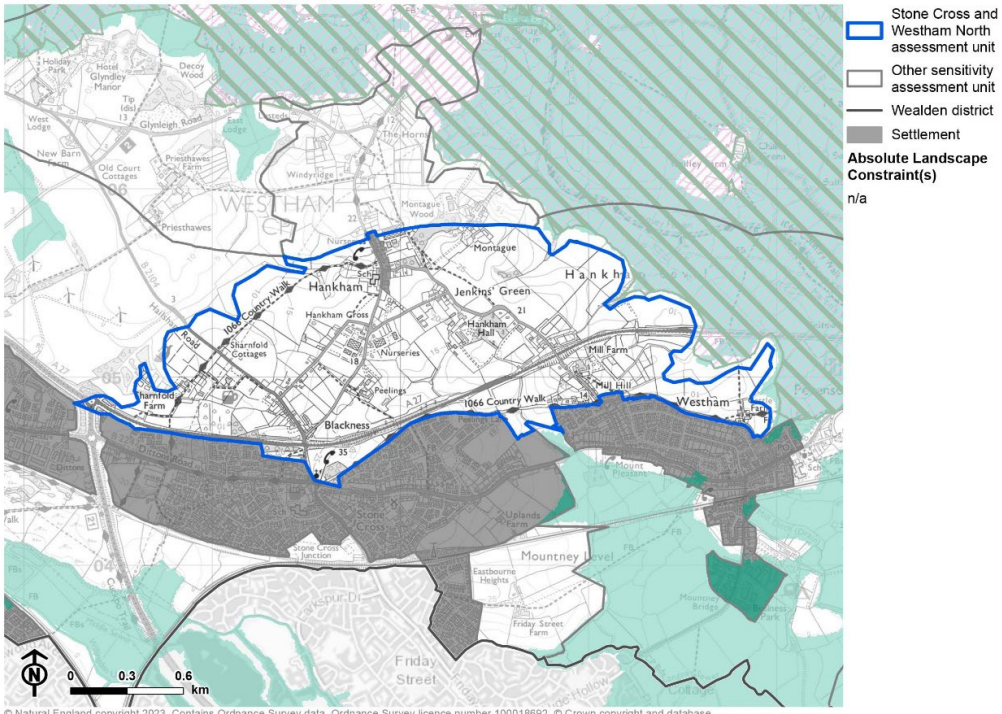
Westham lies to the west of Pevensey, and its name derives from its geographic relationship to the west of Pevensey. The church of St Mary was built in the 11th century and is believed to be the first Norman church built in England. The historic core of Westham is concentrated around the church. The Pevensey and Westham railway station opened in 1846, and the village expanded as a result of the railway. During the 20th century development extended along Rattle Road to the west, and infill development was built between Rattle Road and Peelings Lane. Rattles Road and Peelings Lane still largely form the southern and northern boundaries of Westham, although development has now extended south of the railway line. The western boundary is less clearly defined.

Figure A.52: Location of Stone Cross and Westham North assessment unit



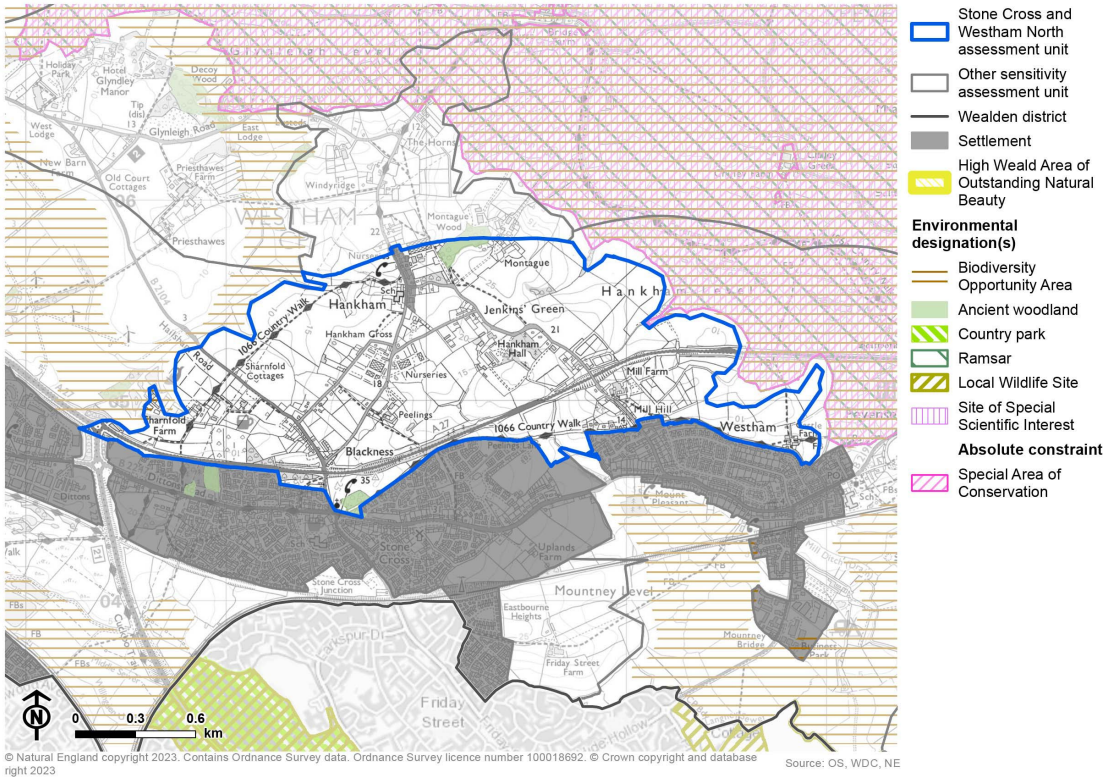
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Source: OS, WDC

Figure A.53: Absolute constraints in Stone Cross and Westham North assessment unit



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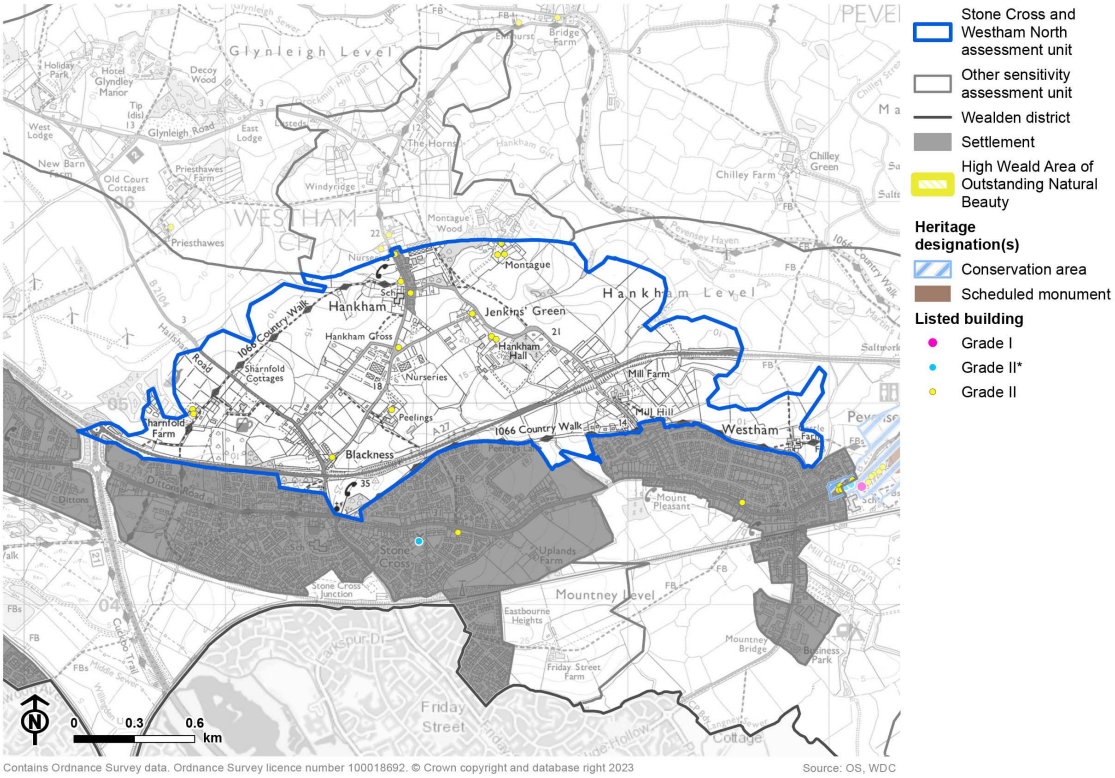
Figure A.54: Environmental designations in Stone Cross and Westham North assessment unit



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Source: OS, WDC, NE

Figure A.55: Heritage designations in Stone Cross and Westham North assessment unit



Representative photos



Grazing fields north of Peelings Lane, with mature hedgerow trees and views to Pevensey church and castle



Grazing fields north of the A27, with mature hedgerow trees and views south to the recently developed settlement edge of Stone Cross

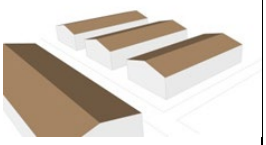
Settlement assessment unit	**Stone Cross and Westham North**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Very gently undulating landscape, rising from the edge of the Pevensey Levels to small hills around Mill Farm, Montague and Hankham.	**Lower sensitivity**
'Natural' character	■ Pasture fields with some larger arable fields in the north-west. Fields are bound by mature hedgerows and hedgerow trees, with some boundaries marked by drainage ditches.	**Moderate sensitivity**
	■ Priority habitat floodplain grazing marsh is found on the lowest-lying land relating to the Pevensey Levels. Small pockets of priority habitat are found throughout including deciduous woodland, and good quality semi-improved grassland.	Areas of higher sensitivity
Landscape pattern and time depth	■ A small-scale historic field pattern of late medieval or Tudor regular piecemeal enclosure. Historic vineyards are noted south of Hailsham Road,	**Moderate sensitivity**
	■ Modern field amalgamation west of Milton Street and Hankham Street.	**Lower sensitivity**
Historic features	■ Recorded historic features are rare in the assessment unit. There are scattered Grade II listed buildings along Hankham Street, Hankham Hall Road and Hankham Road.	**Lower sensitivity** with moderate sensitivity around listed buildings.
Settlement form and edge	■ Residential and commercial development line rural roads, including diversified farms and plant nurseries, as well as the village of Hankham in the north.	**Moderate sensitivity**
	■ Development on the settlement edges of Stone Cross and Westham consists of one and two storey 20th century houses as well as new development built more recently. Consented development east of Hailsham Road and south of the A27 would consolidate the A27 as a strong boundary feature to the north. The A27 provides a strong wooded boundary feature to the north of Westham and Stone Cross, separating the settlement edge of Stone Cross from the assessment unit. Development north of the A27 would not relate well to these settlements.	**Moderate sensitivity**
Settlement setting and coalescence	■ The assessment unit provides a rural setting to Stone Cross and Westham, although woodland along the A27 limit intervisibility with the landscape to the north of the trunk road.	**Moderate sensitivity**
	■ The assessment unit does not play a role in separating settlements except for land between Stone Cross and Westham which if developed would cause coalescence.	**Lower sensitivity** with areas of higher sensitivity
Recreational value	■ The promoted 1066 Country Walk runs through the assessment unit, and public rights of way connect the edges of Stone Cross and Westham to the wider countryside.	**Moderate sensitivity**
Perceptual aspects	■ Land north of the A27 possesses a rural character with some areas of tranquillity and darker skies. Perceptual qualities are affected by proximity to the A27, and settlement edges of Stone Cross and Westham, electricity pylon routes crossing	**Moderate sensitivity**

	the west of the assessment unit and views to wind turbines east of Shepham Lane.	
Visual prominence	■ The assessment unit is semi-enclosed, with roadside hedgerows and trees along the A27 providing screening.	**Moderate sensitivity**
	■ Occasional dramatic views to the South Downs National Park.	**Moderate sensitivity**

Key landscape sensitivities

- Small local hills within the gently undulating landscape.
- Priority habitat deciduous woodland along transport corridors.
- Strong network of hedgerows and hedgerow trees.
- Intact small-scale historic field pattern.
- Role the landscape provides in preventing a sense of coalescence between Westham and Stone Cross.
- Recreational opportunities provided by the 1066 Country Walk and other public rights of way.
- Occasional views to the South Downs National Park.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing			LM			
Medium scale residential 3-4 storey flats/ care homes				M		
Commercial/industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Stone Cross and Westham North assessment unit has **low-moderate sensitivity** to small-scale residential housing, as some landscape and visual characteristics/ values are susceptible to change. Sensitivity increases to **moderate** for medium-scale residential and **moderate-high** for commercial / industrial development, as larger buildings would be out of character with the small-scale residential character of Stone Cross and Westham.

The undulating landform and small hills; ecological and recreational values; and rural character across much of the assessment unit increase sensitivity. The strong settlement boundary features of the A27; and the role the landscape plays in the separation of Stone Cross and Westham also increase sensitivity. However, the limited historic features within the assessment unit as a whole; semi-enclosed character; and impact of infrastructure development on perceptual qualities and disturbance from the A27 and A22 reduce sensitivity.

Variations in landscape sensitivity

Land north of the A27 has a higher sensitivity to small- and medium-scale residential development as development in this area would cross the boundary feature of the A27 and would not relate well to the current settlement pattern.

Land between Stone Cross and Westham has a higher sensitivity to all forms of development as development here would cause coalescence of the two settlements.

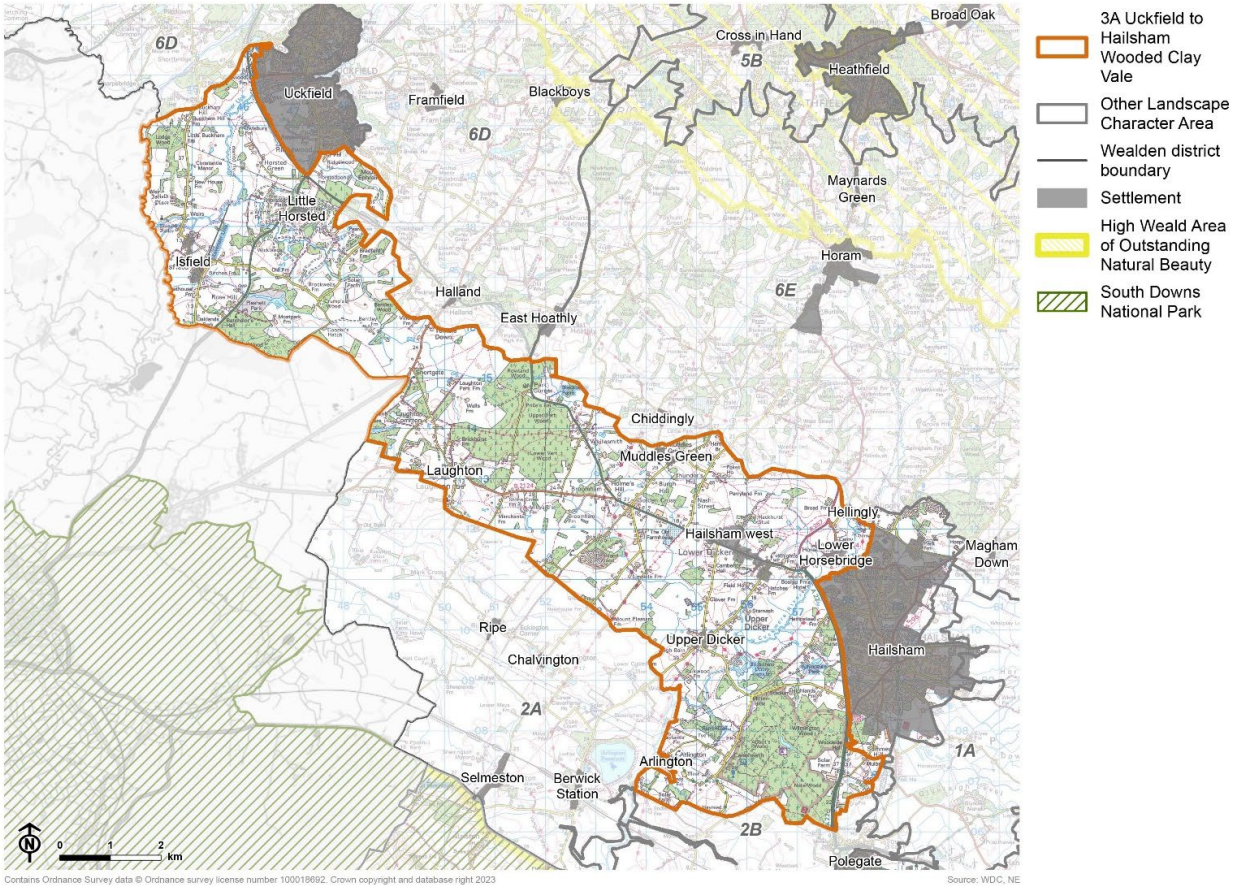
Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Be located south of the A27 in the west of the assessment unit, to relate to Stone Cross, utilising vegetation to integrate this into the landscape and improve the existing settlement edge.
- Retain sites of habitat interest, notably priority habitat deciduous woodland and good quality semi-improved grassland.
- Retain in-field and roadside trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Integrate any development carefully into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Consider views from public rights of way, such as the 1066 Country Walk, when considering the siting and design of development in the landscape.
- Minimise the influence any development has on the open views south to the South Downs National Park, or the areas in the north-west with a remote, tranquil and rural character.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.

Landscape character area 3A: Uckfield to Hailsham Wooded Clay Vale

Figure A.56: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

LCA 3A: Uckfield to Hailsham Wooded Clay Vale is located in the south-west of the district. The low-lying landscape is crossed by the narrow river valleys of the Uck and its tributaries in the west and the Cuckmere in the east. The landscape supports a patchwork of arable and pastoral fields, interspersed with areas of woodland, much of ancient origin, and more extensive mixed plantations. The area is influenced by urban fringe elements on the edge of the surrounding settlements, particularly Hailsham and Uckfield, and infrastructure routes including the A22 and A26.

Existing settlement pattern

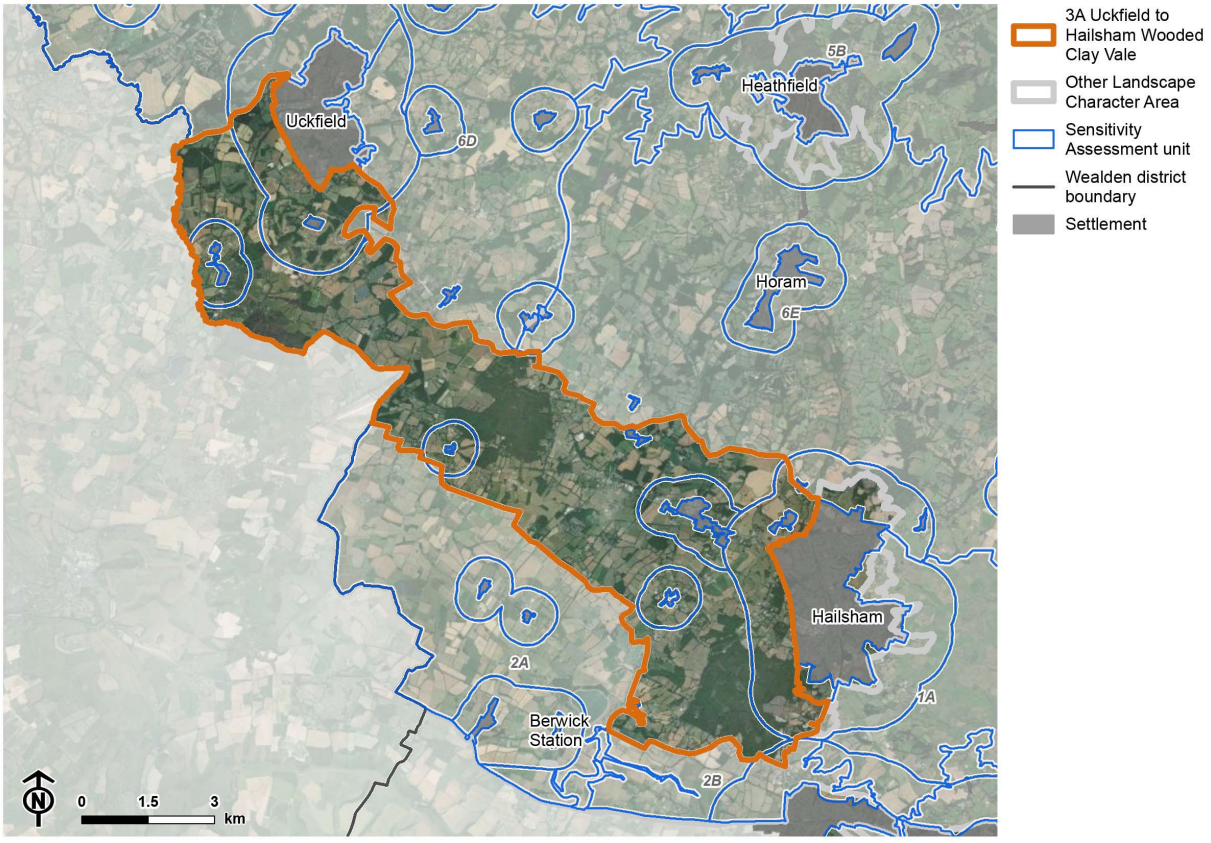
The LCA has a low-density pattern of historic rural hamlets and villages with scattered farmsteads along the rural road network. Muddles Green and Arlington are the only villages with designated Conservation Areas, although the Conservation Area of Hellingly extends into the LCA. A more suburban character exists between Lower Dicker and Golden Cross, with a number of industrial estates along the A22 to the northwest of Hailsham.

Summary of landscape qualities

- The river valleys of the Cuckmere, Ouse and Uck catchments.
- The extensive woodlands, including deciduous woodlands, mixed plantations and hedgerow boundaries.

- Ancient woodland, grassland and heath habitats, including Plashett Park Wood SSSI and Park Corner Heath SSSI.
- Historic field patterns, rural hamlets and villages, country houses and parkland estates.
- The public rights of way and open access woodlands that provide recreational opportunities.
- The rural landscape, with a traditional pattern of small villages and scattered farms enclosed by woodlands.
- The areas of tranquillity and dark skies.
- Visual contrasts between an enclosed character from woodland and hedgerows and long views towards the South Downs National Park.

Figure A.57: Aerial map of assessment units within the LCA



Assessment units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- Hailsham West
- Isfield
- Laughton
- Lower Dicker
- Polegate West (extends into LCA 2B) **See LCA 2B for assessment**
- Uckfield South and West (extends into LCA 6D)

- Upper Dicker
- Wider area of the LCA

LCA 3A: Wider area

Assessment unit	LCA 3A wider area
Landscape Character Area	**LCA 3A: Uckfield to Hailsham Wooded Clay Vale**

Assessment unit description

The wider LCA 3A lies in the west of Wealden District. It is a low-lying landscape, crossed by the narrow river valleys of the Uck and its tributaries in the west and the Cuckmere in the east. The landscape supports a patchwork of arable and pastoral fields, interspersed with areas of woodland, much of ancient origin, and more extensive mixed plantations. Scattered linear settlements and farmsteads are strung along the rural road network. The eastern and western edges of the LCA are strongly influenced by its proximity to Hailsham and Uckfield respectively.

Absolute constraints

Small areas of land along the river corridors of the Uck and the Cuckmere have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.58: Location of LCA 3A wider area assessment unit

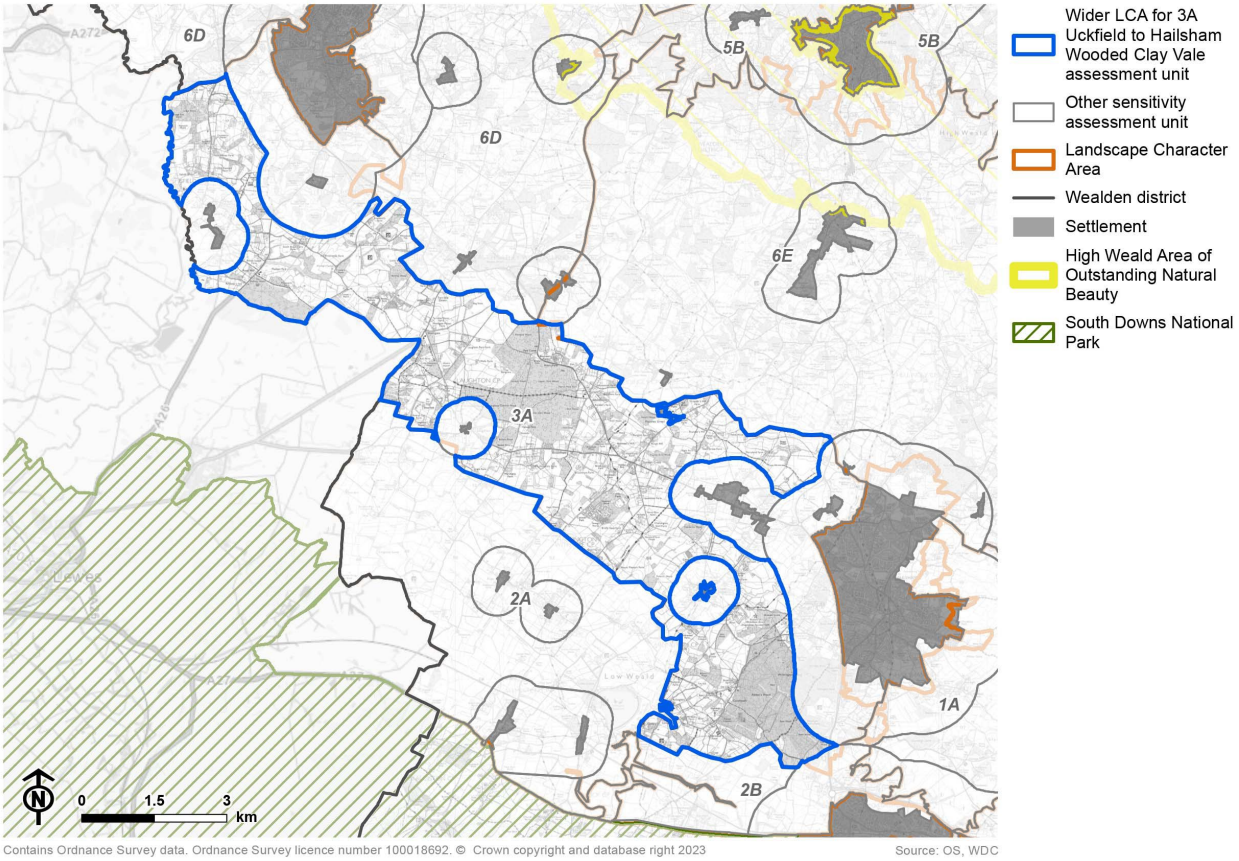


Figure A.59: Absolute constraints in Wider LCA 3A assessment unit

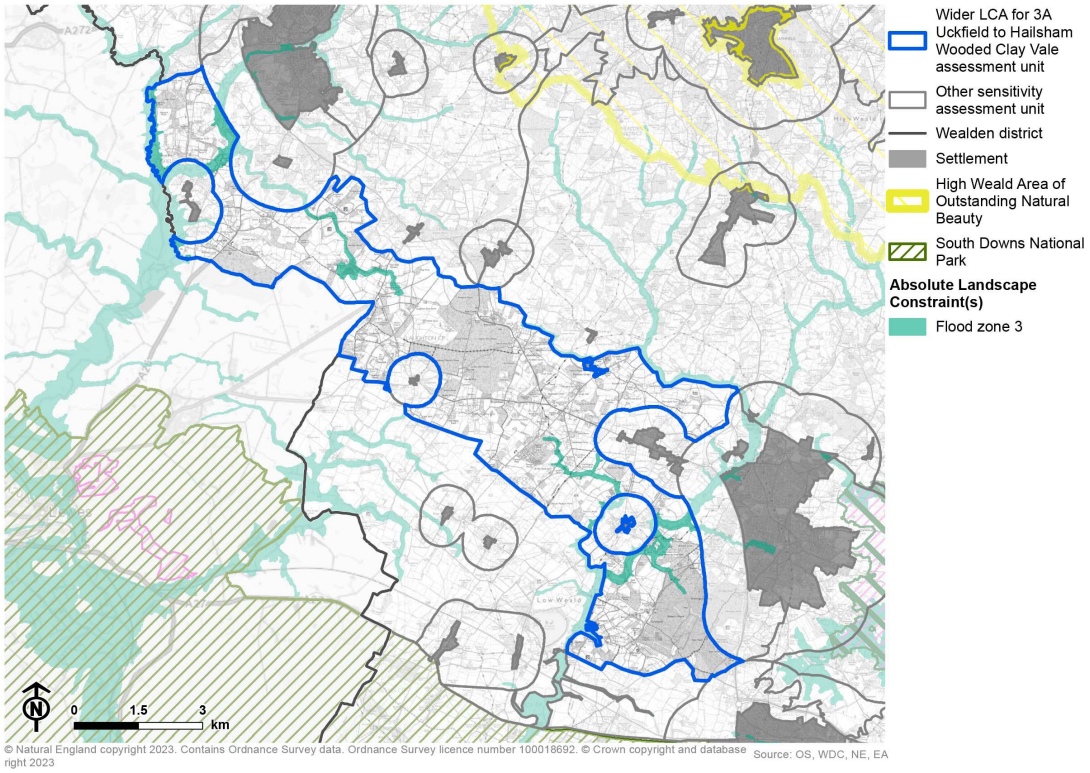


Figure A.60: Environmental designations for Wider LCA 3A assessment unit

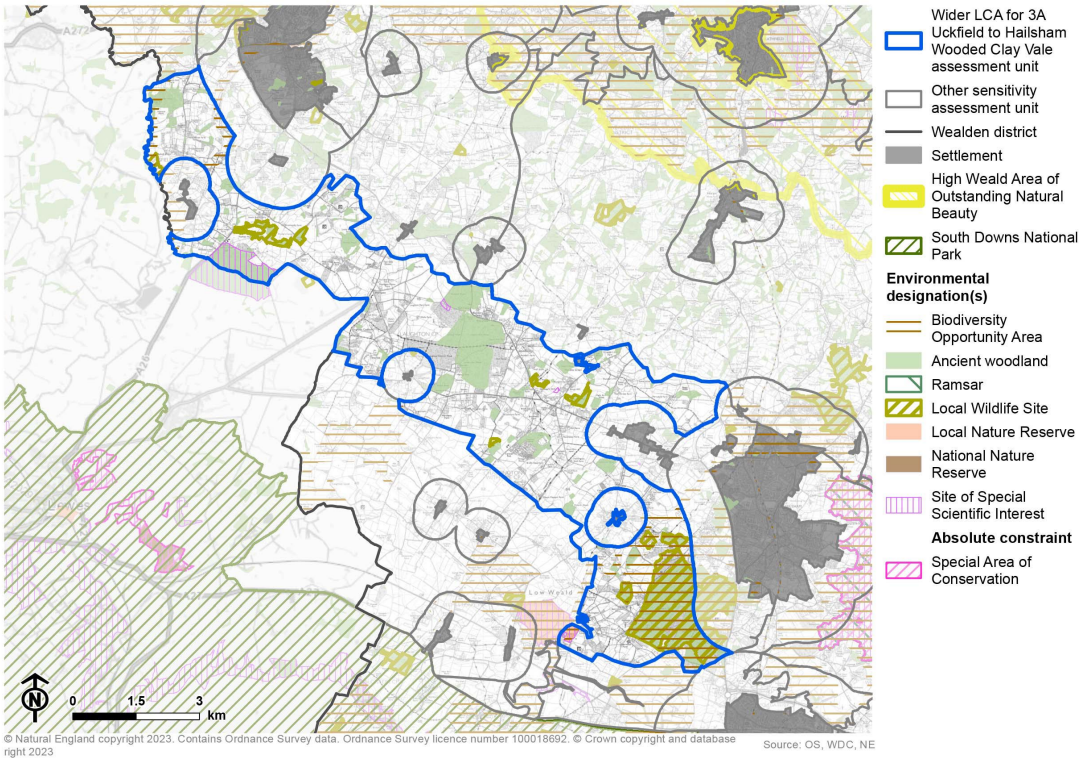
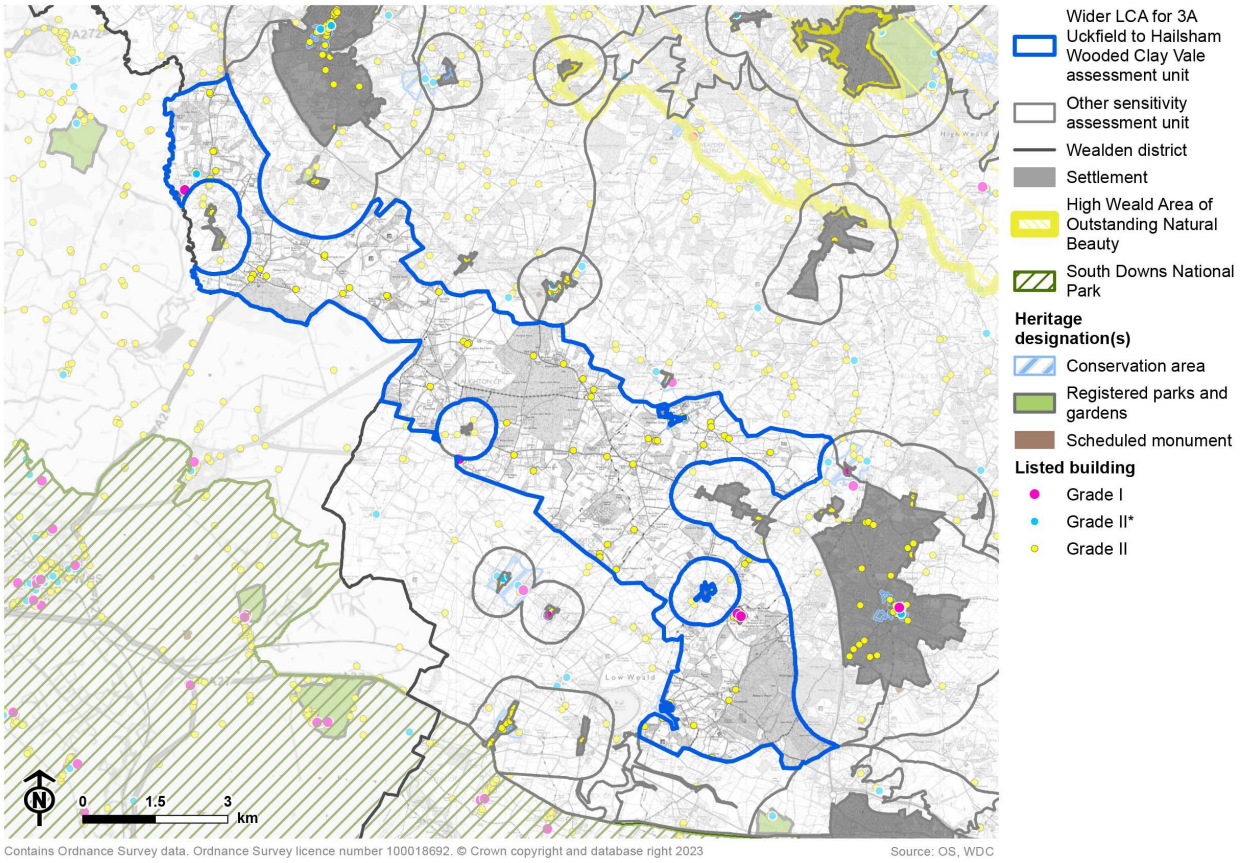


Figure A.61: Heritage designations for Wider LCA 3A assessment unit



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Representative photos



Open grazing field with wooded backdrop south of Isfield



Pasture field with mature infield trees and views to wooded horizon

Assessment unit	LCA 3A Wider area	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Gently rolling landscape, incised by the rivers Uck, Ouse and Cuckmere and the Ridgewood Stream.	**Moderate sensitivity**
'Natural' character	■ A well-wooded landscape with small broadleaved woodland blocks, frequently ancient (including Plashett Park Wood SSSI), and large mixed plantations at Abbot's Wood, Wilmington Wood and Vert Wood. Fields are mixed arable and pasture, bound by hedgerows with frequent mature hedgerow trees.	**Higher sensitivity**
	■ Priority habitat floodplain grazing marsh is recorded along the River Ouse floodplain. Western Ouse Streams and Ashdown Forest, River Uck and its Headwaters, River Cuckmere Habitat Link and Wilmington Woodlands and Watershed BOAs extend through this assessment unit.	**Higher sensitivity**
Landscape pattern and time depth	■ Mixed historic field pattern with medieval assarts around Halland, Whitesmith and the Dickers. Regular and irregular piecemeal enclosure patterns are common in the west, with planned enclosure patterns more common in the east, including some co-axial fields east of Chalvington Road.	**Higher sensitivity**
	■ Occasional modern field amalgamations.	Areas of lower sensitivity
Historic features	■ The motte and bailey castle at Isfield and moated Michelham Priory are Scheduled Monuments, and the priory buildings and churches at Arlington and Isfield are Grade I listed. Arlington and Muddles Green have designated Conservation Areas.	**Higher sensitivity**
	■ Scattered Grade II listed farmhouses and cottages across the landscape.	**Moderate sensitivity**
Settlement form	■ There is a dispersed rural settlement pattern of historic rural hamlets, with scattered farmsteads and houses.	**Higher sensitivity**
	■ Commercial development at Golden Cross and Whitesmiths has an exposed development edge. Deansland wood park estate is an exception to the dispersed rural settlement pattern of the wider area but is well-enclosed by woodland.	**Moderate sensitivity**
Settlement setting and coalescence	■ The assessment unit provides a rural, scenic setting to the historic hamlets and buildings, especially Arlington and Muddles Green which are covered by Conservation Areas.	**Higher sensitivity**
Recreational value	■ Extensive public rights of way provide connections across the wider countryside, including the promoted route Vanguard Way. Abbot's Wood is open access land, and provides opportunities for informal recreation. The Lavender Line is a heritage railway, where enjoyment of the landscape is important to the experience.	**Moderate sensitivity**
Perceptual aspects	■ A rural and tranquil character, with a good experience of dark night skies, especially within the woodlands and away from the main roads. Busy roads including the A22 and A26, commercial development at Golden Cross, stadium at	**Moderate sensitivity**

	Knockhatch, solar farms and electricity pylon routes are modern developments within the landscape.	
Visual prominence	■ A visually enclosed landscape screened by woodland and hedgerows.	**Lower sensitivity**
	■ Wilmington Wood is visually prominent on the skyline in the east. Occasional views to the distinctive South Downs National Park to the south and south-west, and to the wooded backdrop of the High Weald AONB to the north.	**Moderate sensitivity**

Key landscape sensitivities

- Gently rolling landscape, bisected by river and stream corridors.
- Ecologically valued woodlands and grassland, including ancient woodland and Plashett Park Wood SSSI.
- Intact historic field pattern, including assarts around Halland, Whitesmith and the Dickers and co-axial fields east of Chalvington Road.
- Pasture and arable fields bound by hedgerows and mature hedgerow trees.
- Dispersed, rural settlement pattern.
- Historic features including with historic farmsteads and houses, Scheduled Monuments and Conservation Areas at Muddles Green and Arlington.
- Good access on public rights of way through the landscape.
- Rural character with good experience of tranquillity and dark night skies, away from modern development along the A22.
- Occasional views to South Downs National Park and High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Wider LCA 3A assessment unit has **moderate-high sensitivity** to all development types as the landscape and visual characteristics /values are susceptible to change.

The ecologically valued woodlands and grasslands; historic field patterns with mature hedgerows and hedgerow trees; rural character, and the dispersed historic settlement character; often covered by Conservation Areas; increase sensitivity. However, the enclosed character reduces sensitivity where this occurs.

Small areas of land along the river corridors have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

Existing commercial development around Golden Cross results in a lower sensitivity to development, in particular commercial / industrial development, as this would fit with the existing development pattern.

Ancient woodlands, including around Plashett Park Wood SSSI, are of higher sensitivity.

The landscape which provides a rural backdrop to Scheduled Monuments at Isfield and Michelham Priory, and Conservation Areas at Muddles Green and Arlington is of higher sensitivity.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and allow a buffer around them to avoid root damage.
- Retain broadleaved woodland. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Take up biodiversity opportunities listed in the Western Ouse Streams and Ashdown Forest, River Uck and its Headwaters, River Cuckmere Habitat Link and Wilmington Woodlands and Watershed BOAs where possible, including woodland and wetland creation.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Ensure development does not adversely affect the historic qualities of Scheduled Monuments at Isfield, Michelham Priory, the setting to rural hamlets, including those with Conservation Areas, or appreciation of historic features including listed buildings.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape.
- Consider opportunities to better integrate existing commercial development at Golden Cross into the rural landscape, and ways to mitigate the noise and light pollution from the A22.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from popular public rights of way, particularly the Vanguard Way, when considering the siting and design of development in the landscape.
- Retain occasional views to the South Downs National Park and High Weald AONB.
- Minimise the influence of development on the rural character, dark night skies or tranquillity of the landscape.

Hailsham West

Assessment unit	Hailsham West
Landscape Character Area	**LCA 3A: Uckfield to Hailsham Wooded Clay Vale**

Settlement description

Hailsham is the largest settlement in the south of Wealden district, located between the River Cuckmere to the west and the Pevensey Levels to the east. Hailsham is mentioned in the Domesday Book, and was granted a market charter in 1252. The medieval town developed around Market Street, High Street, George Street and Vicarage Road, as shown by the extent of the Conservation Area. Further development was limited until the opening of the railway between Hailsham and Polegate in 1849, which was later extended north to Eridge. The town expanded to the south and west of the railway station. Despite the closure of the railway line in 1968, substantial growth occurred after the Second World War. From this period through to the early 21st century, the town has greatly expanded, predominantly to the north and west. This has resulted in its coalescence with the formerly separate hamlets of Lower and Upper Horsebridge and Amberstone to the north.

Absolute constraints

Land along the River Cuckmere and its tributary have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.62: Location of Hailsham West assessment unit

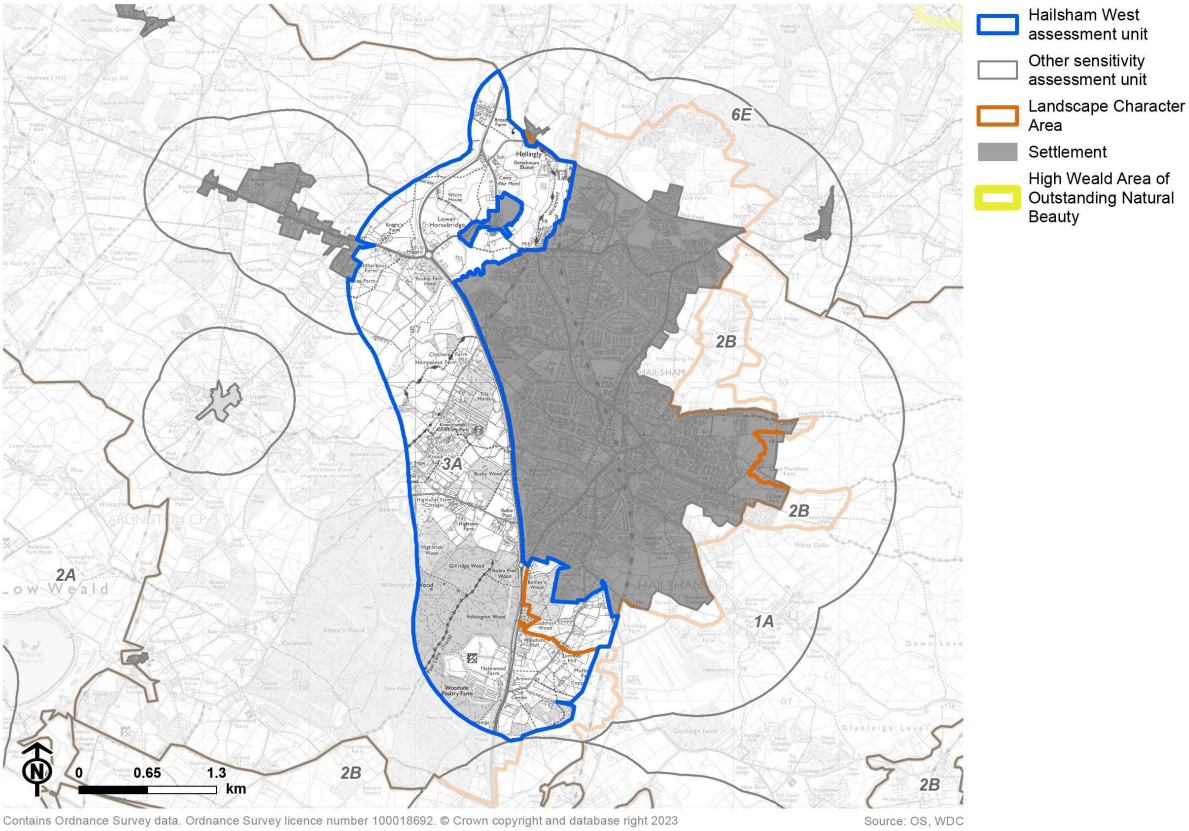


Figure A.63: Absolute constraints in Hailsham West assessment unit

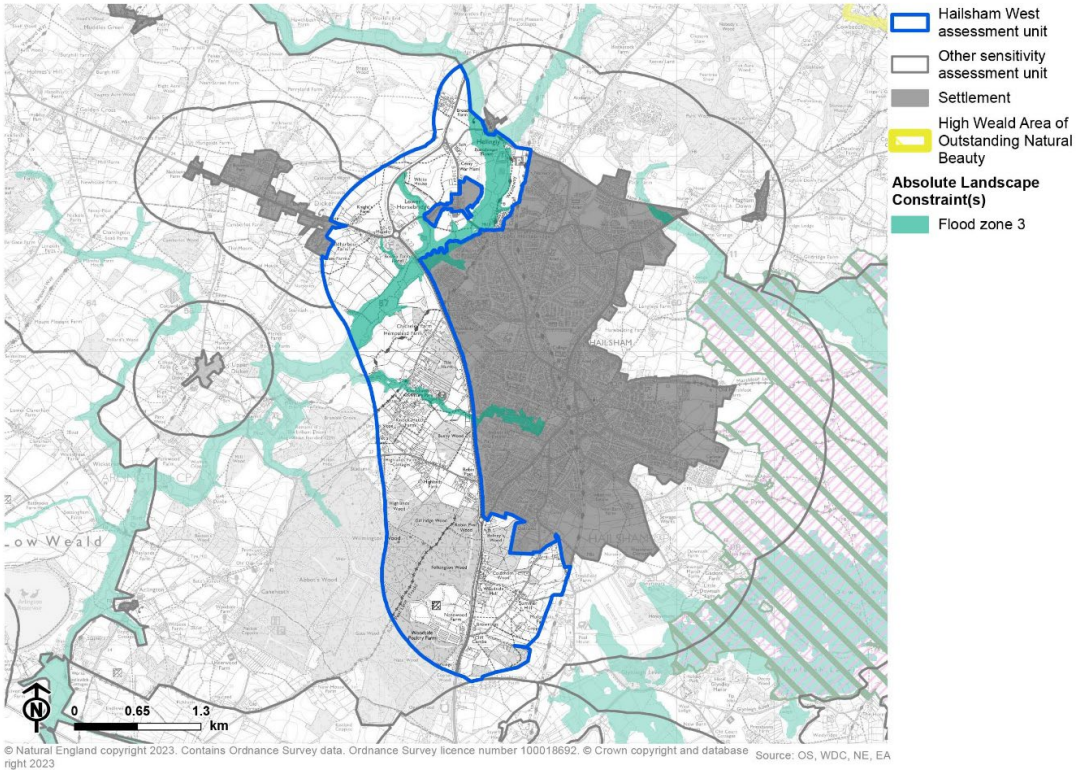


Figure A.64: Environmental designations in Hailsham West assessment unit

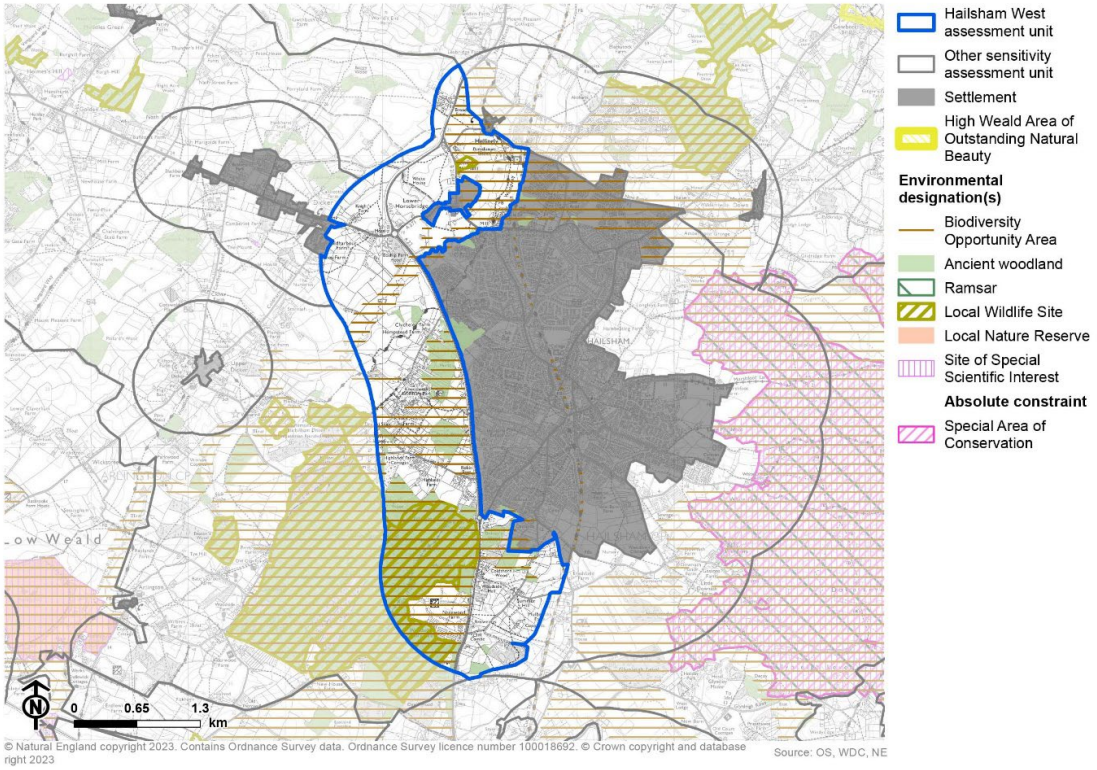
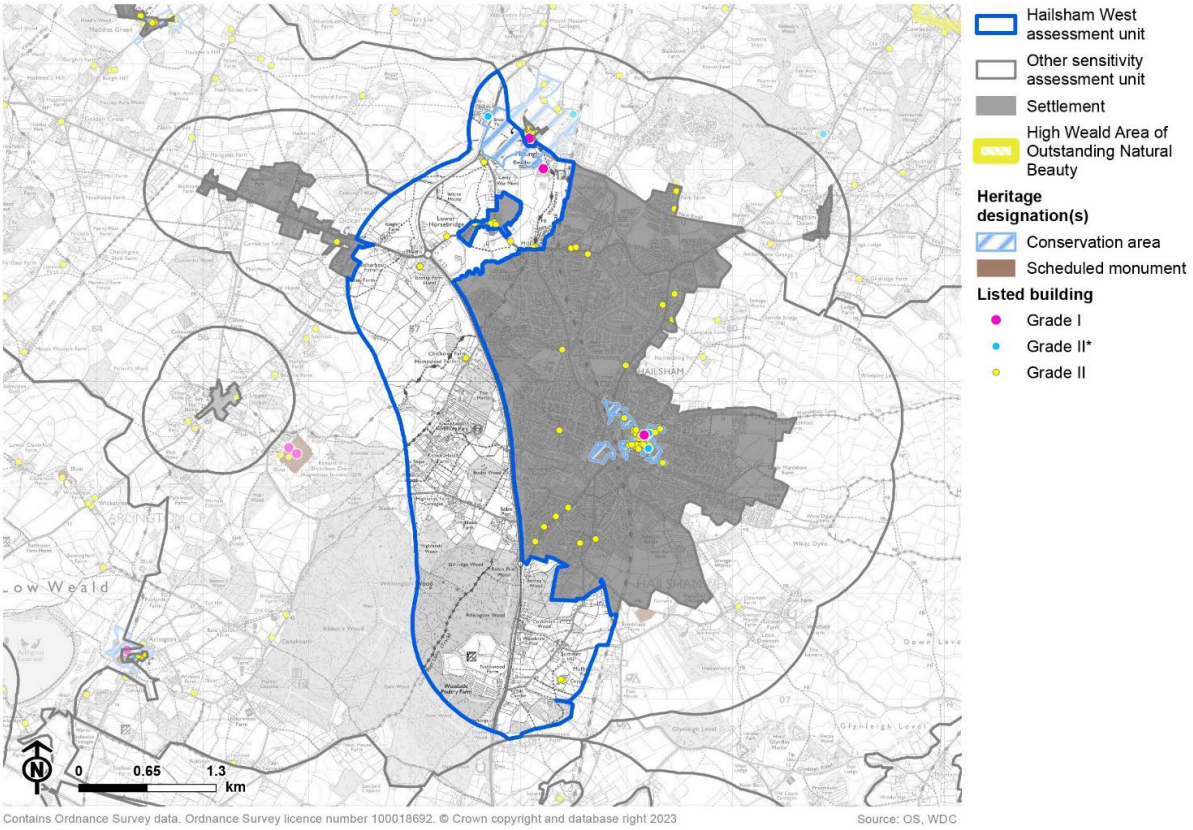


Figure A.65: Heritage designations in Hailsham West assessment unit



Representative photos



Subdivided horse grazing fields near Knockhatch in the west, with wooded backdrop



Small river valley landform south of Hailsham, with wooded backdrop provided by Coldthorn Wood

Assessment unit	**Hailsham West**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A gently rolling landscape, incised by the river valleys of the Cuckmere and its tributaries, rising to a high point in Wilmington Wood.	**Lower sensitivity**
'Natural' character	■ Predominantly pastoral land use with fields bound by mature hedgerows and hedgerow trees, with frequent in-field trees, although horse grazing has increased the use of post and wire fencing. Large arable fields lie west of the B2104. Small areas of priority habitat traditional orchard are recorded around Summerhill Lane.	**Moderate sensitivity**
	■ Considerable deciduous woodland coverage, concentrated in the south at Wilmington Wood/Abbot's Wood and Tile Hurst, much of ancient origin. River corridors are lined by woodland and form part of the Pevensey and Cuckmere Valley Link, River Cuckmere Habitat Link and Wilmington Woodlands and Watershed BOAs.	Areas of higher sensitivity
Landscape pattern and time depth	■ A varied field pattern, with a mix of medieval assarts on the edges of existing woodland in the west and south, early medieval to early modern planned private enclosure at Knockhatch, and late medieval or Tudor regular piecemeal enclosure. Extensive ancient woodlands add time-depth to the assessment unit.	**Moderate sensitivity**
	■ Modern field amalgamation is predominant in the north and north-west.	Areas of lower sensitivity
Historic features	■ Historic features are clustered in the north, including Grade II listed buildings within Lower Horsebridge. The Hellingly Conservation Area extends into the north-east, covering the Grade II* listed Broad Farmhouse. Grade I listed Horselunges Manor lies within Flood Zone 3 and contributes to the character of the immediate landscape.	Areas of higher sensitivity
	■ Historic features are rarer in the west and south.	**Lower sensitivity**
Settlement form and edge	■ The existing southern settlement edge of Hailsham is integrated into the landscape by mature vegetation and woodlands and development could adversely affect this. However, extensive planned development at Oaklands and east of Ersham Road will alter the settlement edge.	**Higher sensitivity**
	■ The western settlement edge of Hailsham is defined by the well-wooded and strong boundary feature of the A22 Hailsham Bypass.	**Moderate sensitivity**
	■ The northern settlement edge of Hailsham is relatively well integrated with the fringing landscape by hedgerows and trees. The River Cuckmere provides a strong boundary feature.	**Moderate sensitivity**
	■ Lower Horsebridge has a linear settlement form along the A271, although this will be considerably altered in the west and east by planned development. The exposed settlement edge is formed of two storey detached and semi-detached	**Lower sensitivity**

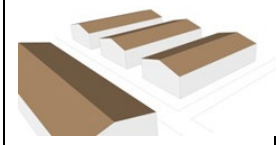
	houses, with no landscape features to integrate it with the surrounding rural fringe.	
Settlement setting and coalescence	■ Trees along the A22 Hailsham Bypass and Abbot's Wood in the south-west provides a wooded backdrop to the west of Hailsham. Bolney's Wood and Coldthorn Wood in the south make a positive contribution to the wooded character of Hailsham.	**Moderate sensitivity**
	■ In the north, the landscape provides a scenic backdrop to Lower Horsebridge, and is designated as part of the Hellingly Conservation Area for the rural setting it provides.	**Higher sensitivity**
	■ In the north, the landscape currently provides separation between Hailsham and Lower Horsebridge and between Lower Horsebridge and Hellingly.	**Higher sensitivity**
	■ In the south, the landscape contributes to the separation of Hailsham and Polegate, although development in the south of this sub-area would not close the gap between the settlements.	**Moderate sensitivity**
Recreational value	■ A strong network of public rights of way including sections of the Wealdway and Cuckoo Trail. Wilmington Wood/Abbot's Wood provides informal recreational opportunities.	**Moderate sensitivity**
Perceptual aspects	■ The landscape has a rural character with areas of tranquillity and dark skies within Wilmington Wood/Abbot's Wood and along the Cuckmere valley. Small lanes including Summerhill Lane and Church Lane retain a rural character.	Areas of higher sensitivity
	■ However, perceptual qualities are affected by proximity to Hailsham, busy trunk roads including the A22, and recreational land uses at Knockhatch. Modern development includes solar farms, electricity pylons and small business parks in the north and south.	**Moderate sensitivity**
Visual prominence	■ A generally enclosed landscape, particularly to the south and west with woodland and hedgerows providing screening. Trees along the A22 restrict views in from the east.	**Lower sensitivity**
	■ In the north, there are views across farmland to the riparian woodland along the River Cuckmere. Views to the Hellingly church tower and across the wider countryside are highlighted in the Hellingly Conservation Area Appraisal.	Areas of higher sensitivity
	■ Wilmington Wood and woodland at Tile Hurst form a wooded skyline to some views from the east and south, both within in and outside the assessment unit. Long distance views to the South Downs National Park are possible where there are gaps in tree cover and hedgerows.	**Moderate sensitivity**

Key landscape sensitivities

- The narrow river valleys of the Cuckmere and tributaries.
- Extensive mature deciduous woodlands, particularly in the south (many of which are ancient in origin).
- The network of thick hedgerows with hedgerow trees.
- Intact historic field patterns, particularly assarts in the west of the assessment unit.
- Historic character of Horselunges Manor, and the historic character and form of Hellingly, as shown by its Conservation Area.

- The rural setting the assessment unit provides to Hailsham.
- The rural setting and sense of separation provided in the north to Hailsham and Lower Horsebridge, and in the south to Hailsham and Polegate.
- Strong recreational opportunities.
- Rural character, with areas of tranquillity and dark skies within Wilmington Wood / Abbot's Wood.
- Occasional long-distance views to the South Downs National Park from higher ground.
- The wooded skyline Wilmington Wood / Abbot's Wood provides in views from the east and south of the assessment unit and outside it.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

This assessment unit is of **moderate sensitivity** to small-scale residential development, as some landscape and visual characteristics/ values are susceptible to change. Sensitivity to medium-scale residential and commercial/industrial development is **moderate-high,** as these types of development would be out of character with the low-rise residential character of the assessment unit.

The narrow river valleys of the Cuckmere and its tributaries; ecological values; particularly extensive broadleaved woodland; historic features; and rural character of much of this assessment unit increase sensitivity. The strong settlement boundary of the A22 to the west of Hailsham; rural setting to the historic village of Hellingly and the good public access also increase sensitivity. However, the low-lying topography; amalgamated modern field patterns to the north and north west and semi-enclosed character; disturbance by the busy trunk roads; modern development and proximity to Hailsham particularly where there are no strong landscape features defining the settlement edge (in the north and south) decrease sensitivity.

Land along the River Cuckmere and its tributary have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The extensive woodlands, particularly Wilmington Wood / Abbot's Wood are highly sensitive to all development types. Ancient woodlands are a particularly sensitive feature of this assessment unit.

The River Cuckmere valley is an important landscape feature, and has a high degree of remoteness and tranquillity, and therefore a higher sensitivity to development.

The land between Lower Horsebridge and Hailsham in the north is more sensitive to development, as development here could cause coalescence of the two settlements.

Land around existing non-rural land uses e.g. Knockhatch adventure park, dry ski slope and Arlington stadium, may have a slightly lower sensitivity to development, including to medium-scale residential development. Land in the south adjacent to the A22 and industrial area between the A22 and Summerhill Lane may have a lower sensitivity to medium-scale residential and commercial/industrial development due to the existing industrial units in situ.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Be located on lower-lying flat fields, where it is well enclosed by landform and vegetation, so that development would be less visible and have less influence on landscape character.
- Protect and enhance the narrow valley of the River Cuckmere, maintaining the floodplain as grazing land.
- Take up biodiversity opportunities listed in the Pevensey and Cuckmere Valley Link, River Cuckmere Habitat Link and Wilmington Woodlands and Watershed BOAs where possible, including woodland and wetland creation.
- Avoid development on sites in areas of habitat interest, notably semi-natural woodlands and riparian habitats along the River Cuckmere and its tributaries, and in fluvial flood areas.
- Retain broadleaved woodland, including linear riparian woodland along watercourses. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them, to avoid root damage.
- Retain in-field and roadside trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, particularly medieval assarts in the west, locating development away from intricate small-scale historic field patterns.
- Ensure development does not adversely affect the historic qualities or setting of Horselunges Manor with its moated site, or the intact historic form and character of Hellingly, and the rural setting the landscape provides, as set out in the Conservation Area appraisal.
- Retain the strong woodland corridor along the A22.
- Retain the rural character along the country lanes.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Where possible, preserve the rural setting and separation between Lower Horsebridge and Hellingly, and Lower Horsebridge and Hailsham.
- Consider views from public rights of way, such as the Wealdway, when considering the siting and design of development in the landscape.
- Consider the existing views towards Hellingly church tower in the design of development.
- Ensure development does not affect the occasional long-distance views to the South Downs National Park, and that areas of relative tranquillity in the larger woodlands are retained.

Assessment unit	Isfield
Landscape Character Area	**LCA 3A: Uckfield to Hailsham Wooded Clay Vale**

Settlement description

Isfield began as a ford across the River Ouse. A Norman motte and bailey castle and the 12th century church of St Margaret were built close to the ford. The Lewes to Uckfield railway line was built to the east of the village in 1858 but was closed in 1969. It has since reopened as a heritage steam railway. In the 20th century the village has grown linearly along Station Road, although the recent Lavender Fields development in the south-west has disrupted this pattern. The settlement edge is exposed with no landscape features to integrate it with the rural fringe, although the south-eastern boundary is bound by the former railway line and Lewes Road.

Absolute constraints

Land along the River Ouse and River Uck in the north and west have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Isfield

Figure A.66: Location of Isfield assessment unit

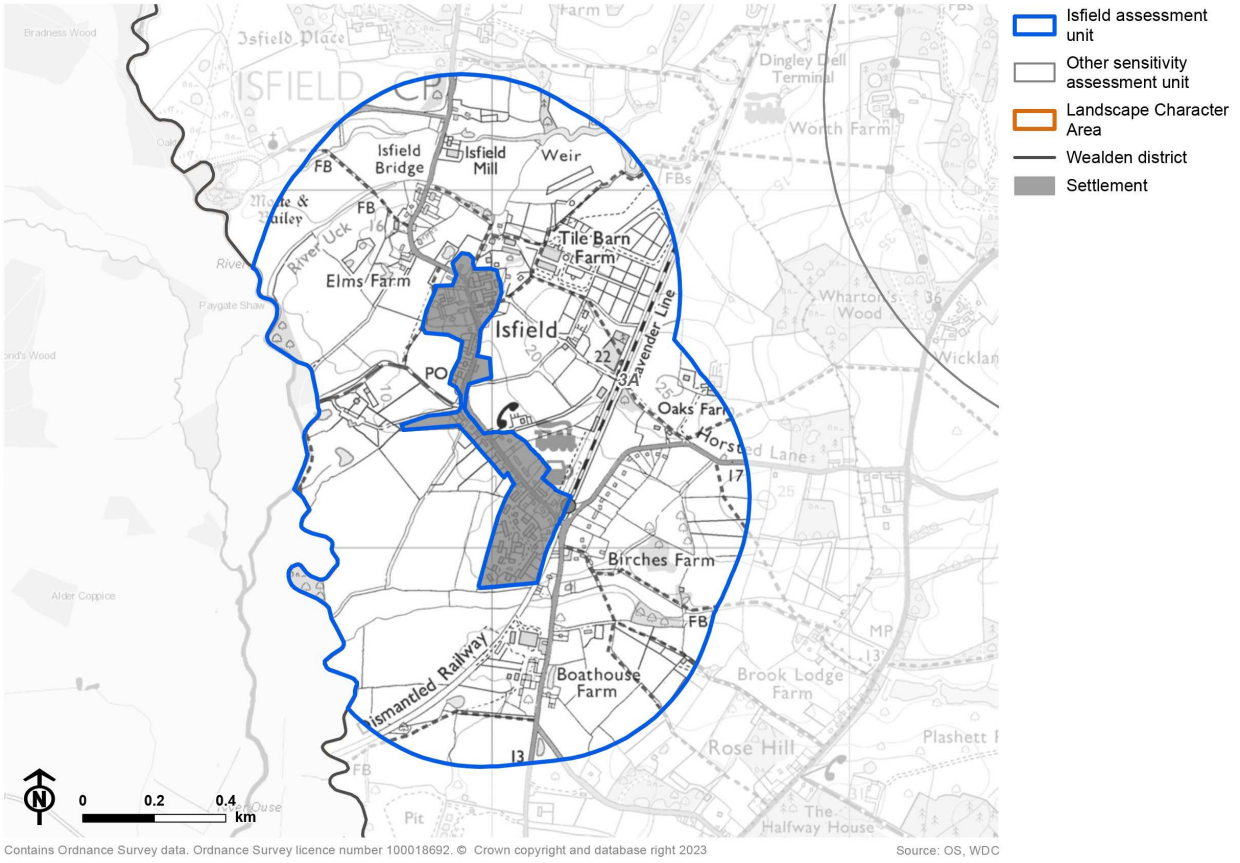


Figure A.67: Absolute constraints in Isfield assessment unit

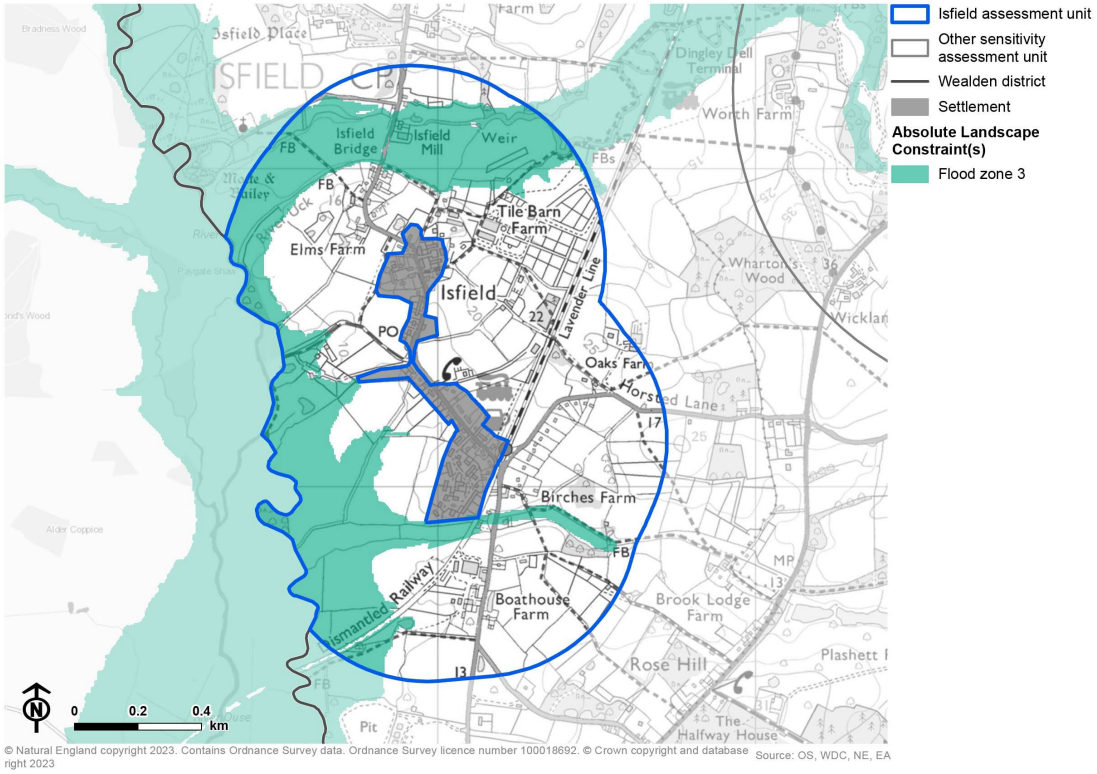


Figure A.68: Environmental designations for Isfield assessment unit

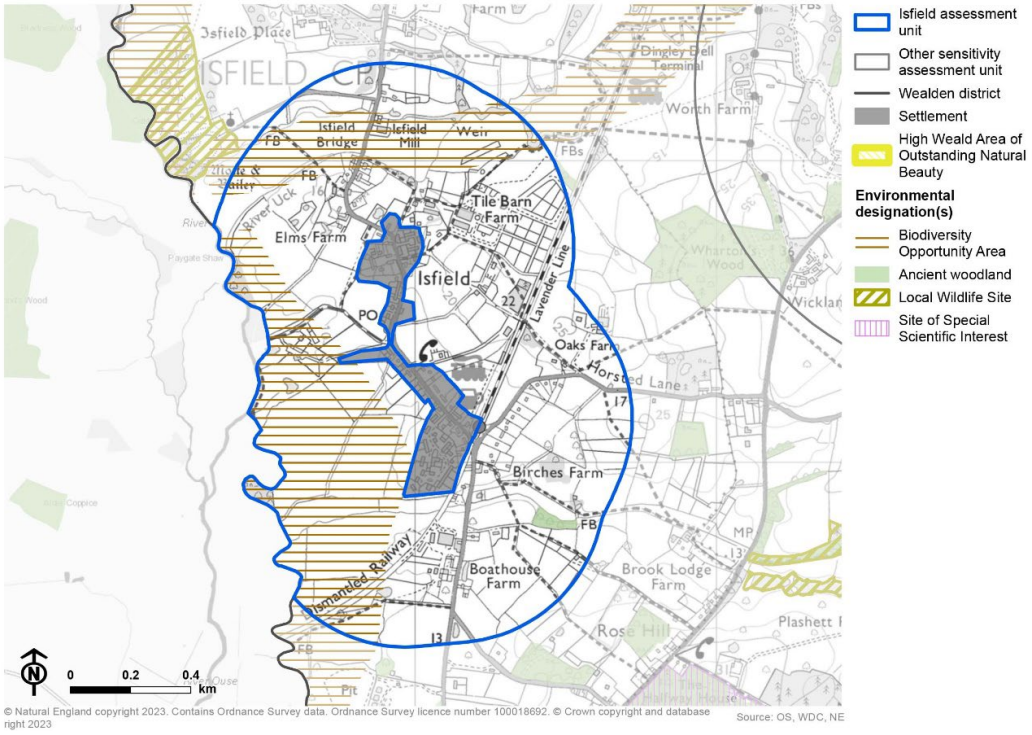
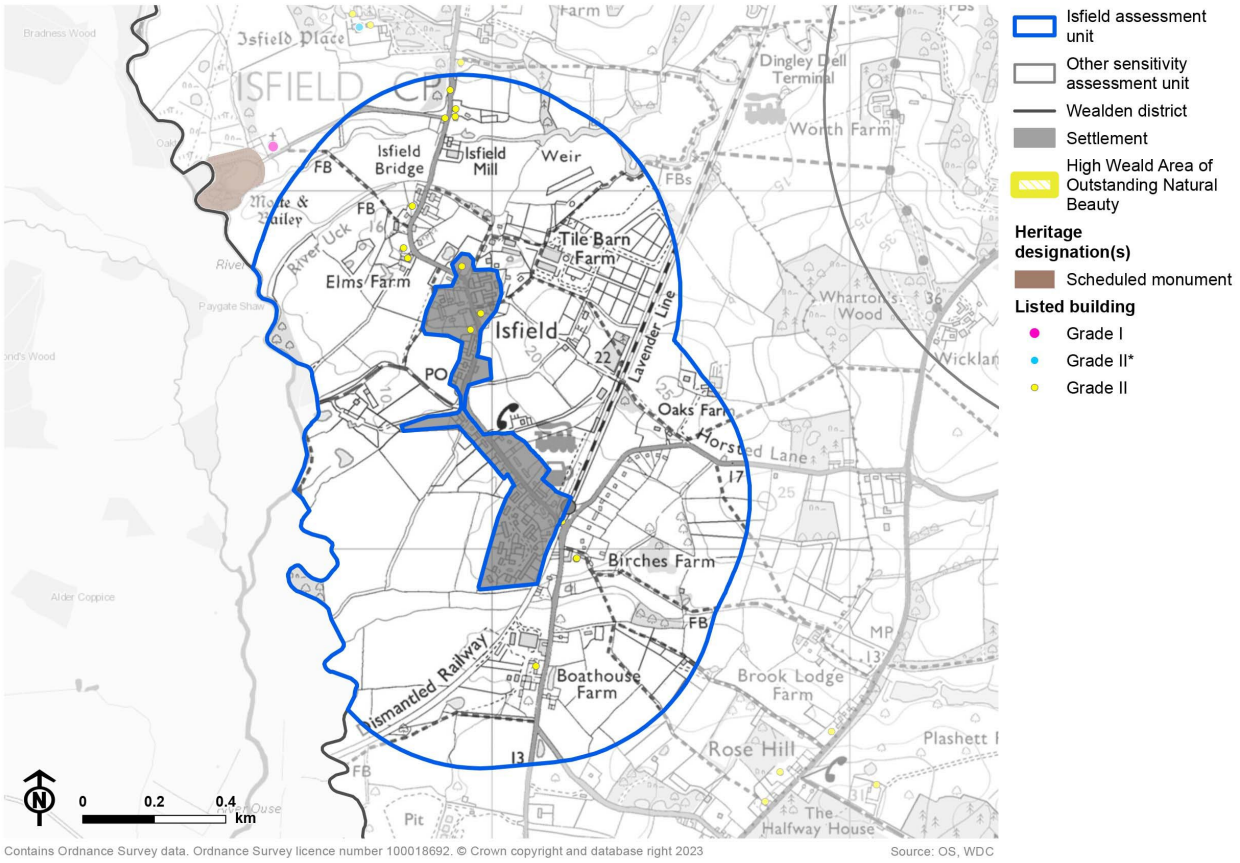


Figure A.69: Heritage designations for Isfield assessment unit



Representative photos


Open arable field with views to mature woodland.


Pasture field between individual houses north of Isfield.

Assessment unit	**Isfield**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Gently sloping landscape, rising from the River Ouse in the west.	**Moderate sensitivity**
'Natural' character	■ Predominantly pastoral landscape, with strong hedgerows with hedgerow trees, with some arable fields in the west. Small areas of priority habitat deciduous woodland are found in the south-east and White Oaks Shaw is recorded as ancient woodland. The Mid Ouse Floodzone BOA extends into the west of the assessment unit.	**Moderate sensitivity**
Landscape pattern and time depth	■ Mixed historic field pattern with medieval assarts in the east and south-west. The majority of the assessment unit has a late medieval or Tudor regular piece meal enclosure field pattern.	**Higher sensitivity**
Historic features	■ Scattered Grade II listed buildings along Station Road and Lewes Road. Isfield pound is a Scheduled Monument. The Lavender Line, a heritage railway, runs through the east of the assessment unit.	**Moderate sensitivity**
Settlement form and edge	■ Isfield has a loose settlement form due to modern extensions along Station Road and at Lavender Fields.	**Moderate sensitivity**
	■ The settlement edge is exposed, except for in the south-east where it is defined by the Lavender Line and in the north by the River Uck, although these boundaries have been breached by development.	**Moderate sensitivity**
Settlement setting and coalescence	■ The assessment unit provides a rural setting to Isfield, as well as to its historic core around the church (to the north-west outside this assessment unit).	**Higher sensitivity**
	■ The assessment unit does not provide separation between Isfield and any other settlements.	**Lower sensitivity**
Recreational value	■ Public rights of way provide connections to the wider countryside, including into Lewes District. The Lavender Line is a heritage railway, where enjoyment of the landscape is important to the experience.	**Moderate sensitivity**
Perceptual aspects	■ A rural and tranquil character, with a good experience of dark night skies. There are limited signs of modern development in the landscape.	**Higher sensitivity**
Visual prominence	■ A visually enclosed landscape screened by roadside vegetation and existing development. The landscape does not form a visually distinctive or prominent skyline, although there are very occasional views to the High Weald AONB from the north-west and the South Downs National Park from the south-west.	**Lower sensitivity**
Key landscape sensitivities		
■ Ecologically valued woodlands, including ancient woodland.		
■ Intact historic field pattern, including assarts.		
■ Pasture fields bound by strong hedgerows with mature hedgerow trees.		
■ The assessment unit provides a rural setting to Isfield.		
■ Good access on public rights of way through the landscape.		
■ Rural character with limited modern intrusions.		

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes l					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Isfield assessment unit has **moderate sensitivity** to small scale residential development as some of the landscape and visual characteristics/ values are susceptible to change.

The ecologically valued woodlands; historic field patterns with mature hedgerows; and role the assessment unit plays in the rural setting to Isfield increase its sensitivity to development. However, the enclosed character; undefined settlement edges; existing linear development within the assessment unit; and limited historic features reduce sensitivity to some degree.

The sensitivity of the assessment unit increases to **moderate-high** for medium-scale residential and commercial / industrial development, as the low-lying landscape means that larger buildings may be exposed and potentially intrusive.

Land along the River Ouse and River Uck in the north and west have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

There are no specific variations in landscape sensitivity within the assessment unit.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and allow a buffer around them to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape.
- Consider opportunities to incorporate the exposed settlement edges into the wider rural landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from popular public rights of way, when considering the siting and design of development in the landscape.
- Minimise the influence of development on the rural character, dark night skies or relative tranquillity of the landscape, applying suitable mitigation.

Assessment unit	Laughton
Landscape Character Area	**LCA 3A: Uckfield to Hailsham Wooded Clay Vale (extending into 2A Laughton to Arlington Open Clay Vale)**

Settlement description

Laughton is a small village set at the junction of the B2124 and Church Lane and contains two 18th century listed buildings. The Grade I listed All Saints Church lies outside of the settlement boundary. Small areas of 20th century semi-detached infill are located on Pound Lane and Elm Close. The settlement form extends as ribbon development along Laughton Road and Church Lane.

A very small area in the south-west lies within LCA 2A Laughton to Arlington Open Clay Vale. The landscape character of these fields is similar to the rest of the assessment unit and has therefore been considered together.

Laughton

Figure A.70: Location of Laughton assessment unit

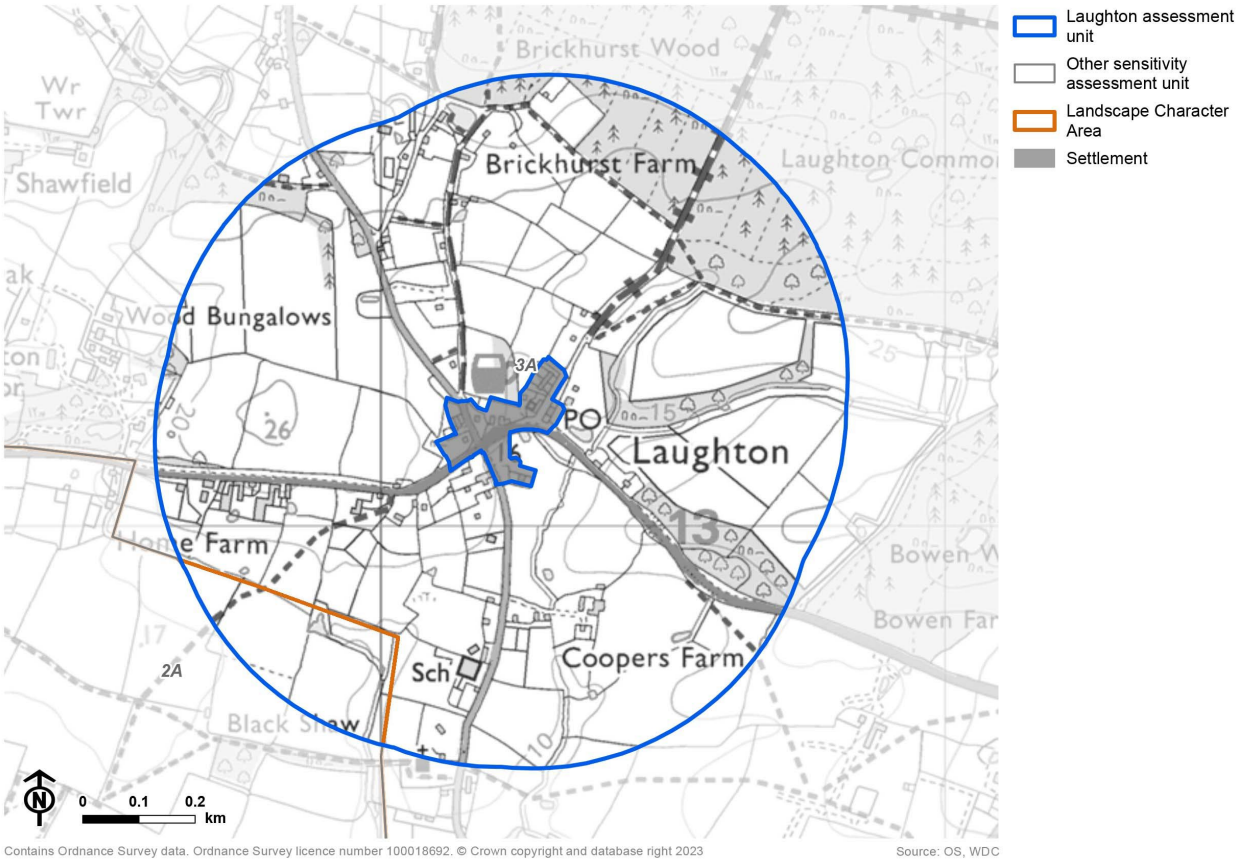
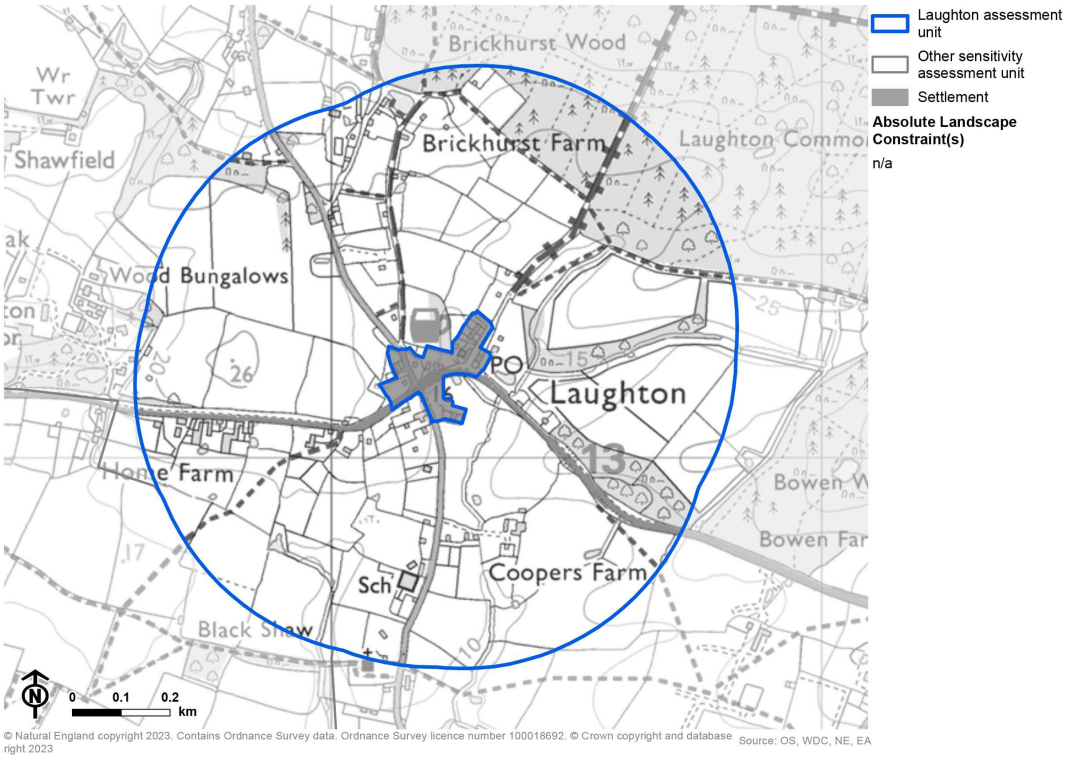
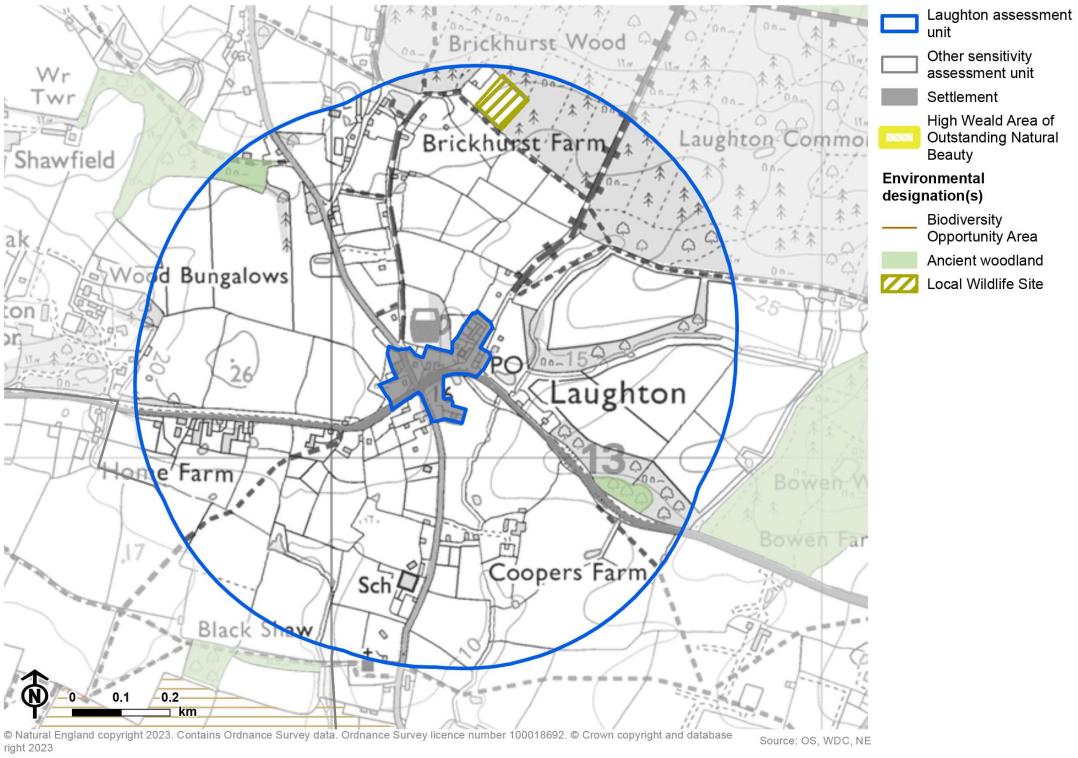


Figure A.71: Absolute constraints in Laughton assessment unit



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Source: OS, WDC, NE, EA

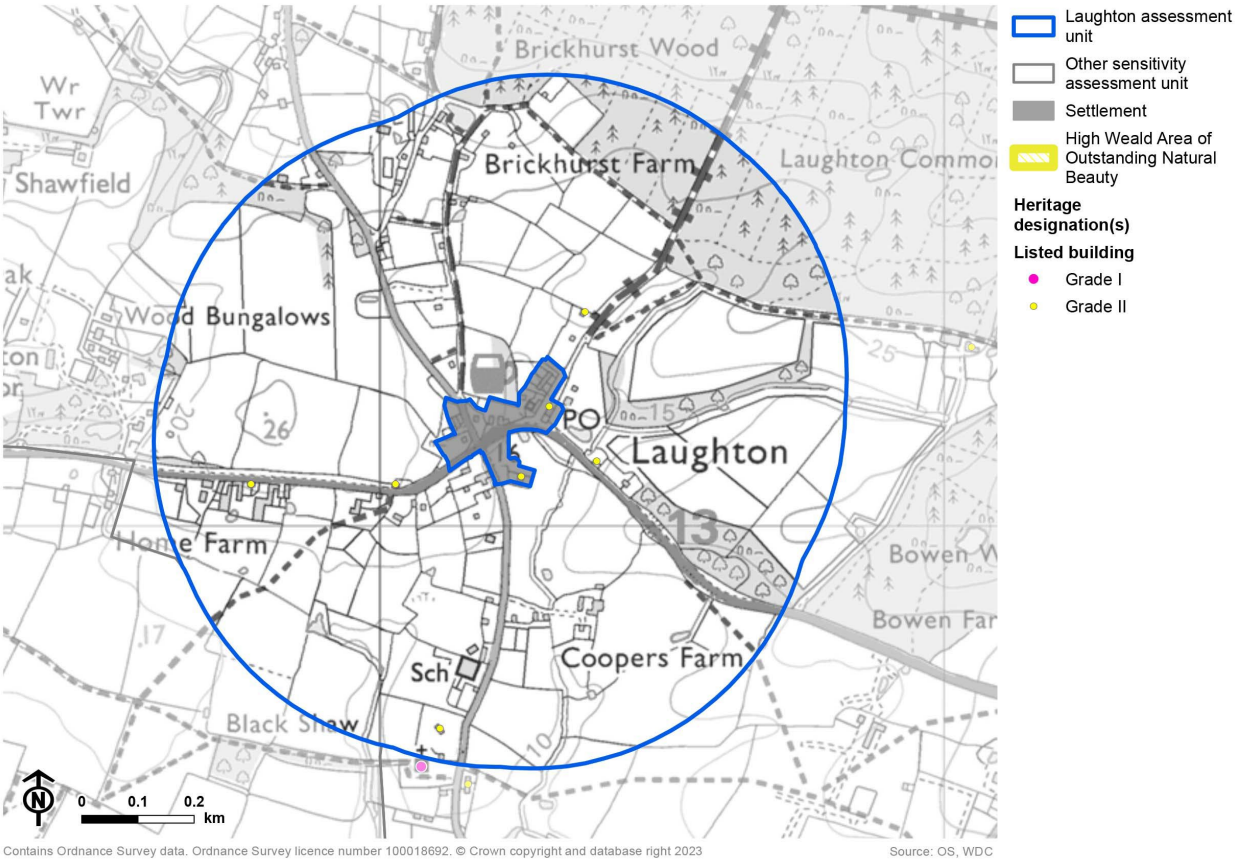
Figure A.72: Environmental designations for Laughton assessment unit



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Source: OS, WDC, NE

Figure A.73: Heritage designations for Laughton assessment unit



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Source: OS, WDC

Representative site photos


Pasture fields on the settlement edge of Laughton with mature hedgerows and hedgerow trees.


Mature trees and woodland on Pound Lane leading to Laughton Common Wood.

Assessment unit	**Laughton**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Gently rolling low-lying landscape, with the highest points in the north-east and west, crossed by small tributary streams.	**Lower sensitivity**
'Natural' character	■ A pastoral landscape, with strong field boundaries of shaws and hedgerows. Scattered woodland across the landscape, some designated priority habitat deciduous woodland.	**Moderate sensitivity**
	■ Small areas of ancient woodland are recorded at Coopers Farm Shaw in the east and Laughton Lodge Hospital Shaw in the west. Priority habitat deciduous woodland and good quality semi-improved grassland in the north is designated as Tollgate Meadow LWS.	Areas of higher sensitivity
Landscape pattern and time depth	■ Mixed historic field pattern with medieval assarts in the north and east, and late medieval or Tudor regular piecemeal enclosure with ponds in the south. Laughton Place to the west is an unregistered area of parkland.	**Higher sensitivity**
Historic features	■ Four individual listed buildings are found on the road network. There are no other recorded historic features within the assessment unit.	**Lower sensitivity**
Settlement form and edge	■ Laughton has a loose settlement pattern, extended by ribbon development in the west and east along Laughton Road. Settlement edges are exposed, except for some woodland to the north.	**Lower sensitivity**
Settlement setting and coalescence	■ The assessment unit provides a rural setting to Laughton, particularly woodland to the north.	**Moderate sensitivity**
	■ The landscape does not provide separation between Laughton and any other settlements.	**Lower sensitivity**
Recreational value	■ Public rights of way connect Laughton to Brickhurst Wood to the north and onto the Laughton Levels to the south.	**Moderate sensitivity**
Perceptual aspects	■ A rural and tranquil character, with a good experience of dark night skies. The landscape is remote from modern development.	**Higher sensitivity**
Visual prominence	■ A visually enclosed character due to mature roadside vegetation and hedgerows with occasional glimpsed views to the South Downs National Park. The assessment unit does not form a visually distinctive or prominent skyline.	**Lower sensitivity**
Key landscape sensitivities		
■ Ecologically valued woodlands and grassland, including ancient woodland and Tollgate Meadow LWS.		
■ Intact historic field pattern, including considerable assarts.		
■ Pasture fields bound by wooded shaws and hedgerows.		
■ The assessment unit provides a rural setting to Laughton.		
■ Good access on public rights of way through the landscape.		
■ Rural character with limited modern intrusions.		
■ Occasional views to the South Downs National Park.		

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Laughton assessment unit has **moderate sensitivity** to small scale residential development.

The ecologically valued woodlands and grasslands; historic field patterns with mature shaws and intact hedgerows; rural character; and rural setting provided to Laughton increase the assessment unit's sensitivity to development.

However, the low-lying landform; limited historic features; undefined settlement edges and enclosed character; reduce sensitivity; although larger buildings could be more visible in the wider landscape.

The sensitivity to medium-scale residential development would increase to **moderate-high,** and for commercial / industrial development would increase to **high** as the low-lying landscape and open character may result in larger buildings being exposed and potentially intrusive.

Variations in landscape sensitivity

The priority habitat deciduous woodlands and ancient woodlands in the north and east have a higher sensitivity to all forms of development. The parkland landscape of Laughton Place has a higher sensitivity to development.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and provide a suitable and appropriate buffer around them to avoid root damage.
- Retain and where possible enhance shaws and hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Retain and enhance the grassland habitats in the north, designated as Tollgate Meadow LWS, ensuring development does not impact these priority habitats.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Use planting and any new development to integrate existing development on the settlement edge, particularly Laughton Road and Church Lane with the surrounding landscape.
- Consider opportunities to enhance the exposed settlement edges.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.

- Consider views from popular public rights of way, when considering the siting and design of development in the landscape.
- Minimise the influence of development on the rural character, dark night skies or tranquillity of the landscape, applying suitable mitigation.
- Ensure development does not affect the occasional views to the South Downs National Park.

Assessment unit	Lower Dicker
Landscape Character Area	**LCA 3A: Uckfield to Hailsham Wooded Clay Vale**

Settlement description

Lower Dicker is a loose linear settlement that grew up along the A22 to the north of Upper Dicker. There is only one Grade II listed house in the village (The Fair Place dating from the 18th century). Settlement is now concentrated along the A22 and Coldharbour Road, with semi-detached two storey brick houses common. Small-scale industrial estates and urban fringe businesses, including a garden centre, are located along the A22. The settlement edges of Lower Dicker are not well defined.

Lower Dicker

Figure A.74: Location of Lower Dicker assessment unit

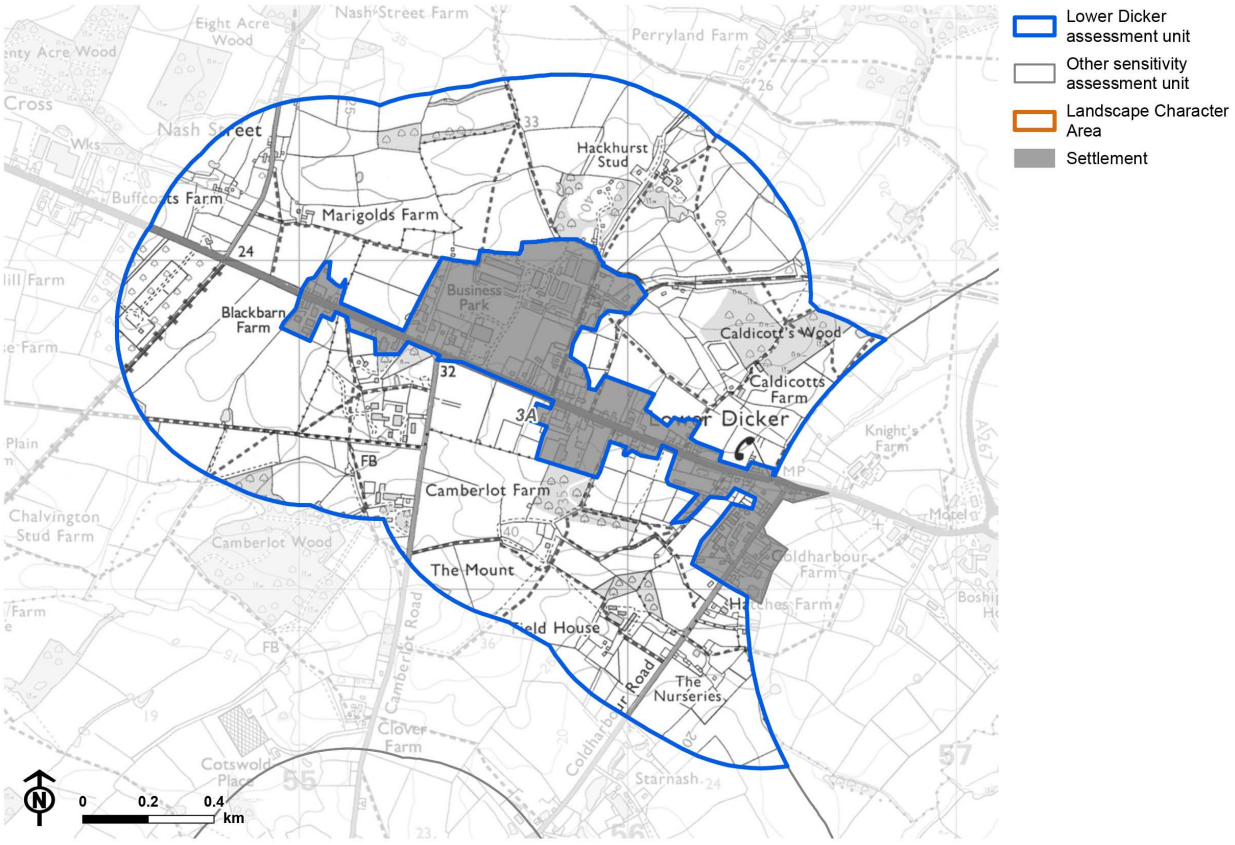


Figure A.75: Absolute constraints in Lower Dicker assessment unit

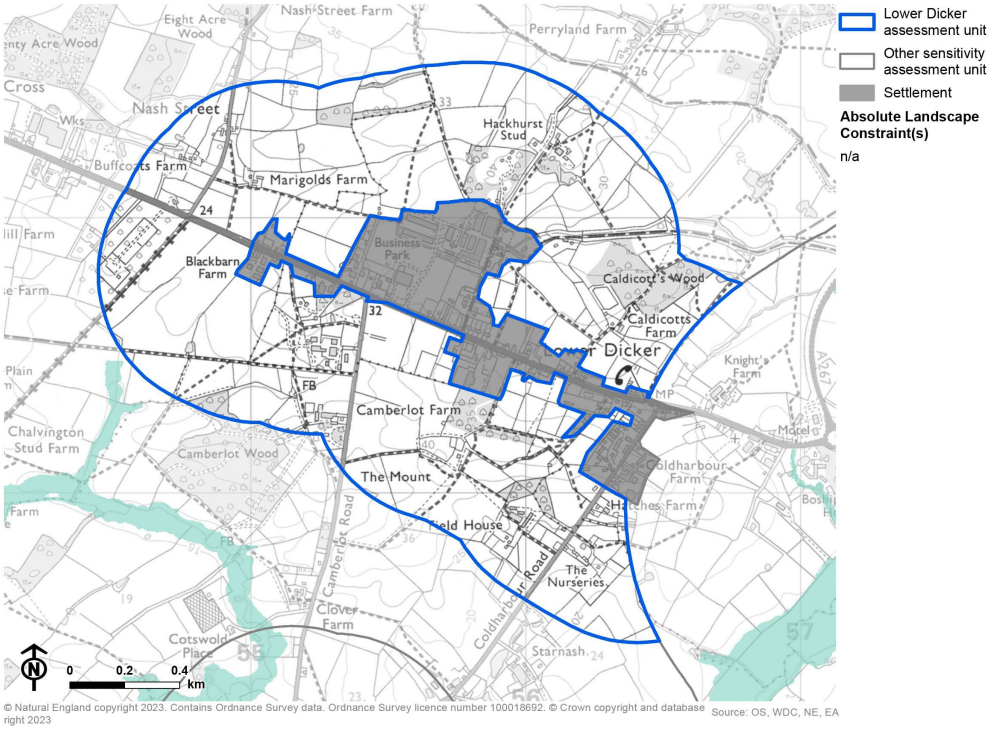


Figure A.76: Environmental designations for Lower Dicker assessment unit

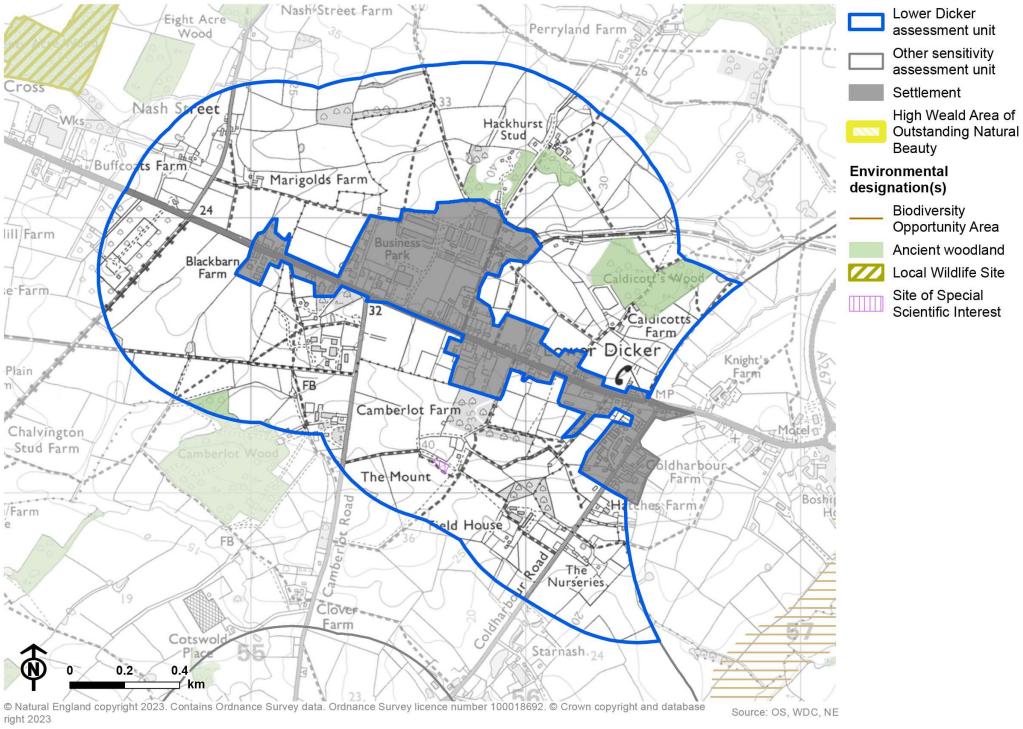
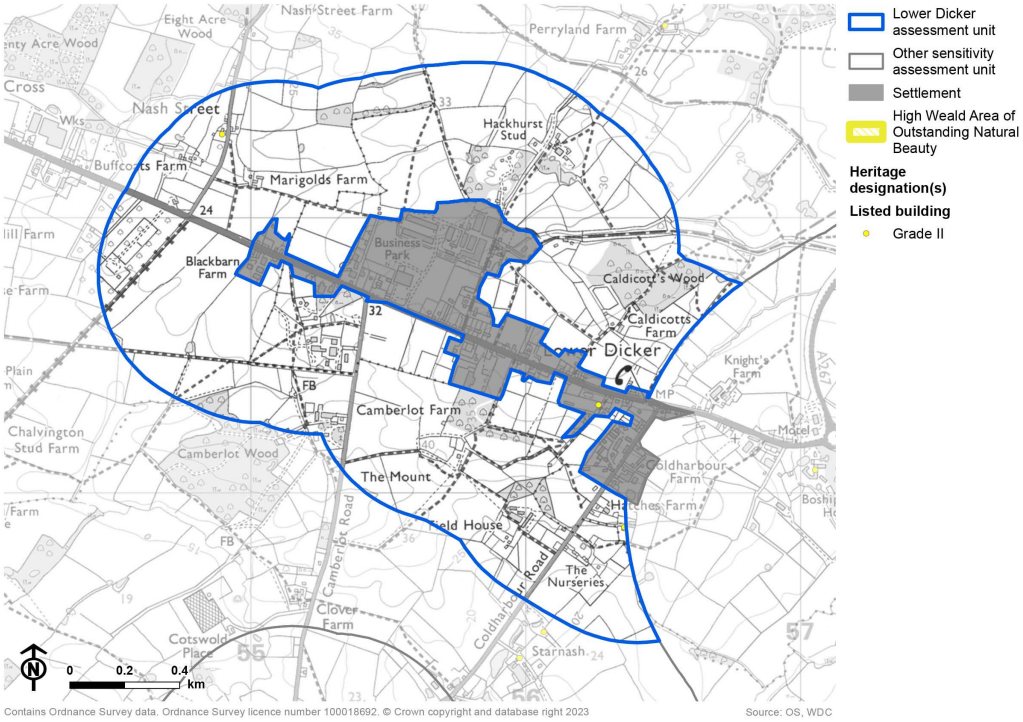


Figure A.77: Heritage designations for Lower Dicker assessment unit



Representative photos



Pasture fields subdivided for horse grazing with hedgerows in variable condition and a wooded background.



The A22 which influences tranquillity, looking south to individual houses and a wooded backdrop

Assessment unit	**Lower Dicker**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A gently rolling low-lying landscape. Small tributary streams of the Cuckmere run in the north-east and south-west.	**Lower sensitivity**
'Natural' character	■ Predominately arable field use, with small areas of pasture in the north and south-west, often in use for horse grazing. Boundary hedgerows are in variable condition, with mature hedgerow trees. A non-priority habitat orchard lies in the west and there are a number of field ponds within the assessment unit.	**Lower sensitivity**
	■ Scattered blocks of priority habitat deciduous woodland, much of ancient origin, particularly in the north. A former quarry is designated as a geological SSSI, as the most southerly exposure of Weald Clay in Britain.	**Higher sensitivity**
Landscape pattern and time depth	■ The majority of the historic field pattern is formed by semi-regular, medium-scale early medieval to early modern. There are small areas of medieval assarts in the north-west and around Camberlot Wood in the south-west. The north-east has a regular, late medieval or Tudor piecemeal enclosure pattern.	**Moderate sensitivity**
Historic features	■ Two 18th century brick houses on Nash Street and east of Coldharbour Road are designated as Grade II listed buildings. There are no other recorded historic features within the assessment unit.	**Lower sensitivity**
Settlement form and edge	■ Lower Dicker has a dispersed linear development pattern, formed of groups of two storey semi-detached brick houses. The settlement edges are not defined.	**Lower sensitivity**
	■ New infill development along the A22 could relate to the existing linear settlement form of Lower Dicker, although sensitivity of the assessment unit to development increases with distance from the road.	**Lower sensitivity**
Settlement setting and coalescence	■ The assessment unit contributes to the rural setting of Lower Dicker, particularly on the approach on Nash Street and Camberlot Road.	**Moderate sensitivity**
	■ The assessment unit provides some separation between the east of Lower Dicker and Hailsham, and there may be perceived coalescence if development were to occur in this location. The assessment unit also plays some role in the separation of Lower Dicker and Upper Dicker to the south.	**Moderate sensitivity**
Recreational value	■ A strong network of public rights of way, connecting to the wider countryside.	**Moderate sensitivity**
Perceptual aspects	■ Rurality and tranquillity are impacted by proximity to Lower Dicker, the A22 and the A267 to the east, modern residential development and industrial units. There are pockets of dark night skies in the north and south-west of the assessment unit, away from the road and existing development.	**Lower sensitivity**
Visual prominence	■ Views are semi-enclosed by hedgerows and rolling topography, with occasional views to the wooded backdrop to the north provided by the High Weald AONB. The assessment unit does not form a visually distinctive or prominent skyline.	**Lower sensitivity**
Key landscape sensitivities		
■ Scattered blocks of priority habitat deciduous woodland in the north, many designated as ancient woodland.		
■ Lower Dicker SSSI contains nationally important geology.		

- Intact historic field pattern, including medieval assarts.
- Arable and pasture fields bound by mature hedgerows with hedgerow trees.
- Good access on public rights of way through the landscape.
- Occasional views to the High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing			LM			
Medium scale residential 3-4 storey flats/ care homes				M		
Commercial/ industrial e.g. industrial units or hotels				M		

Summary of overall landscape sensitivity

The Lower Dicker assessment unit has **low-moderate sensitivity** to small scale residential development**,** as some of the landscape and visual characteristics /values are susceptible to change.

The ecologically valued woodlands; historic field patterns with mature hedgerow trees; rural character and setting provided to Lower Dicker; and the role the assessment unit plays in maintaining settlement separation between Lower Dicker and Hailsham to the east increase its sensitivity to development. However, the gently rolling landform; dispersed settlement form and edge; semi-enclosed character; influence of human activity and limited historic features, all of which reduce sensitivity.

The sensitivity to medium-scale residential and commercial / industrial development increases to **moderate** as the low-lying landscape is unlikely to be able to accommodate taller or larger buildings, although some commercial development may be able to be accommodated if sited and designed carefully.

Variations in landscape sensitivity

The priority habitat deciduous woodlands and ancient woodlands have a higher sensitivity to all forms of development.

Land along the A22 has a lower sensitivity, where development could be in keeping with the linear settlement pattern. Sensitivity to commercial / industrial development is lower around existing commercial development at the Golden Cross and Blackbarn Farm industrial estates.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Retain and enhance broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and provide a suitable and appropriate buffer around them to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly assarts in the north-west and south-west.

- Any development should be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape.
- Ensure development does not cause the perception of coalescence between Hailsham and Lower Dicker through continual ribbon development between the A22/A27 junction in the east and Lower Dicker.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from popular public rights of way when considering the siting and design of development in the landscape.
- Minimise the influence of development on the areas of dark night skies and relative tranquillity in the south-west and north of the assessment unit, applying suitable mitigation.
- Ensure development does not affect the occasional views to the wooded backdrop of the High Weald AONB to the north.

Uckfield South and West

Assessment unit	Uckfield South and West
Landscape Character Area	**LCA 3A Uckfield to Hailsham Wooded Clay Vale (extends into LCA 6D High Weald: Ouse Catchment)**

Settlement description

Uckfield is a commuter town located in the west of the district, with direct train connections to London. It developed as a crossing point of the River Uck and as a road hub between Canterbury, Chichester and Lewes. Church Street was at the heart of the original settlement and the town developed from the 15th century along the High Street and in the New Town areas (to the south of the original town centre). It greatly increased in size following the Second World War, extending north to merge with Ringles Cross. New development is currently under construction on the western edge of Uckfield at Ridgewood, which will alter and extend the settlement edge in the west. Uckfield South and West lies generally west of the A22 corridor, which forms the current western settlement boundary for Uckfield. Sparse development across the assessment unit consists primarily of isolated farmsteads and the small village of Little Horsted located in the south. In the south of the assessment unit, a large open green space at Horstead Green Park offers far-reaching views across the surroundings and the prominent western slope of Uckfield.

The western edge of Uckfield consists mostly of two storey detached houses located on a visually prominent slope, and areas of larger scale industrial structures. Along the southern edge, houses comprise one and two storey detached structures generally well-integrated into the surrounding landscape with mature trees and woodland.

Absolute Constraints

A corridor associated with the River Uck in the north, which flows south-west through the area, has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.78: Location of Uckfield South and West assessment unit

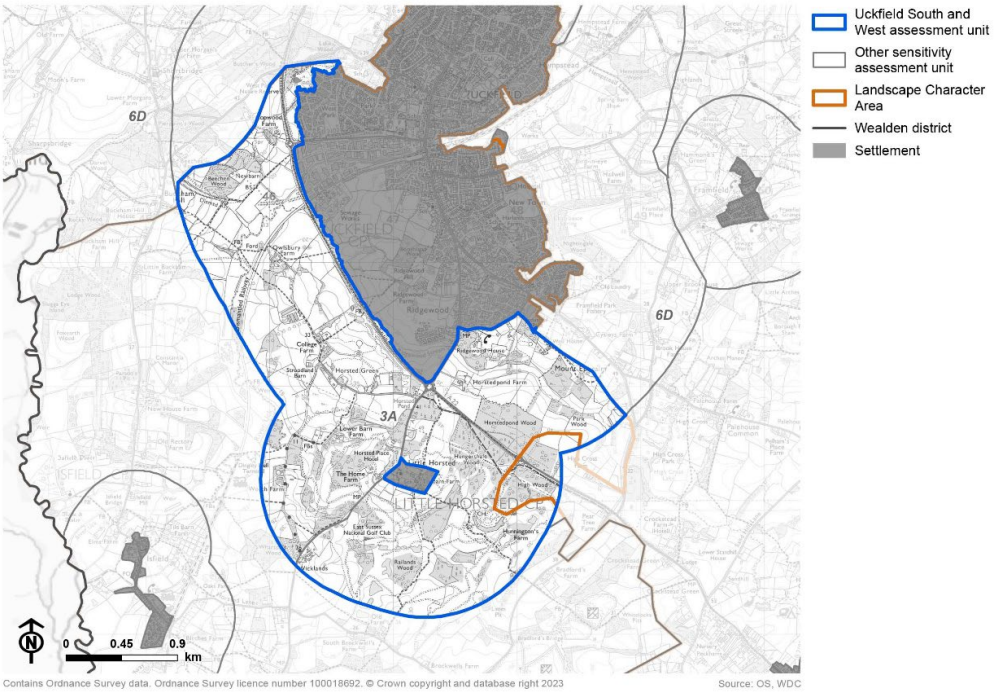


Figure A.79: Absolute constraints in Uckfield South and West assessment unit

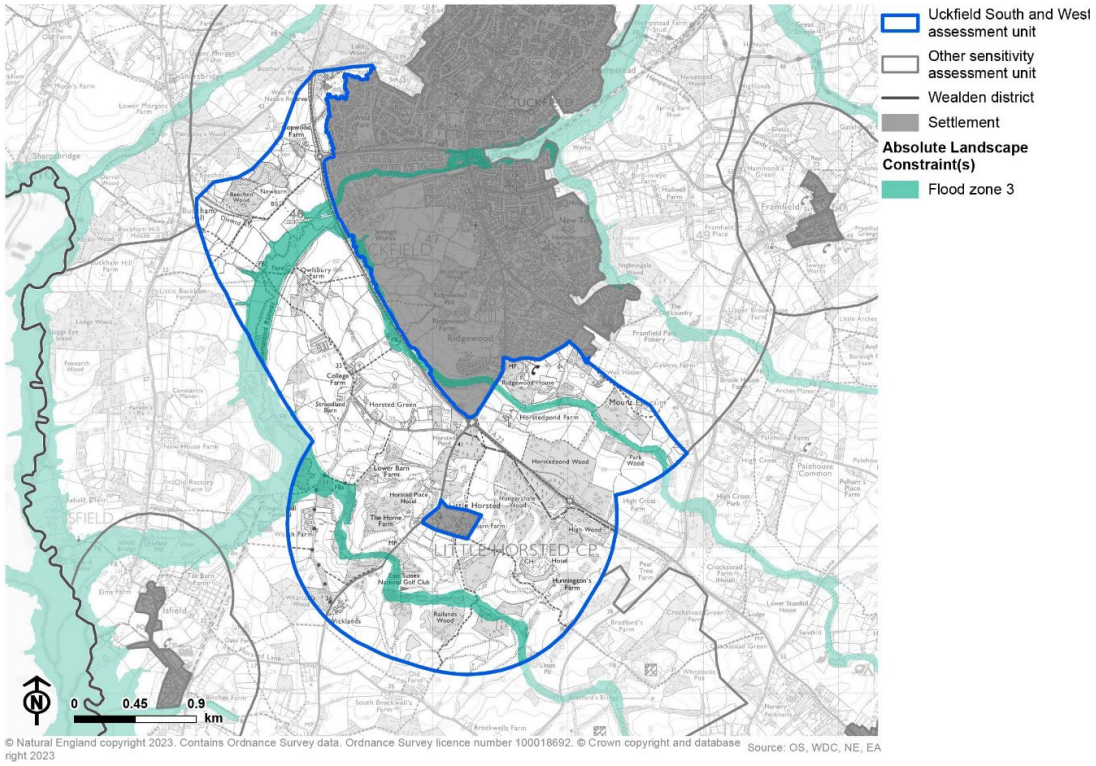


Figure A.80: Environmental designations in Uckfield South and West assessment unit

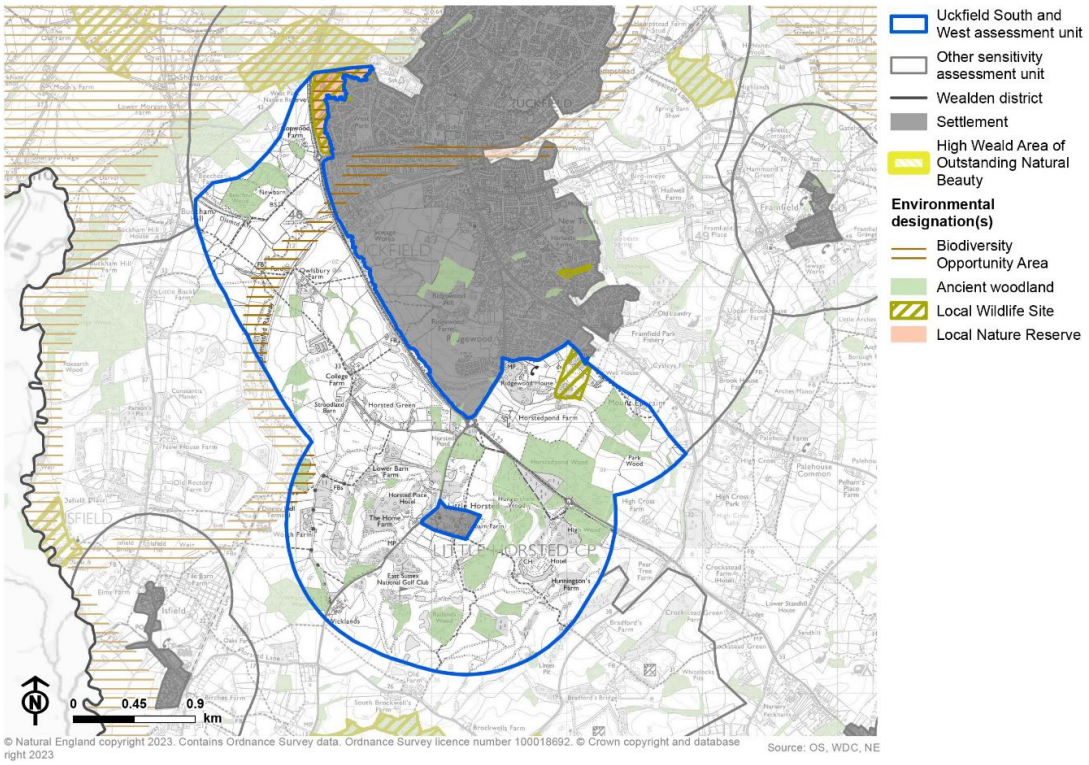
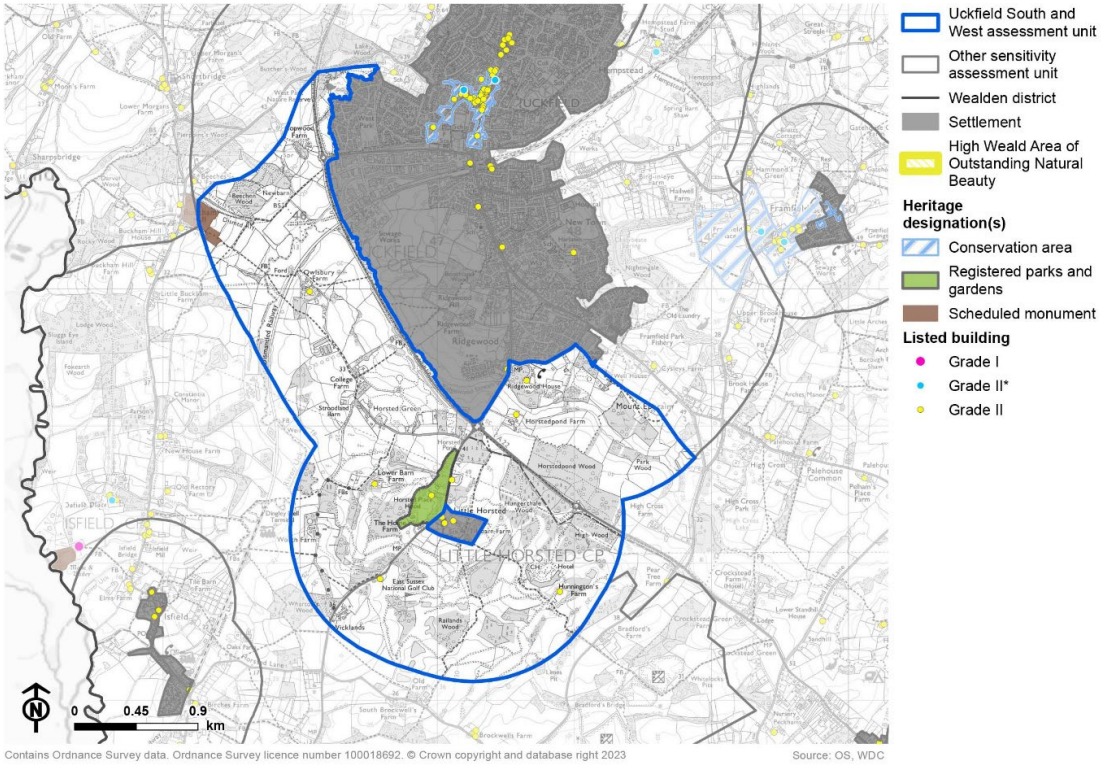


Figure A.81: Heritage designations in Uckfield South and West assessment unit



Representative photos



West of Uckfield: Arable fields, mature trees and hedgerows, and prominent electrical pylons overhead, looking east from a public right of way. The historic Horsted Place can be seen on the hillside in the distance.



South of Uckfield: Undulating landscape with mature scrub vegetation and trees, and prominent electrical pylons in the distance.

Assessment unit	Uckfield South and West
Commentary against landscape sensitivity indicators	

Assessment Criteria	Commentary	Sensitivity
Landform	■ The west and centre of the assessment unit comprises a broad, gently undulating valley landscape associated with the River Uck and Ridgewood Stream floodplains, typical of the low-lying river valleys across the wider LCA. The landform gently rises towards Rocks Road in the north.	**Lower sensitivity**
	■ The landform becomes more complex in the south, with Little Horsted occupying a low-lying ridge, which falls sharply along the River Uck corridor to the south and more gently along the Ridgewood Stream in the east.	Areas of higher sensitivity
'Natural' character	■ Medium and large-scale arable fields with intact hedgerows characterise the low-lying central belt of the unit. Small scale pastoral fields lie in the north-west and south-east, bound by mature hedgerows and hedgerow trees.	**Moderate sensitivity**
	■ Numerous small woodlands lie in the north and east of the assessment unit, and along the River Uck corridor, some ancient or priority habitat deciduous woodland. Larger woodlands line the A22 corridor and are found in the south-east.	Areas of higher sensitivity
Landscape pattern and time depth	■ A mix of small and medium scale historic field patterns, including cohesive assarts and regular piece-meal enclosure lie to the north and in the east near Ridgewood Stream.	**Moderate sensitivity**
	■ Large modern field amalgamations associated with Owlsbury Farm dominate the central belt of the assessment unit. Modern fairways of the East Sussex National Gold Club are intermixed with woodland in the south of the assessment unit and are not representative of the wider LCA.	Areas of lower sensitivity
Historic features	■ Grade II listed farmsteads are dispersed along Buckham Hill/Station Road, with a medieval farmstead at Buckham Hill in the north of the unit. A dismantled railway (formerly the Uckfield to Lewes rail link) roughly follows the path of the River Uck.	**Moderate sensitivity**
	■ The village of Little Horsted contains a small cluster of Grade II listed cottages and farmsteads. A Grade II Registered Garden and listed building are located in the south of the assessment unit at Horsted Place, just north of the village.	Areas of higher sensitivity
Settlement form and edge	■ Development within the assessment unit is limited to isolated farmsteads and residences strung along rural lanes, typical of the wider LCA.	**Higher sensitivity**
	■ The south edge of Uckfield near Ridgewood Stream is relatively well-integrated with the surrounding landscape, softened by the wooded stream corridor and numerous small-scale woodlands. However, new development at Ridgewood north of Lewes Road near the A22/A26 junction is more visible.	**Moderate sensitivity**
	■ The western edge of Uckfield north of Lewes Road (including new residential development at Ridgewood extending towards the A22) and the large-scale Bellbrook Industrial Estate are exposed and visible from the assessment unit, indicating lower sensitivity. Development is relatively contained by the wooded A22 and Ridgewood Stream, both of which provide strong boundary features.	**Moderate sensitivity**
Settlement setting and coalescence	■ The rural landscape and limited settlement pattern provide some contribution as a backdrop to Little Horsted and Uckfield.	**Moderate sensitivity**
	■ The area plays a role in the separation between Uckfield and Little Horsted.	**Moderate sensitivity**

Recreational value	■ Public rights of way pass north-south through the assessment unit, crossing through Horsted Green Park (SANG) along the A22. A public bridleway runs further south along the A22.	**Moderate sensitivity**
Perceptual aspects	■ A relatively rural and tranquil assessment unit, with an agricultural, undeveloped character. The experience of dark skies and tranquillity is stronger to the far west and south-west, further from Uckfield.	**Moderate sensitivity**
	■ In the west of the assessment unit, the proximity to the A22, Bellbrook Industrial Estate and new development at Ridgewood Farm on the western settlement edge, and the presence of prominent electricity pylons across the landscape reduce tranquillity and introduce signs of human activity.	Areas of lower sensitivity
Visual prominence	■ A semi-enclosed character, with views limited by roadside vegetation, numerous small woodlands, and a gently undulating landform. Occasional westward views from the A22 across the rising valley side.	**Moderate sensitivity**
	■ Little Horsted occupies a relatively elevated ridge in the south, with some visual prominence, and retains views north across the low-lying arable landscape.	**Higher sensitivity**
	■ There is some intervisibility with the High Weald AONB, which provides a wooded backdrop looking north-west	**Moderate sensitivity**

Key landscape sensitivities

- The River Uck and Ridgewood stream corridors and associated riparian woodlands and priority habitats, which form part of the River Uck and its Headwaters BOA.
- Numerous semi-natural ancient woodlands in the north and south / south-east.
- Strong network of mature, intact hedgerow boundaries.
- Intact historic field patterns and assarts in the north and east of the area.
- Historic features at Buckham Hill in the north and Horsted Place in the south, including a Scheduled Monument, Registered Garden, and Grade II listed buildings.
- The rural setting and sense of separation provided to Uckfield and Little Horsted.
- The network of public rights of way.
- Rural character with areas of tranquillity and dark skies along the Uck Valley and among the numerous woodlands to the north.
- Occasional long-distance views to the wooded ridges of the High Weald AONB from areas of higher ground.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 story flats/ care homes					MH	

Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Uckfield South and West assessment unit has **moderate sensitivity** to small-scale residential housing as some landscape and visual characteristics / values are susceptible to change.

In the west of the unit: the limited settlement pattern; areas of historic assart fields in the north; priority habitat and ancient woodlands in the north; and the rural character of the area (away from the influence of Uckfield) increase sensitivity to development. However, the low-lying and relatively smooth topography through the centre along the River Uck; amalgamated modern field patterns in the central belt; proximity and intervisibility to the exposed and modern western edge of Uckfield; and semi-enclosed character where mature woodland and dense roadside vegetation could potentially screen small-scale development, and limit visibility and thus reduce sensitivity.

In the south of the unit: the dispersed and limited settlement pattern; including the historic village of Little Horsted; the areas of elevated ridges and complex topography (particularly around Little Horsted, Ridgewood Stream, and along the A22); the numerous pockets of priority habitat and ancient woodland around Little Horsted and Ridgewood Stream; and the historic features south of the A26 and along Lewes Road (including the Grade II listed Horsted Place and gardens, Ridgewood House, Horstedpond Farmhouse, and The Rectory) increase sensitivity to development. However, the proximity to the large-scale East Sussex National Golf Club, and to the new modern residential development (Ridgewood), north of Lewes Road, may indicate localised lower sensitivity.

The sensitivity to medium-scale residential development would increase to **moderate-high**, and for commercial / industrial development would increase to **high**, as the gently undulating landscape and mostly low-rise, low-density development pattern may result in larger buildings being exposed and are likely to be intrusive.

A corridor associated with the River Uck in the north, which flows south-west through the area, has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

Areas to the far west and south-west of the assessment unit have higher sensitivity due to their distance from the settlement edge of Uckfield, with qualities of tranquillity and dark skies. The far north, south and south-east of the assessment unit have areas of more complex topography, and the areas south of the A26 and east of the A22 contain larger areas of ancient woodland and historic field patterns and thus have higher sensitivity.

Areas in proximity to the A22, industrial units along Bell Lane and new modern development edges, particularly along the western settlement edge and along Lewes Road have a lower sensitivity to small and medium-scale residential development. The area in close proximity to the East Sussex National Golf Club may have lower sensitivity to small and medium-scale residential development, due to existing large-scale development, and human influence on the landscape.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Be located on low lying flat fields, where well enclosed by landform and vegetation, where development would be less visible and have less influence on landscape character.
- Avoid development on sites of habitat interest, notably riparian habitats along the River Uck and Ridgewood Stream.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them, to avoid root damage.
- Retain in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Replace hedgerows if they are affected by development. Any new planting should be in character with the locality, using native species where possible.

- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive and medieval assarts in the north and east.
- Ensure development does not adversely affect the historic qualities of Horsted Place and Little Horsted, and at Buckham Hill.
- Consider views from public rights of way when considering the siting and design of development in the landscape.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Consider opportunities to minimise the impacts of the A22 and electrical pylons on the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the rural character of the landscape, and areas of relative tranquillity, particularly in the Uck Valley and numerous woodlands to the north and east.
- Preserve the separation between Uckfield and Little Horsted when considering the siting and design of development in the landscape.
- Ensure development does not affect existing views to the High Weald AONB.

Assessment unit	Upper Dicker
Landscape Character Area	**LCA 3A: Uckfield to Hailsham Wooded Clay Vale**

Settlement description

Upper Dicker is the site of a medieval trade centre, although there are no physical remnants from this period. The Dicker common was enclosed in the early 19th century, and Holy Trinity church was built in 1843. The village is centred around Coldharbour Road, Camberlot Road and Michelham Priory Road, and has changed very little since the 1900s. St Bede's School provides a boundary to the south-east on Michelham Priory Road, but otherwise the other settlement boundaries are not well defined.

Absolute constraints

Land associated with the River Cuckmere in the east and its tributary in the west are scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Upper Dicker

Figure A.82: Location of Upper Dicker assessment unit

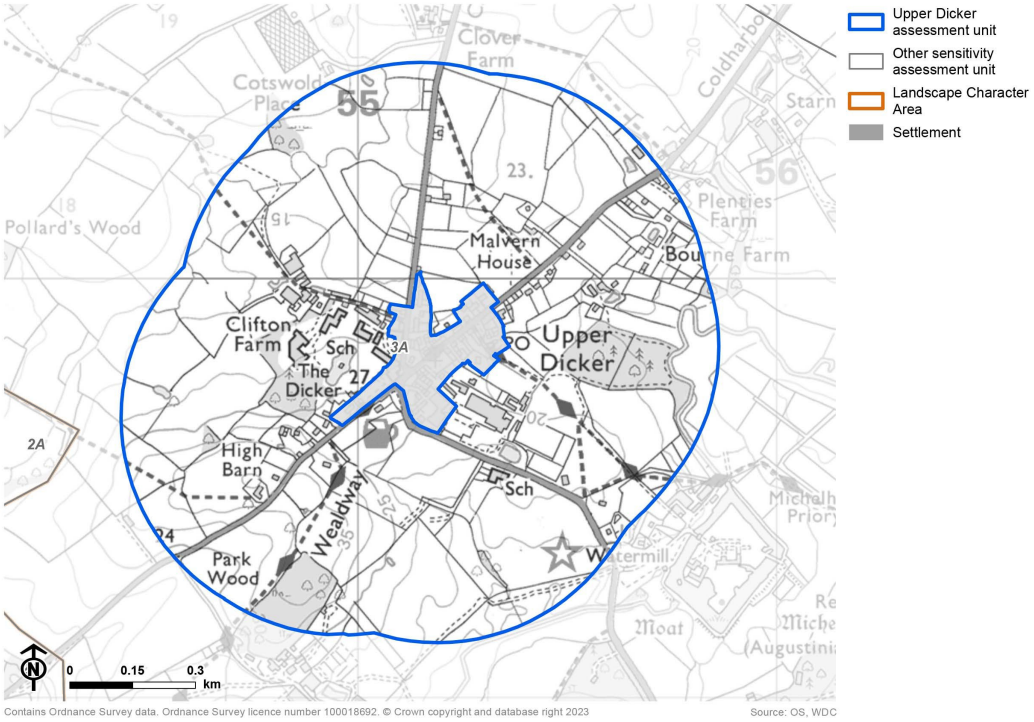


Figure A.83: Absolute constraints in Upper Dicker assessment unit

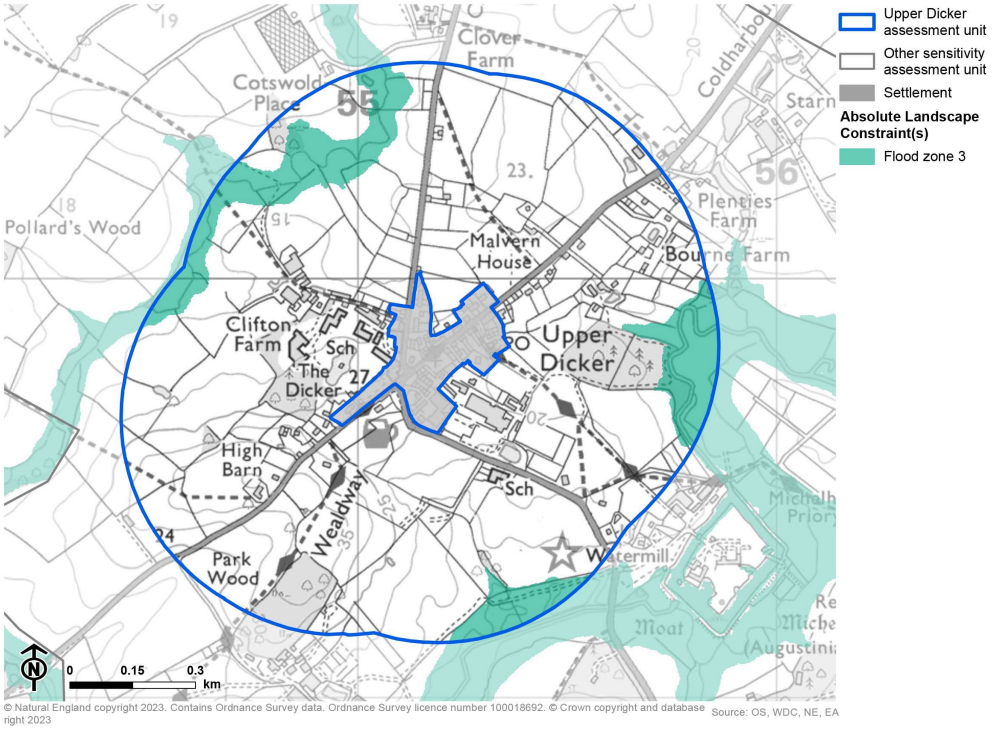


Figure A.84: Environmental designations for Upper Dicker assessment unit

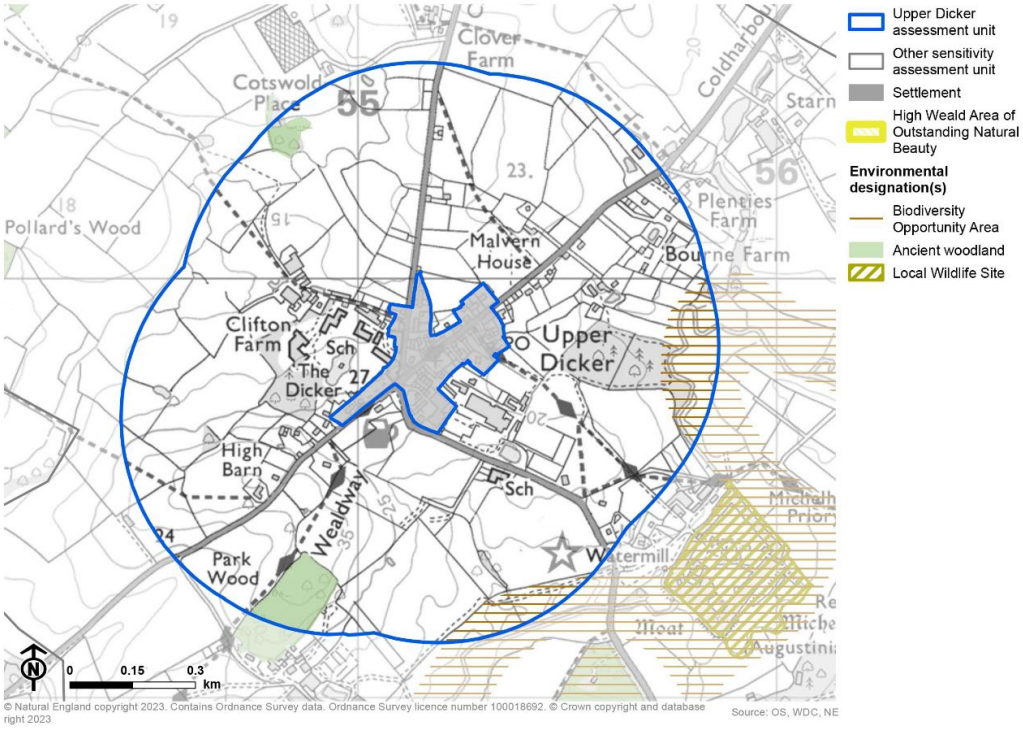
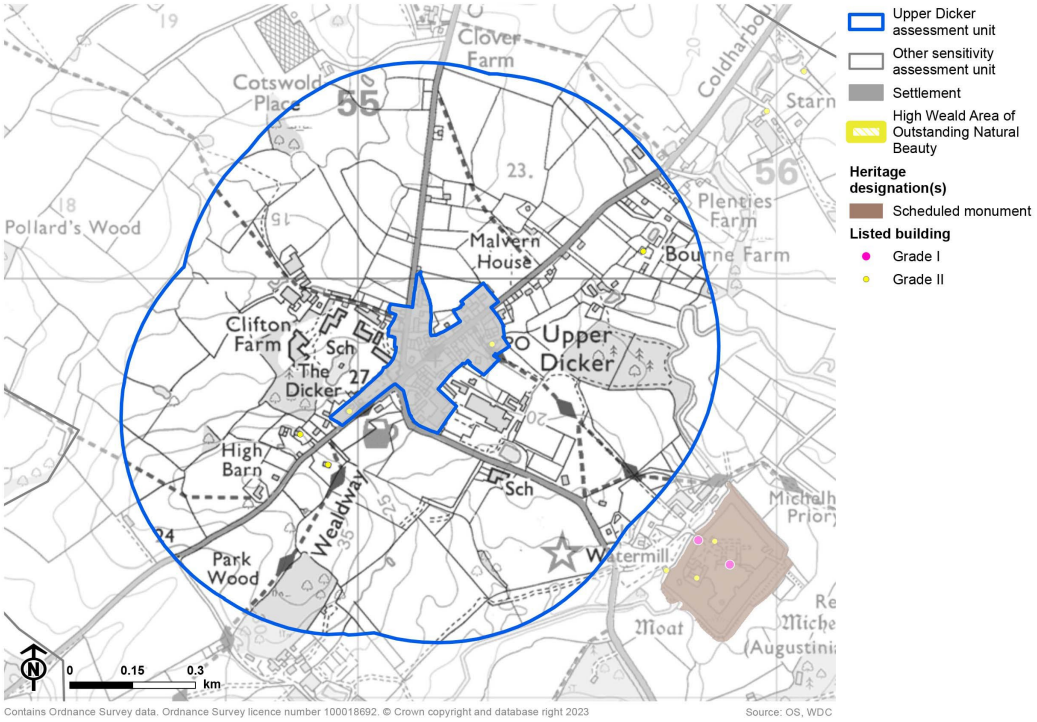


Figure A.85: Heritage designations for Upper Dicker assessment unit



Representative photos



Pasture field with mature hedgerow trees and views to a wooded backdrop.



Pasture field with mature hedgerow trees and long-distance views to South Downs National Park.

Assessment unit	Upper Dicker	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A gently rolling low-lying landscape, with the river Cuckmere and tributary providing topographic variation.	**Lower sensitivity**
'Natural' character	■ Pasture fields, used for sheep grazing, dominate. Arable fields are found in the south-east. Boundary hedgerows are generally in good condition, with mature hedgerow trees.	**Moderate sensitivity**
	■ Scattered blocks of priority habitat deciduous woodland. Park Wood in the south is designated as ancient woodland.	Areas of higher sensitivity
Landscape pattern and time depth	■ Mixed historic field pattern with medieval assarts in the west, and late medieval or Tudor regular piecemeal enclosure in the north-west, south and south-east. Early medieval to early modern planned private enclosure fields are located in the north-east, including consolidated strip fields east of Coldharbour Road.	**Higher sensitivity**
Historic features	■ Three Grade II listed buildings are located off High Barn Road and Coldharbour Road. There are no other recorded historic features within the assessment unit.	**Lower sensitivity**
Settlement form and edge	■ Upper Dicker is tightly centred on the road junctions of Camberlot Road, Coldharbour Road and Michelham Priory Road, resulting in a consolidated settlement pattern. Development away from the road junctions could be at odds with the existing settlement pattern.	**Moderate sensitivity**
	■ The settlement boundaries of Upper Dicker are undefined, although woodland to the west forms a loose boundary.	**Lower sensitivity**
Settlement setting and coalescence	■ The assessment unit provides a rural setting to Upper Dicker and contributes to the separation of Upper Dicker from Lower Dicker to the north.	**Moderate sensitivity**
Recreational value	■ Public rights of way, including the promoted Wealdway, cross the landscape.	**Moderate sensitivity**
Perceptual aspects	■ A rural and tranquil character, although dark skies are limited by proximity to Upper Dicker and Hailsham to the east. Sports pitches at St Bede's School are modern intrusions in the rural landscape.	**Moderate sensitivity**
Visual prominence	■ Views are semi-enclosed by hedgerows and rolling topography. There are some clear views from High Barn Road and Michelham Priory Road to the South Downs National Park to the south and to the wooded backdrop of the High Weald AONB to the north.	**Moderate sensitivity**
	■ The landscape does not form a visually distinctive or prominent skyline.	**Lower sensitivity**
Key landscape sensitivities		
■ Priority habitat deciduous woodland, including Park Wood ancient woodland.		
■ Intact historic field pattern, including assarts.		

- Pasture fields bound by mature hedgerows with hedgerow trees.
- The rural setting provided to Upper Dicker.
- Good access on public rights of way through the landscape, including the Wealdway.
- Occasional views to the High Weald AONB and South Downs National Park.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes l					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Upper Dicker assessment unit has **moderate sensitivity** to small scale residential development as some of the landscape and visual characteristics /values are susceptible to change.

The ecologically valued woodlands; historic field patterns with hedgerows and mature trees; rural character; and the role the assessment unit plays in providing a rural setting to Upper Dicker increases sensitivity. In addition, the low-lying landscape also contributes to higher sensitivity. However, the semi-enclosed character, undefined settlement edge and limited historic features, all reduce sensitivity.

The sensitivity to medium scale residential and commercial / industrial development increases to **moderate-high** as the low-lying landscape is unlikely to be able to accommodate taller and larger buildings.

Land associated with the River Cuckmere in the east and its tributary in the west are scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The priority habitat deciduous woodlands and ancient woodlands have a higher sensitivity to all forms of development.

Strategic landscape guidance

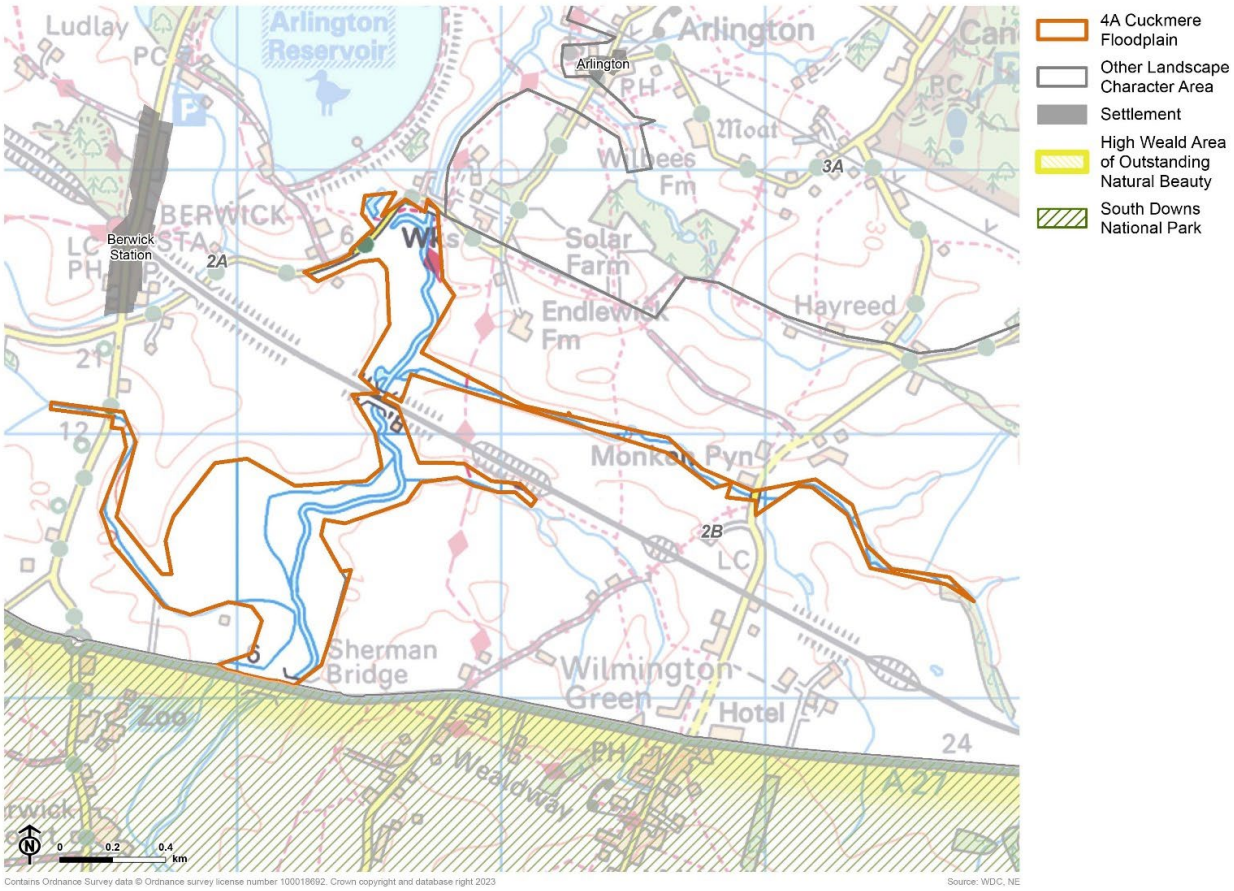
Any development that comes forward in this assessment unit should:

- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and provide a suitable and appropriate buffer around them to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.

- Retain the nucleated settlement pattern, and avoid ribbon development along Coldharbour Road.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from popular public rights of way, especially the promoted Wealdway, when considering the siting and design of development in the landscape.
- Minimise the influence of development on the rural character of the landscape, or areas of relative tranquillity in the south-west and north, applying suitable mitigation.
- Ensure development does not affect the occasional views to the South Downs National Park, or to the wooded backdrop of High Weald AONB to the north.

Landscape character area 4A: Cuckmere Floodplain

Figure A.86: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

LCA 4A: Cuckmere Floodplain is located in the south-west of the district. The low-lying river floodplain landscape is influenced by the River Cuckmere and contains wetland and riparian woodland habitats. The riverside fields support arable cropping, with limited areas of pasture. The landscape is isolated and rural, with limited access by road or public rights of way.

Existing settlement pattern

The landscape is unsettled, although individual houses and farmsteads lie adjacent to the LCA on slightly higher ground.

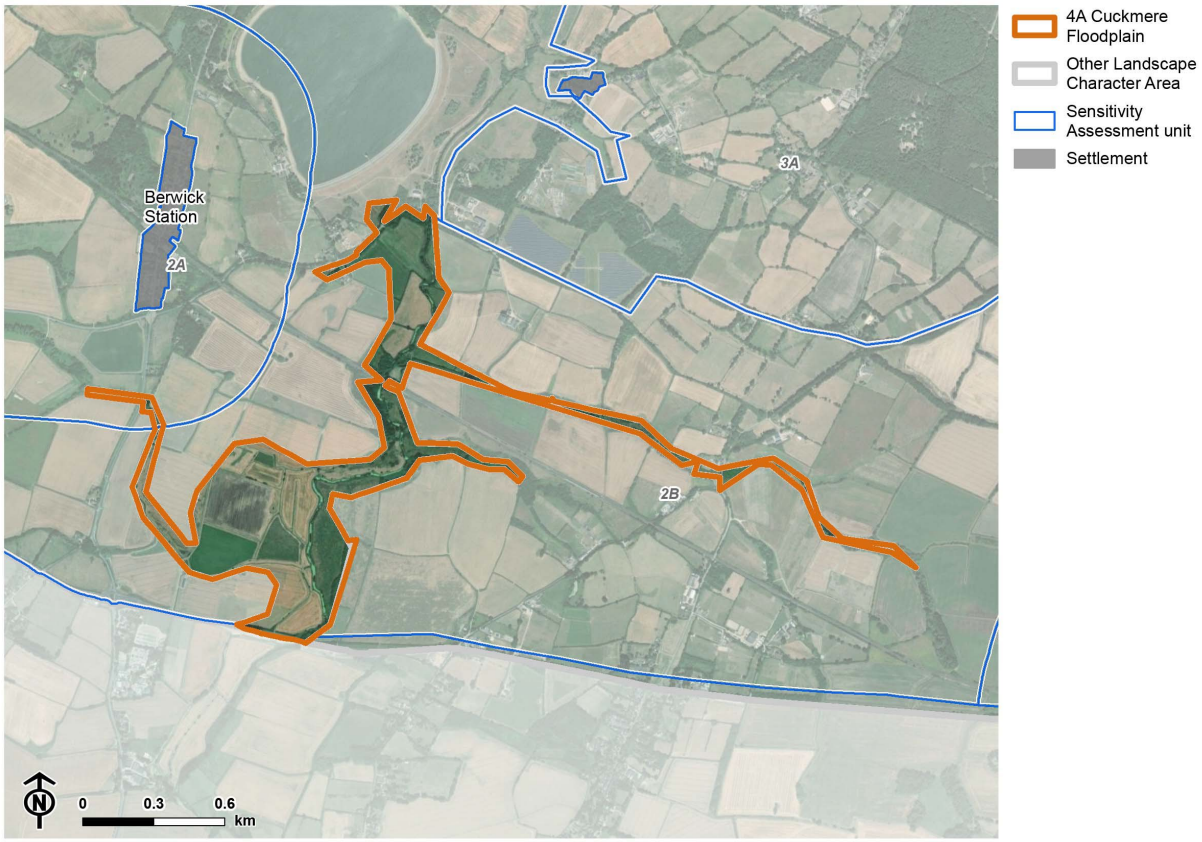
Summary of landscape qualities

- The important habitats including water courses, wet meadows, grazing marsh, reed beds and riparian woodland and scrub.
- Unsettled character of the floodplain landscape.
- Long views across the flat floodplain to the South Downs National Park.
- Isolated character of the rural landscape.
- High levels of tranquillity and dark night skies.

Assessment Units within the LCA

The whole LCA is identified as Flood Zone 3, which is an absolute constraint to development. No assessment has therefore been undertaken. Any development coming forward in this LCA would need to be in line with the flood risk vulnerability and flood zone 'incompatibility' criteria of the PPG[1].

Figure A.87: Aerial map of assessment units within the LCA



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Source: OS, WDC

[1] Flood risk and coastal change - GOV.UK (www.gov.uk)

Representative photos of the LCA



Small river channel with mature vegetation.



Arable fields rising from the river



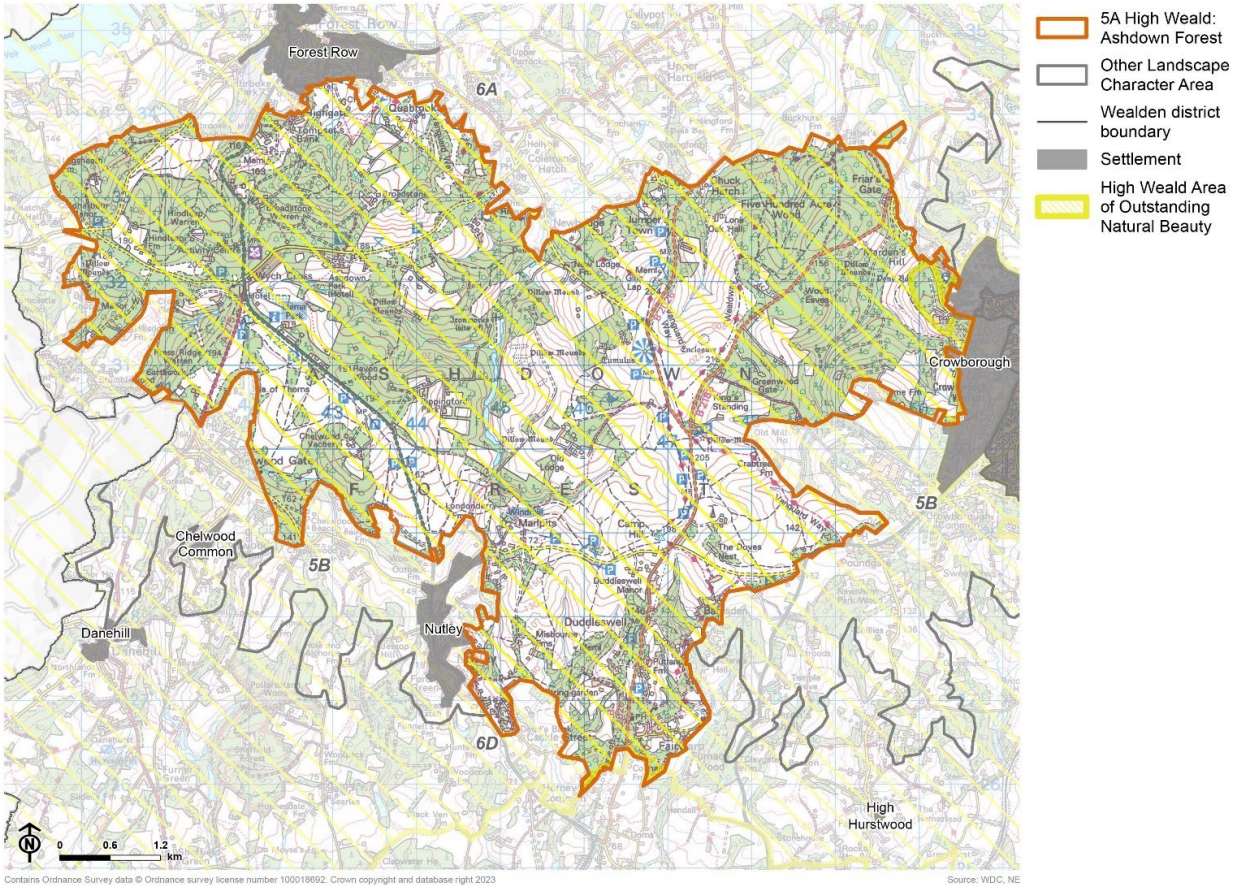
The narrow river channel is often hidden from view. The South Downs form a prominent backdrop



Heavily vegetated riverbank

Landscape character area 5A: High Weald – Ashdown Forest

Figure A.88: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

The High Weald - Ashdown Forest LCA is a rolling landscape of elevated ridges incised by gill streams and watercourses, which drain north to the River Medway and south to the River Ouse. The landscape comprises open areas of heathland interspersed with mixed or coniferous woodland, including extensive areas of ancient woodland, streams, dispersed historic farmsteads and scattered dwellings. The LCA is located within the High Weald AONB.

Existing settlement pattern

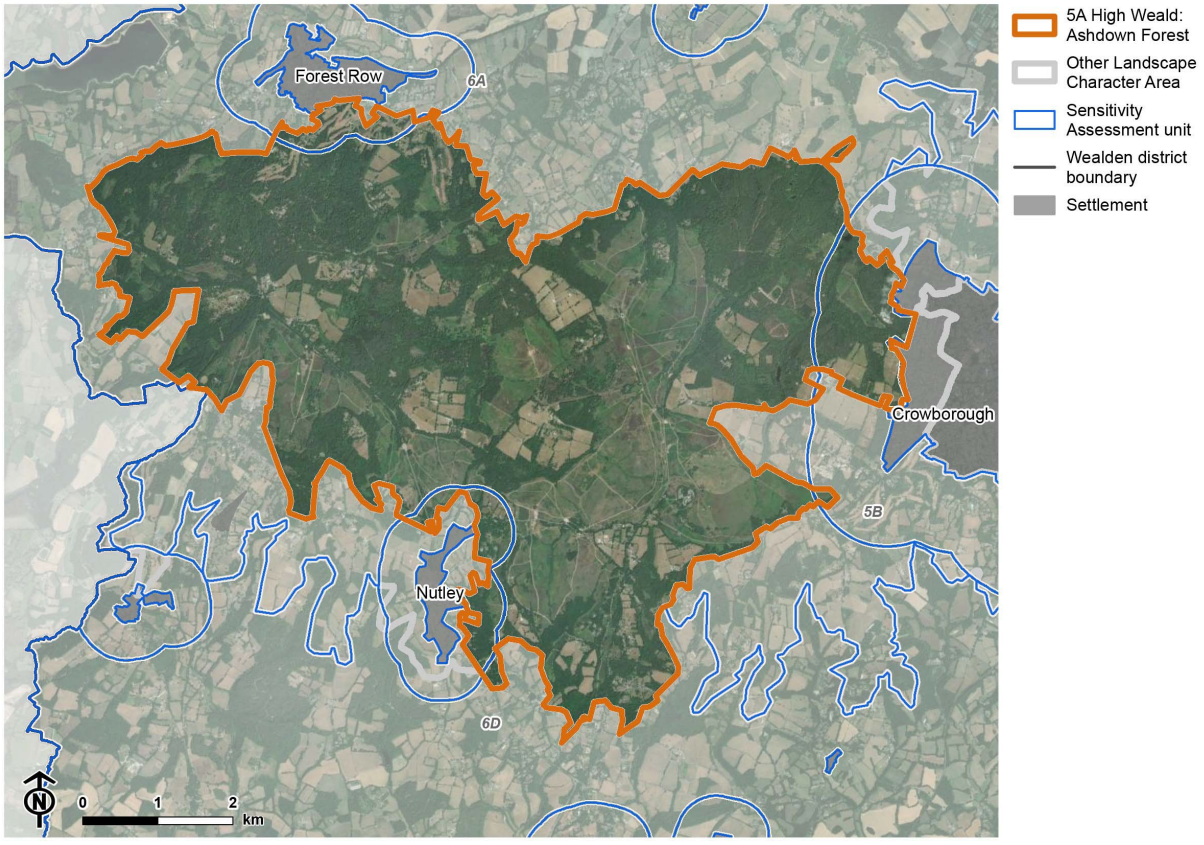
LCA 5A is sparsely settled, with occasional dispersed farmsteads, gentrified manors and cottages strung along ridgetop roads. There are clusters of residential settlement in the south of the LCA at the small villages of Duddleswell and Fairwarp.

Summary of landscape qualities

- The broad rolling ridges and incised valleys provide topographical interest.
- Hammer ponds and gill streams and their associated wetland habitats.
- The extensive woodlands with a high proportion of ancient woodland.
- The semi-natural habitats including lowland heathland, woodland and valley bog habitats, recognised through designation as the Ashdown Forest SSSI, SAC and SPA.

- The wealth of historic landscape features (including prehistoric sites, heathland grazing commons and iron industry hammer ponds/earthworks).
- The historic dispersed settlement pattern of farmsteads and occasional small villages.
- The vernacular architecture of brick, oak, sandstone and flint which reflects locally available materials.
- The extensive recreational opportunities offered by open access across Ashdown Forest and the network of public rights of way.
- The outstanding outward views across valleys and heath-covered or wooded ridges.
- The scenic wooded backdrop that the LCA provides to adjacent landscapes.
- The distinctive landscape pattern of open rolling heathland and woodland and open views contributes to the strong scenic quality of the area and is reflected in its designation as an AONB.
- The strong sense of 'naturalness', tranquillity, and experience of dark skies, particularly within the larger woodlands and expansive heathlands.
- Associations with 'Winnie the Pooh'.

Figure A.89: Aerial map of assessment units within the LCA



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Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- The wider area of the LCA;

- Crowborough South (primarily located within LCA 5B, extending into LCA 5A – **see LCA 5B for assessment)**;
- Nutley (primarily located within LCA 5B, extending into LCA 5A and LCA 6D – **see LCA 5B for assessment)**.

LCA 5A: Wider area

Assessment Unit	LCA 5A wider area
Landscape Character Area	**LCA 5A: High Weald – Ashdown Forest**

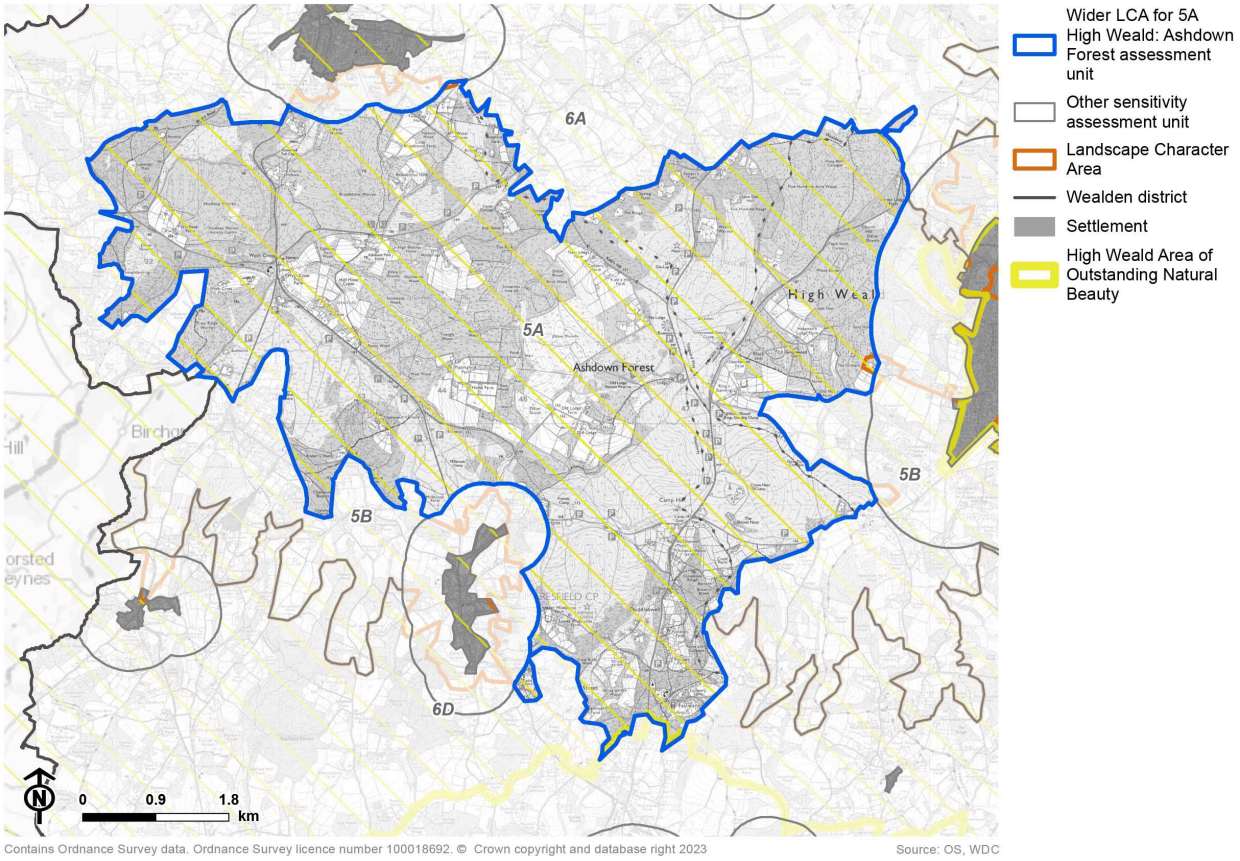
Assessment unit description

LCA 5A is located in the north-west of the Wealden District and is a rolling landscape of elevated ridges incised by gill streams and watercourses, which drain north to the River Medway and south to the River Ouse. The landscape comprises open areas of heathland interspersed with mixed or coniferous woodland, including extensive areas of ancient woodland, streams, dispersed historic farmsteads and scattered dwellings. The entirety of the LCA is located within the High Weald AONB.

This assessment unit excludes the areas covered by settlement assessment units which extend into LCA 5A (parts of Forest Row, Nutley and Crowborough South assessment units), which are assessed separately

Much of the LCA has been scoped out of the assessment due to nature conservation constraints (the Ashdown Forest SPA and SAC).

Figure A.90: Location of LCA 5A wider area assessment unit



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Figure A.91: Absolute constraints in Wider LCA 5A assessment unit

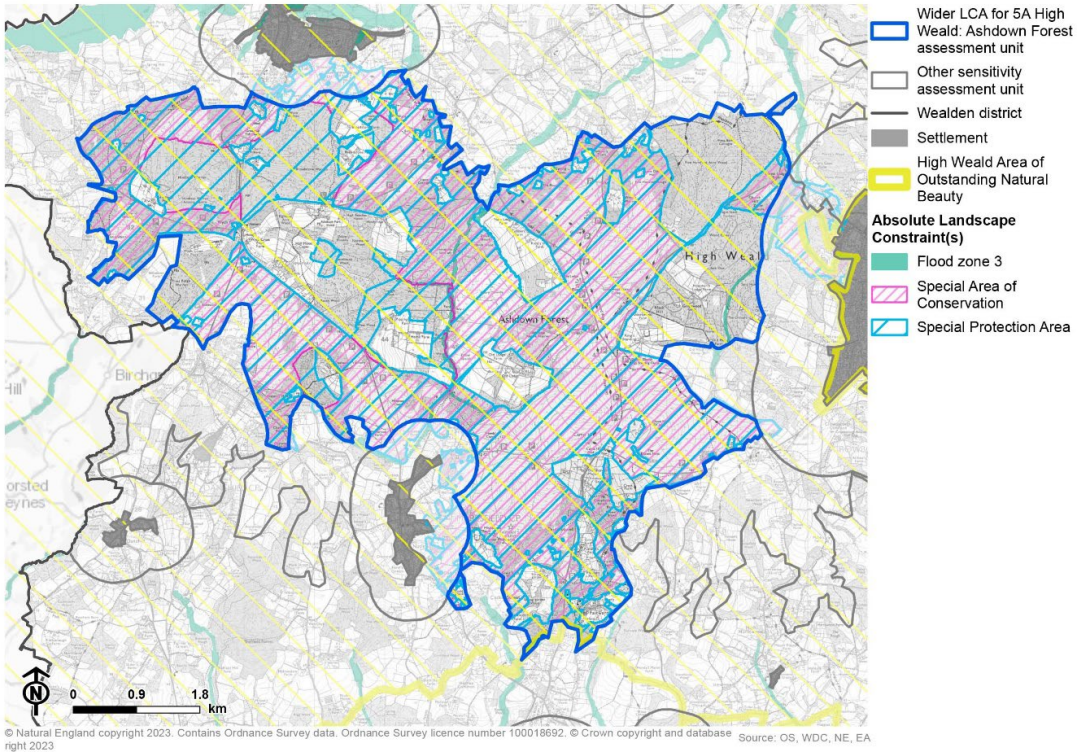


Figure A.92: Environmental designations for Wider LCA 5A assessment unit

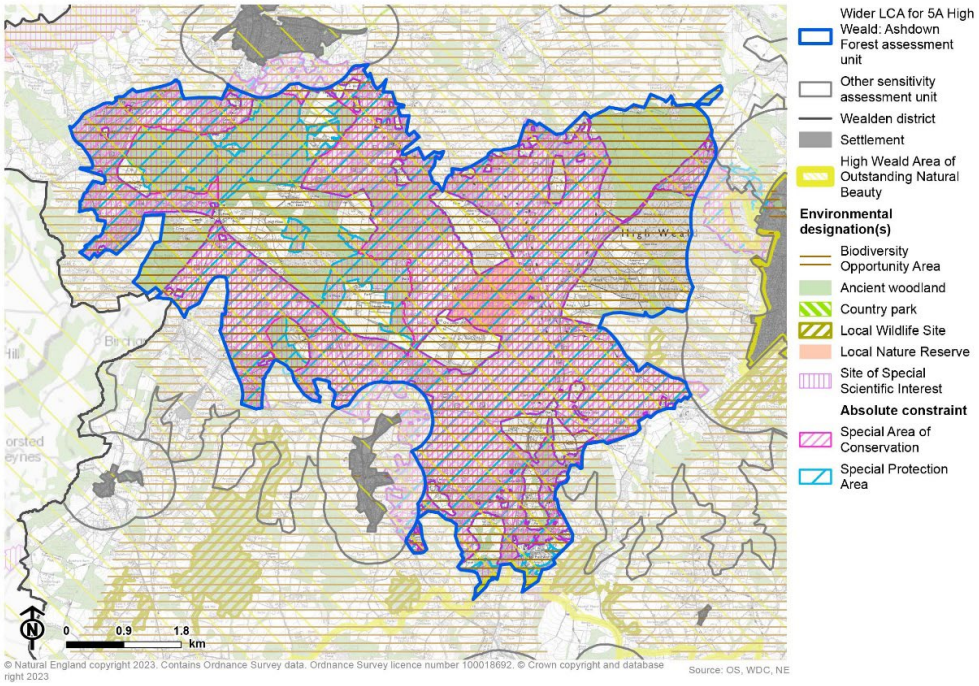
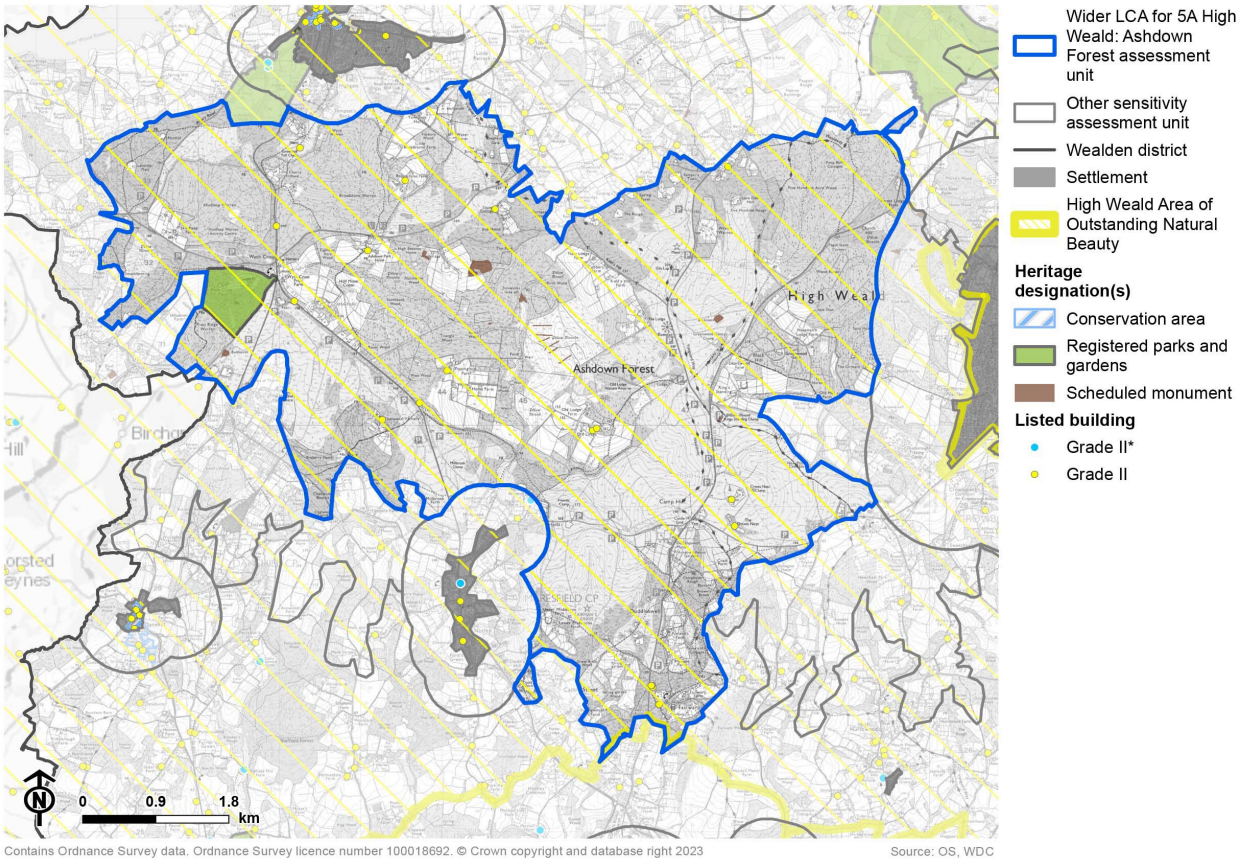


Figure A.93: Heritage designations for Wider LCA 5A assessment unit



Representative photos



Glimpsed views in gaps between woodland towards distant ridgelines.



Occasional views towards Crowborough influence sense of rurality and tranquillity.


Gorse and heathland habitats are common.


Small woodland clumps, with signs of recreational paths.

Assessment Unit	**LCA 5A wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls to incised stream valleys, most notably in the east of the assessment unit. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A densely wooded landscape with some pastoral fields bound by mature hedgerows, shaws and hedgerow trees. Interconnected priority habitat deciduous woodland (many of which are ancient and a defining component of character of the High Weald AONB). Small areas of lowland dry acid grassland and traditional orchard priority habitat in the west. The Western Ouse Streams and Ashdown Forest BOA covers the entirety of the assessment unit. It is adjacent to the Ashdown Forest SPA, SAC and SSSI.	**Higher sensitivity**
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale piece meal enclosure and planned private enclosure. Extensive ancient and semi-natural woodland contributes to time depth in the north-east.	**Higher sensitivity**
Historic features	■ Occasional Listed Buildings associated with historic country mansions located throughout the assessment unit.	**Moderate sensitivity**
	■ The Wych Cross Place Registered Park and Garden, and the Pillow mound and earthwork in Northbank Wood Scheduled Monument contributes to landscape character in the west of the assessment unit.	Areas of higher sensitivity
Settlement form	■ There is limited settlement in the assessment unit. Where settlement occurs it comprises dispersed farmsteads and gentrified manors, some of which are historic. The Ashdown Forest forms a soft boundary feature to many settlements outside of the LCA, providing distinction between settlements and open countryside. A strongly dispersed settlement pattern is a defining component of character of the High Weald AONB.	**Higher sensitivity**

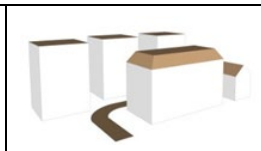
Settlement setting and coalescence	■ The east of the assessment unit forms part of the wooded and pastoral context to the settlement edge of Crowborough (outside of the LCA). Distant views towards Ashdown Forest are a key sensitivity for smaller settlements located to the north and south of the LCA.	**Higher sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence.	**Lower sensitivity**
Recreational value	■ A strong interconnected network of public rights of way. The Ashdown Forest forms one of the largest public open space in the south-east of England.	**Higher sensitivity**
Perceptual aspects	■ An area with a strong sense of rural character and scenic quality, typical of the High Weald AONB designation.	**Higher sensitivity**
	■ Crowborough and Wych Cross influence the experience of dark night skies and the sense of remoteness and tranquillity experienced from areas in proximity, however surrounding woodland contains these effects to relatively localised areas.	Areas of moderate sensitivity
Visual prominence	■ Woodland and hedgerows result in a semi-enclosed landscape.	**Moderate sensitivity**
	■ Occasional open views afforded between woodland and hedgerows. The assessment unit occupies an elevated location and forms part of the wooded ridge landscape of the High Weald AONB, with some occasional intervisibility with the wider landscape of the AONB.	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Mature deciduous woodlands (many of which are ancient in origin).
- Areas of lowland dry acid grassland and traditional orchard priority habitat.
- Intact historic field patterns, particularly small to medium scale piece meal enclosure and planned private enclosure.
- Historic value of the Wych Cross Place Registered Park and Garden and Pillow mound and earthwork in Northbank Wood Scheduled Monument.
- The strongly dispersed settlement pattern.
- The wooded and rural backdrop formed by Ashdown Forest to the surrounding settlements.
- The strong network of public rights of way.
- The strong rural character with areas of remoteness and tranquillity and dark night skies.
- Its location within and intervisibility with more distant areas of the High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing						**H**

Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Wider LCA 5A assessment unit has **high sensitivity** to all development types as landscape and visual characteristics/ values are very susceptible to change, with development potentially eroding key landscape features.

The complex landform; priority habitat woodland (including ancient woodland); lowland dry acid grassland and traditional orchards; the intact historic field pattern; historic features in the west of the assessment unit; strongly dispersed settlement pattern; the rural setting provided to settlements in the north, south and east; the strong network of public rights of way; the rural character with areas of tranquillity and dark night skies and its location within the High Weald AONB increase sensitivity to built development. The semi-enclosed character reduces sensitivity.

Much of the Ashdown Forest (LCA 5A) has been scoped out of the assessment due to nature conservation constraints (the Ashdown Forest SAC and SPA).

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

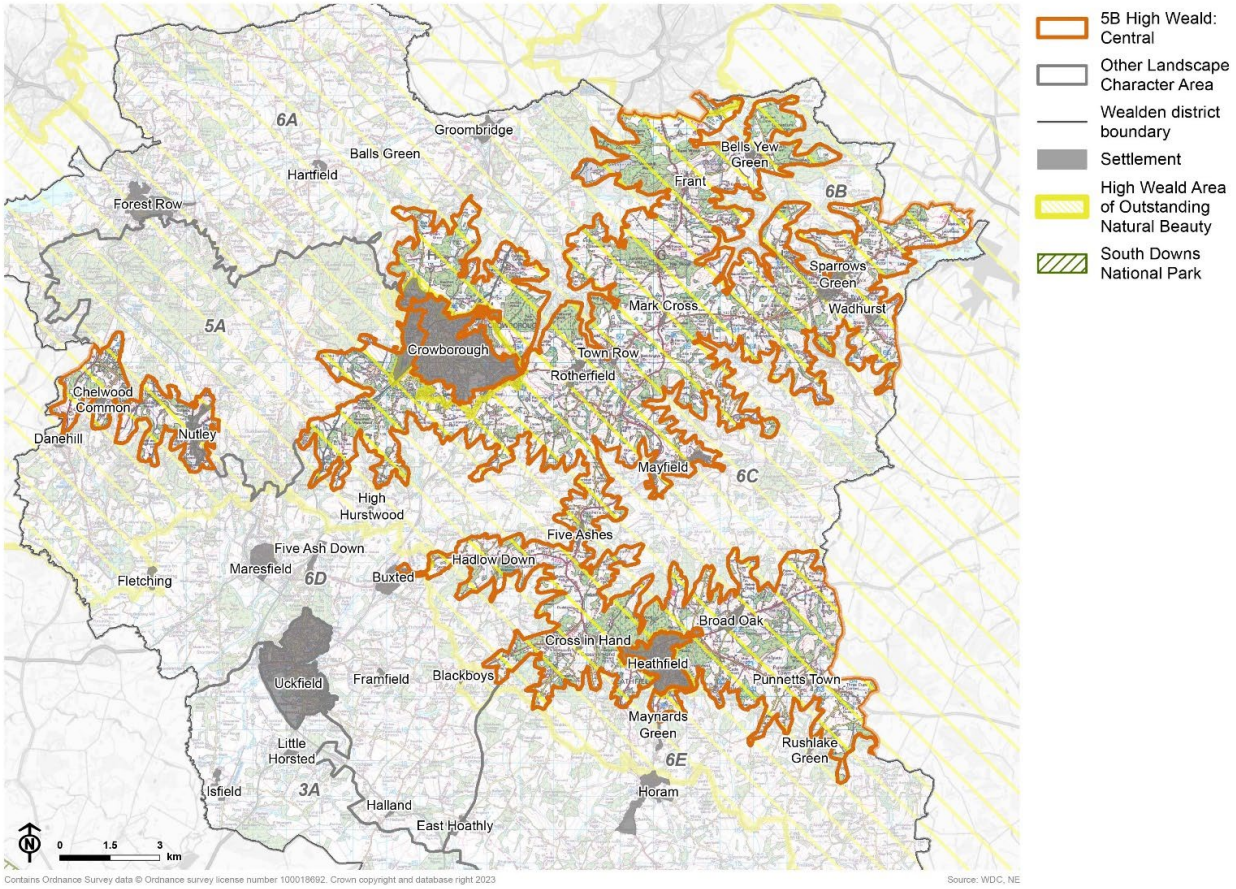
- Avoid prominent ridgelines and be located where well enclosed by vegetation, where development would be less visible from lower-lying landscapes and have less influence on landscape character.
- Avoid areas of habitat interest, notably ancient woodland and near the Ashdown Forest SSSI, SAC and SPA.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands in this area and allow a suitable and appropriate buffer zone around them, to avoid root damage.
- Replace any unavoidable losses of trees, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network in line with the aims of the Western Ouse Streams and Ashdown Forest BOA. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Ensure development does not adversely affect the historic qualities and setting of the Wych Cross Place Registered Park and Garden and Pillow mound and earthwork in Northbank Wood Scheduled Monument.
- Consider views from popular public rights of way when considering the siting and design of development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape, and preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from the wider landscape of the High Weald AONB, particularly settlements to the north, south and east, towards the prominent ridgelines of the assessment unit.

- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[2], 'Guidance on the selection and use of colour in development'[3] and objectives of the High Weald AONB Management Plan[4].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

[2] https://www.highweald.org/look-after/planning/design-guide.html
[3] https://www.highweald.org/look-after/planning/colour-study.html
[4] https://www.highweald.org/high-weald-aonb-management-plan.html

Landscape character area 5B: High Weald – Central

Figure A.94: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

The High Weald - Central LCA is located within the High Weald AONB. It is a rolling landscape of elevated ridges incised by gill streams and watercourses, which drain north to the River Medway and River Teise, and south to the River Ouse and River Rother. The landscape comprises a patchwork of fields (including ancient fields and assarts), mixed woodlands, including ancient woodland, streams and numerous ridge-top settlements, some of which are historic.

Existing settlement pattern

Historic ridgetop villages, typically linear in form, as well as dispersed farmsteads and cottages give a well settled feel to the landscape. Ridgetop villages often have distinctive church spires and towers, and many villages have designated Conservation Areas including Frant, Old Heathfield, Mayfield, Rotherfield and Wadhurst. Dispersed farmsteads and cottages are strung along rural roads.

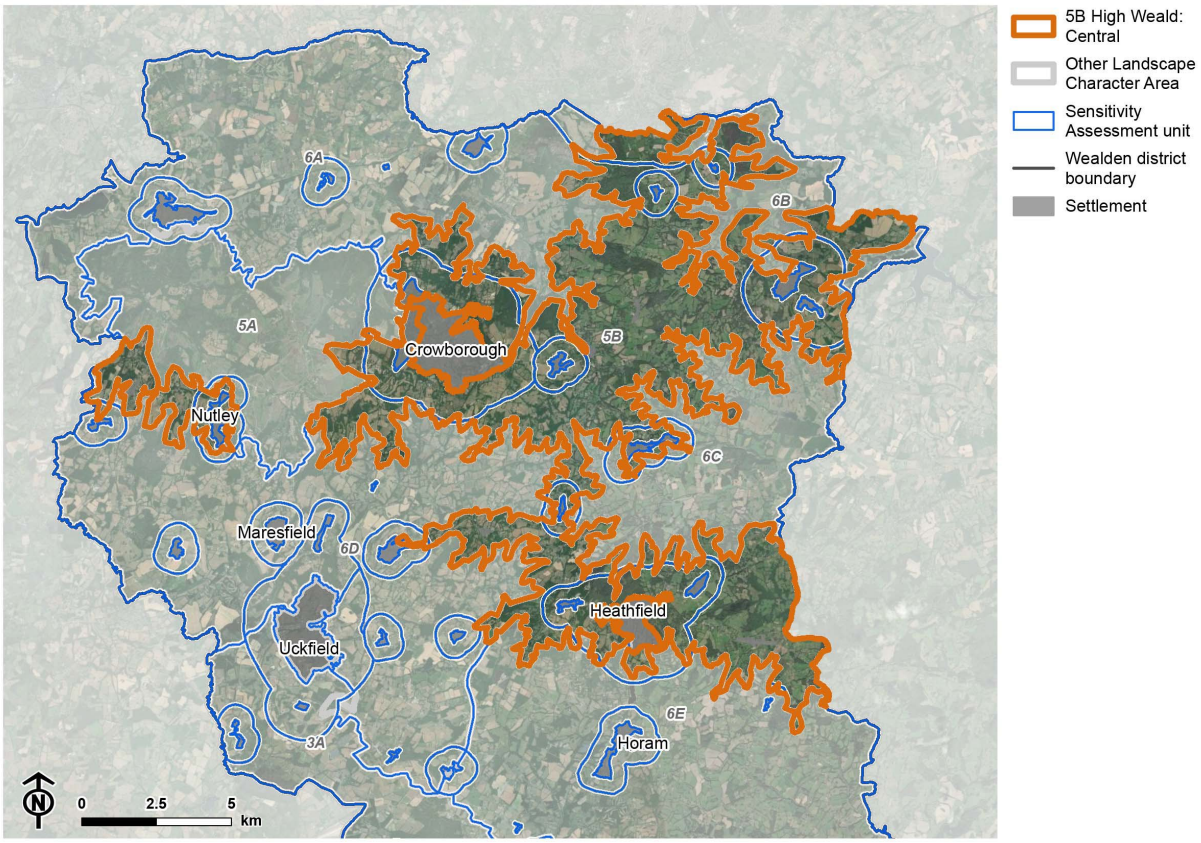
The expansion of settlements in the 20th century influences parts of the LCA, most notably at Crowborough and Heathfield.

Summary of landscape qualities

- The distinctive landform of ridges and incised valleys.
- Hammer ponds and gill streams and their associated wetland habitats.

- Interconnected small woodlands (with a high proportion of ancient woodland), shaws, trees and mature hedgerow boundaries.
- Coppicing of woodland.
- The ancient woodlands, whose value is recognised through designation at Binglett's Wood, Eridge Park and Heathfield Park SSSIs.
- Permanent pasture, grassland and woodland.
- The historic features of the landscape (historic field patterns, hammer ponds, historic buildings including oast houses, constructed from local materials).
- Historic parkland and formal garden landscapes (designated as Registered Parks and Gardens) at Eridge Park, Frant Court, Rotherfield Hall, Heathfield Park and Wadhurst Castle.
- Numerous historic ridgeline villages, many of which have designated Conservation Areas and are a defining component of character of the High Weald AONB. Church spires, towers and other architectural features within these villages form distinctive skyline features, most notably within the Frant, Mayfield, Rotherfield and Wadhurst Conservation Areas.
- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials.
- The dense radiating network of routeways.
- The extensive network of public rights of way.
- The harmonious landscape pattern of small-scale hedged fields, dense woodland and open views across the wooded ridges and valleys, reflected in its designation as an AONB.
- The scenic wooded backdrop that the LCA provides to adjacent landscapes.
- The sense of rurality, tranquillity and experience of dark skies, particularly with the sheltered valleys and woodlands.

Figure A.95: Aerial map of assessment units within the LCA



Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- The wider area of the LCA;
- Tunbridge Wells South-East (extends into LCA 6B);
- Crowborough North (extends into LCA 6A);
- Crowborough South (extends into LCA 5A and 6D);
- Heathfield (extends into LCA 6C and 6E);
- Wadhurst (extends into LCA 6B and 6C);
- Mayfield (extends into LCA 6C);
- Rotherfield;
- Frant;
- Bells Yew Green (extends into LCA 6B);
- Five Ashes (extends into LCA 6C and 6D); and
- Nutley (extends into LCA 5A and 6D).

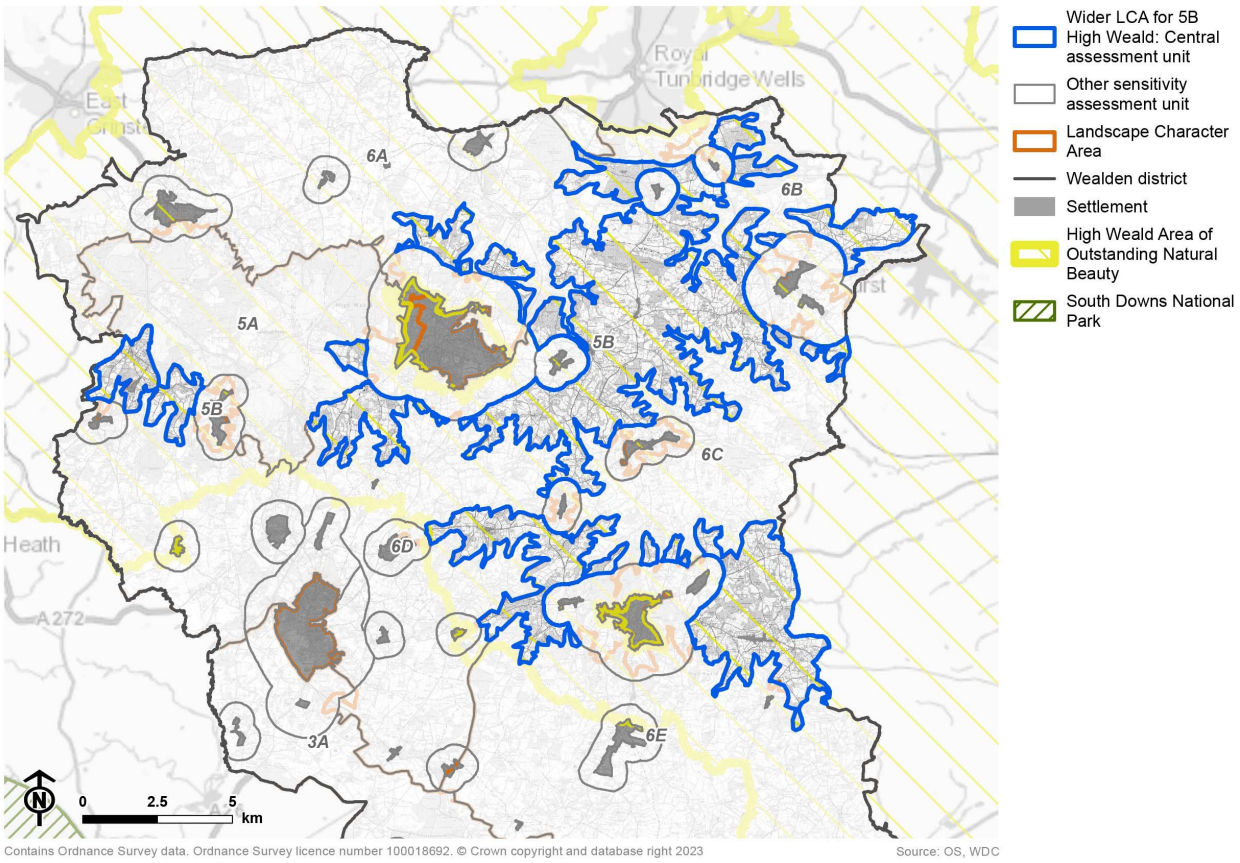
Assessment Unit	LCA 5B wider area
Landscape Character Area	**LCA 5B: High Weald – Central**

Assessment Unit description

LCA 5B is located in the north-east of Wealden District and is a rolling landscape of elevated ridges incised by gill streams and watercourses, which drain north to the River Medway and River Teise, and south to the River Ouse and River Rother. The landscape comprises a patchwork of fields (including ancient fields and assarts), mixed woodlands, including ancient woodland and streams. The entirety of the LCA is located within the High Weald AONB. This assessment unit excludes the areas covered by settlement assessment units within LCA 5B (above- the Crowborough North and South, Rotherfield, Frant, Bells Yew Green, Wadhurst, Mayfield, Five Ashes and Heathfield assessment units), which are assessed separately.

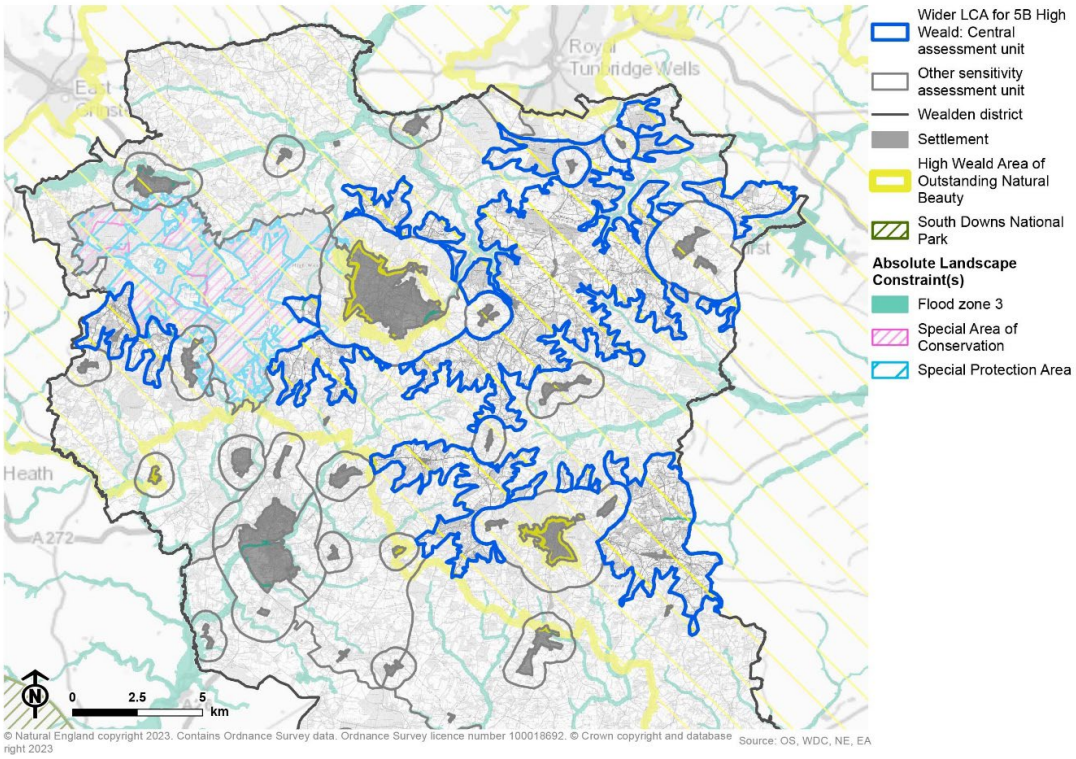
LCA 5B: Wider area

Figure A.96: Location of LCA 5B Wider area assessment unit



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Source: OS, WDC

Figure A.97: Absolute constraints in LCA 5B Wider area assessment unit



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Source: OS, WDC, NE, EA

Figure A.98: Environmental designations for LCA 5B Wider area assessment unit

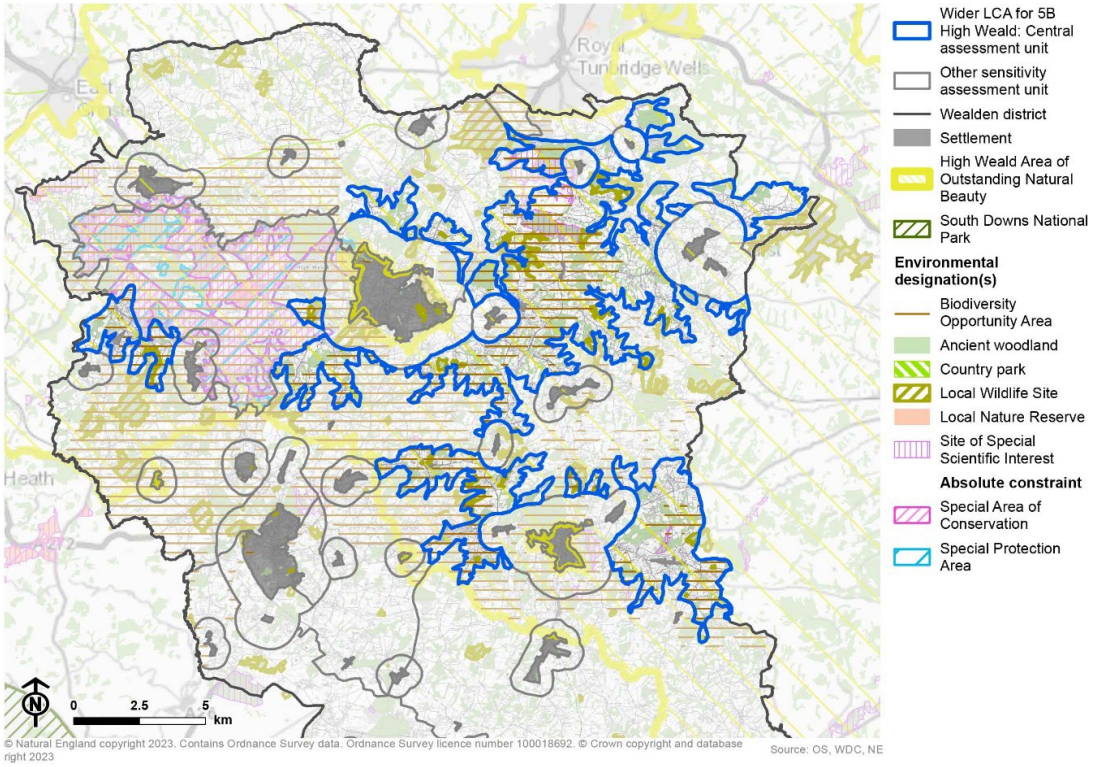
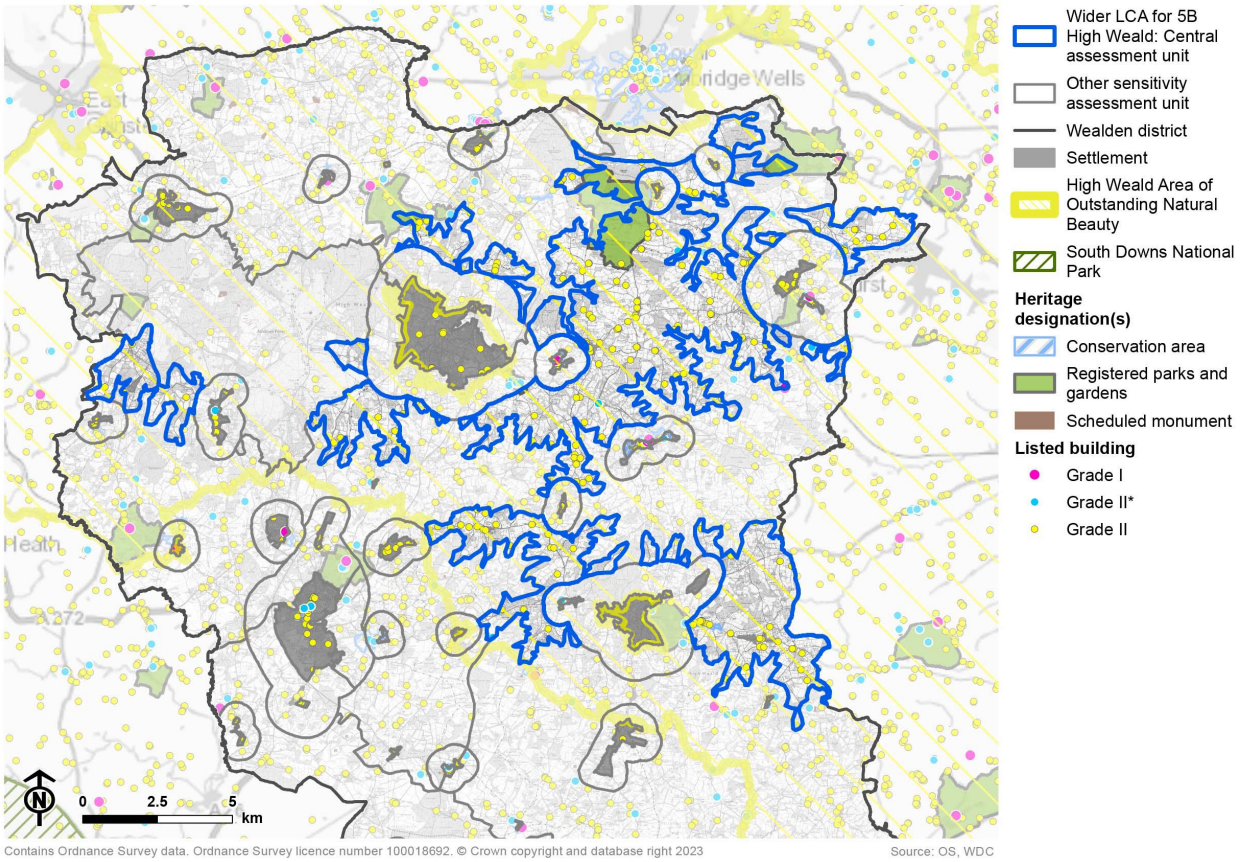


Figure A.99: Heritage designations for LCA 5B Wider area assessment unit



Representative photos


Areas of mixed deciduous woodland with enclosed character.


Pastoral fields with occasional wooded field boundaries, with distant views towards wooded ridges.


Wooded field boundaries result in a partially enclosed character.


Historic features include the Saxonbury Hill Scheduled Monument.

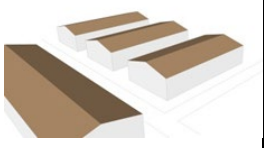
Assessment Unit	**LCA 5B wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls to incised stream valleys. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A mixed pastoral/ arable landscape with fields bound by mature hedgerows, shaws and hedgerow trees. Interconnecting priority habitat deciduous woodland (including linear woodland along stream corridors, ponds and shaws) – many of which are ancient and a defining component of character of the High Weald AONB. Smaller areas of priority habitat heathland, lowland meadows, good quality semi-improved grassland located across the assessment unit. Six BOAs cross the assessment unit - The Medway, Ouse and Rother Watershed; Eridge and Broadwater; River Uck and its Headwaters; Heathfield Habitat Link; Rother,	**Higher sensitivity**

	Brede and Tillingham Woods; and Pevensey, Rother, Cuckmere Watershed BOAs.	
	■ The wooded and pastoral character is occasionally influenced by modern agricultural development and ribbon development located along main roads (the A267, A272 and B2100), however woodland minimises their influence.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A strong historic field pattern of small to medium scale assarts (which are a defining component of character of the High Weald AONB) interspersed with areas of piecemeal enclosure. Extensive areas of ancient and semi-natural woodland contribute to time depth.	**Higher sensitivity**
	■ Some areas of modern field amalgamation and urban fringe development has eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ The Cousley Wood and Old Heathfield and Cade Street Conservation Areas extend into the assessment unit, and the Eridge Park Registered Park and Garden extends through the north of it. The hillfort and 19th century folly on Saxonbury Hill Scheduled Monument also contributes to landscape character in the north of the assessment unit. Several listed buildings are scattered throughout the assessment unit.	**Higher sensitivity**
Settlement form	■ A strongly dispersed rural settlement pattern of farmsteads and houses (a defining component of character of the High Weald AONB), which relate to the underlying ridged landform. Development could be perceived as advancement into the countryside and could relate poorly to the existing settlement pattern if located beyond the ridge crest (particularly on the edges of the LCA).	**Higher sensitivity**
	■ Occasional small settlements on main roads with some occasional ribbon development and urban expansion near settlements, however woodland minimises their influence.	Areas of moderate sensitivity
Settlement setting and coalescence	■ The wider assessment unit provides a wooded and pastoral context to numerous ridgetop settlements.	**Higher sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence in most of the assessment unit.	**Lower sensitivity**
	■ There is some ribbon development along ridgetop roads which influences the perception of coalescence between settlements, most notably along the B2096 between Heathfield and Punnets Town, between Rotherfield and Town Row, between Mayfield and Five Ashes, and between Frant and Bells Yew Green.	Areas of higher sensitivity
Recreational value	■ Abundant recreational opportunities, including public open space and local and long-distance walking trails including the High Weald Landscape Trail, Vanguard Way, Sussex Border Path, trails at the Selwyn Wood Nature Reserve, Nap Wood and Wilderness Wood.	**Higher sensitivity**
Perceptual aspects	■ A strong sense of rural character, tranquillity and scenic quality, typical of the High Weald AONB designation, and experience of dark night skies.	**Higher sensitivity**
	■ Proximity to main roads (the A267 and A272) has some influence on experience of dark night skies and the sense of rurality/tranquillity, however surrounding woodland contains these effects to relatively localised areas.	Areas of moderate sensitivity

Visual prominence	■ Semi-enclosed character, due to the extensive woodland cover.	**Moderate sensitivity**
	■ The assessment unit occupies an elevated location and forms part of the wooded ridge landscape of the High Weald AONB and forms key wooded skylines in views from lower-lying areas within the AONB. Occasional glimpsed long views from more open ridgelines across the rolling pastoral landscape and towards more distant wooded ridgelines.	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Mature deciduous woodlands (many of which are ancient in origin).
- Areas of priority habitat heathland, lowland meadows, and good quality semi-improved grassland.
- Intact historic field patterns, particularly small to medium scale assarts and piecemeal enclosure.
- The historic value of the Cousley Wood and Old Heathfield and Cade Street Conservation Areas, Eridge Park Registered Park and Garden and Saxonbury Hill Scheduled Monument.
- The strongly dispersed settlement pattern.
- The wooded and rural backdrop formed by the assessment unit to the surrounding settlements.
- The strong network of public rights of way including long-distance walking trails.
- The strong rural character with areas of tranquillity and dark skies.
- Its location within the High Weald AONB and intervisibility with more distant areas of the nationally designated landscape, contrasting with the semi-enclosed character.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**
Commercial/ industrial e.g. industrial units or hotels						**H**

Summary of overall landscape sensitivity

The LCA 5B Wider area assessment unit has **high sensitivity** to all development types as landscape and visual characteristics/ values are very susceptible to change

The complex landform; priority habitat woodland (including ancient woodland), heathland, lowland meadows and good quality semi-improved grassland; the intact historic field pattern; historic features throughout the assessment unit; the strongly dispersed settlement pattern; the rural setting provided to ridgetop settlements; the strong network of public rights of way; the rural character with areas of tranquillity and dark night skies; and its location within and visual relationship with the wider High

Weald AONB increase sensitivity to development. The role the Ashdown Forest plays in the setting of surrounding settlements also increases the unit's sensitivity to development.

However, the semi-enclosed character, areas of modern field amalgamation and urban fringe development, particularly near larger settlements including Heathfield and Tunbridge Wells located adjacent to the assessment unit, and proximity to main roads reduces sensitivity.

Variations in landscape sensitivity

Small areas adjacent to existing development along the A267 and A272, and where well enclosed by vegetation, would be of moderate-high sensitivity to small scale residential and commercial development.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Avoid prominent ridgelines. Development should be located where well enclosed by vegetation, to be less visible from lower-lying landscapes and have less influence on landscape character.
- Avoid areas of habitat interest, notably ancient woodland and priority habitat heathland, lowland meadows, good quality semi-improved grassland.
- Retain broadleaved woodland. Take up biodiversity opportunities listed in the multiple BOAs which cover the assessment unit, especially woodland management and restoration, where possible.
- Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands in this area and allow a suitable and appropriate buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network in line with the aims of the BOAs located within the unit. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Ensure it does not adversely affect the historic qualities and setting of the Cousley Wood and Old Heathfield and Cade Street Conservation Areas, Eridge Park Registered Park and Garden and Saxonbury Hill Scheduled Monument.
- Consider key views to the surrounding countryside experienced from the Cousley Wood and Old Heathfield and Cade Street Conservation Areas.
- Consider views from public rights of way when considering the siting and design of development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Any development should be carefully integrated into the landscape, utilising existing woodland, and/or using species that are in character with the wider landscape, preferably native.
- Consider views from the wider landscape of the High Weald AONB, particularly where long-distance outward views are afforded from elevated ridgetop settlements and views from lower-lying settlements towards the prominent ridgelines of the assessment unit.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[5], 'Guidance on the selection and use of colour in development'[6] and objectives of the High Weald AONB Management Plan[7].

[5] https://www.highweald.org/look-after/planning/design-guide.html
[6] https://www.highweald.org/look-after/planning/colour-study.html
[7] https://www.highweald.org/high-weald-aonb-management-plan.html

- Ensure it does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

Bells Yew Green

Assessment unit	Bells Yew Green
Landscape Character Area	**LCA 5B High Weald: Central**

Settlement description

Bells Yew Green is a small commuter village located in the north-east of the district, with fast rail connections to London. It is located on a low depression between two ridges, with broad valleys to the north and south, and sits within the High Weald AONB. Historically the assessment unit was heavily wooded, and the village lightly settled. Buildings were organized in a roughly linear fashion along the rail line and around the common, with isolated farmsteads dispersed along radiating country lanes.

Modern infill development off Bayham Road has altered the historic linear pattern. Modern development generally consists of two storey detached and semi-detached commercial and residential buildings in proximity to the rail station. The settlement is contained east of the rail line, and dense woodlands soften the settlement edge to the north and east.

Figure A.101: Location of Bells Yew Green assessment unit

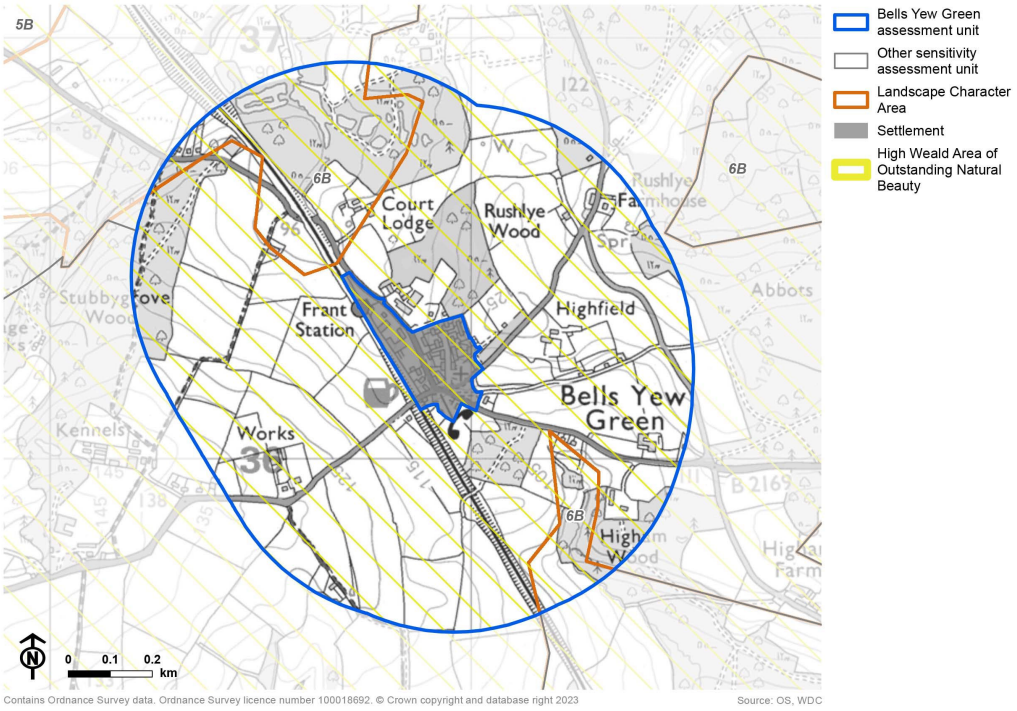


Figure A.102: Absolute constraints in Bells Yew Green assessment unit

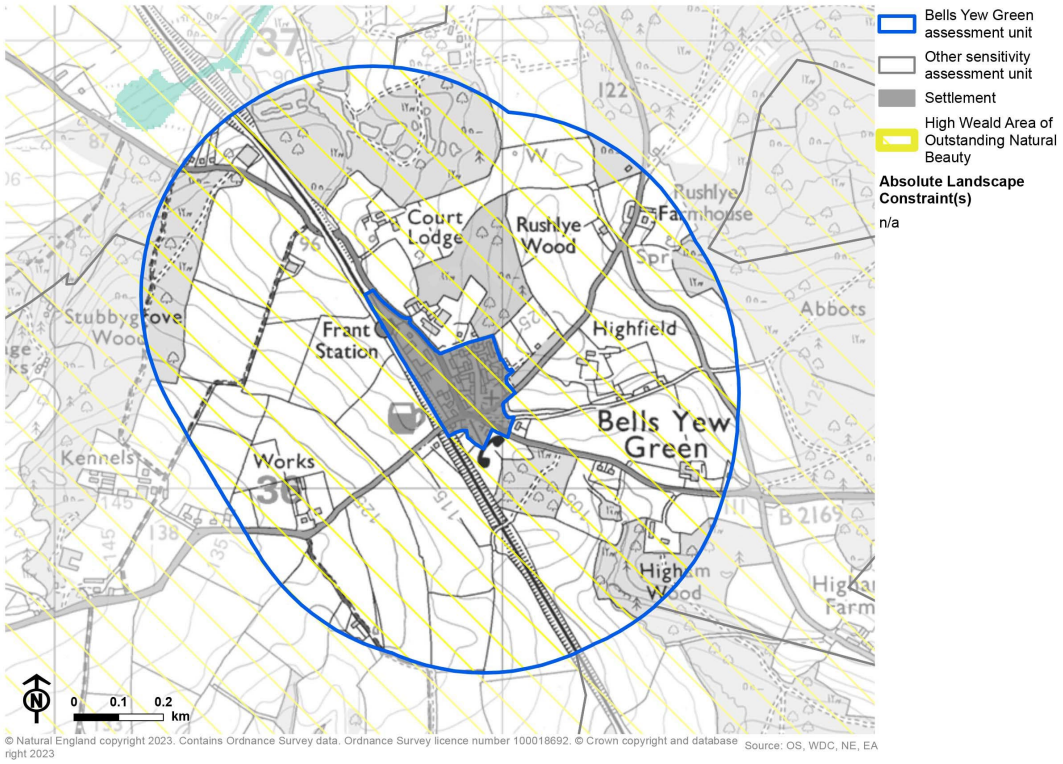


Figure A.103: Environmental designations for Bells Yew Green assessment unit

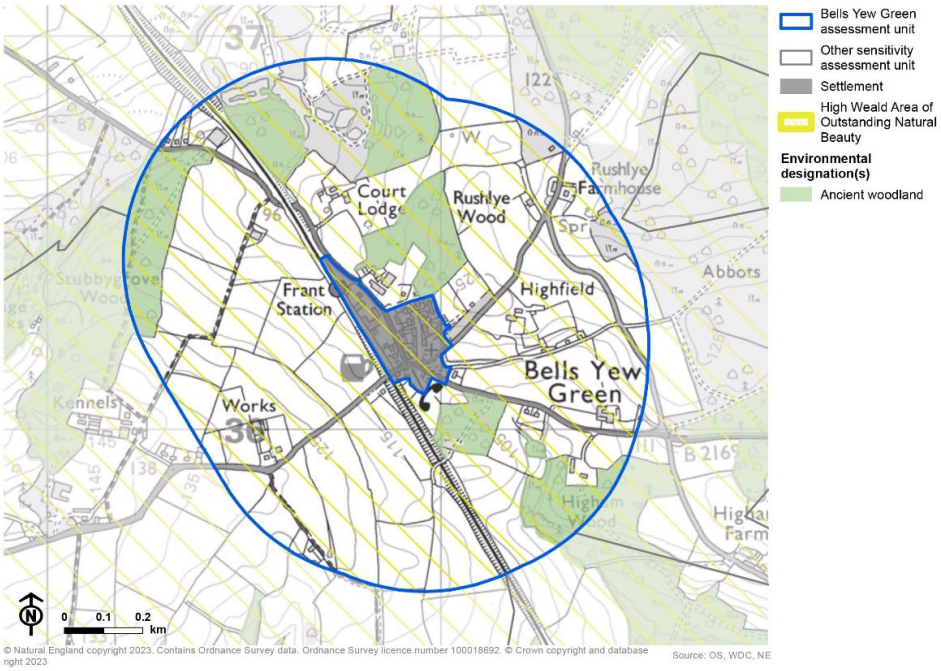
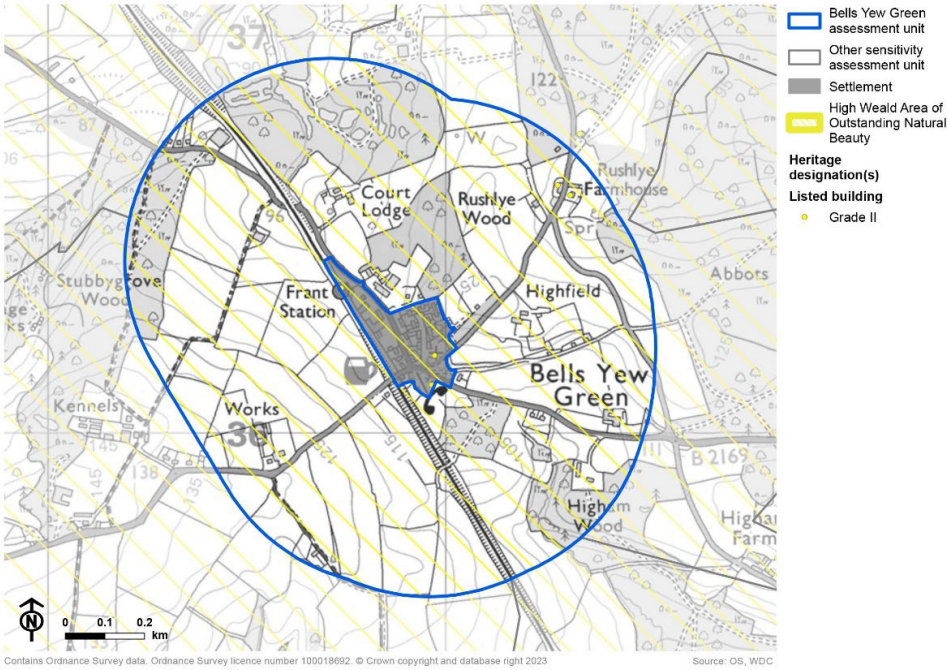


Figure A.104: Heritage designations for Bells Yew Green assessment unit



Representative photos


Sloping arable fields bordered by thick hedgerows, with a wooded backdrop.


Mature hedgerows border pastoral fields, dotted with mature infield trees.

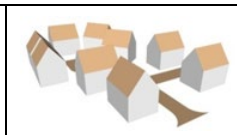
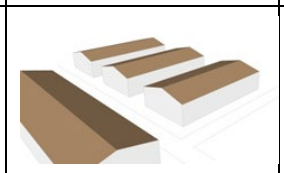
Assessment unit	**Bells Yew Green**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity

Landform	■ A complex ridge and valley landform, with low ridges in the east and west, and a shallow valley to the north and steeper valley form in the south.	**Higher sensitivity**
'Natural' character	■ Predominantly pasture to the west, with intact hedgerows and hedgerow trees.	**Moderate sensitivity**
	■ Ancient woodland to the north (Stubbygrove Wood, Park Wood) and the south-east (Rushlye Wood, Higham Wood) enclose the settlement, with extensive priority habitat deciduous woodland in the east.	Areas of higher sensitivity
Landscape pattern and time depth	■ A small to medium scale pattern of assart woodlands in the north and east, intermixed with planned enclosures. In the west lie regular piece meal enclosures, with large areas of cohesive and aggregate assarts in the south, a defining characteristic of the AONB.	**Higher sensitivity**
Historic features	■ Few heritage features are found in the assessment unit, with a small number of Grade II listed buildings dispersed along Hawkenbury Road.	**Lower sensitivity**
Settlement form and edge	■ The roughly linear historic settlement pattern has been altered with modern infill development, including small and medium scale commercial structures in proximity to the rail station.	**Moderate sensitivity**
	■ The railway provides a boundary along the western settlement edge. The heavily wooded character provides a softened edge to existing development and new development could relate poorly to the existing settlement edges if not appropriately located or well designed.	**Higher sensitivity**
Settlement setting and coalescence	■ The strong pastoral and wooded rural character of the assessment unit provides some positive contribution as a backdrop to the settlement.	**Higher sensitivity**
	■ The landscape plays some role in the sense of separation between Bells Yew Green and the village of Frant to the west. Development to the west of the rail line would narrow the gap between settlements.	**Higher sensitivity**
Recreational value	■ Limited public right of way footpaths are located in the west of the assessment unit.	**Lower sensitivity**
Perceptual aspects	■ A generally rural and pastoral landscape, with some localised effects on dark skies and sense of remoteness due to the influence of the rail line station and associated infrastructure and commercial development.	**Moderate sensitivity**
Visual prominence	■ The east of the assessment unit has an enclosed character, with rising valley sides and considerable areas of woodland limiting views.	**Lower sensitivity**
	■ Arable and pastoral fields in the west are more visually open, with low hedgerows and few areas of woodland interspersed, with more intervisibility to the settlement edge.	Areas of moderate sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Areas of ancient and priority habitat woodland at Stubbygrove, Rushlye, Higham, and Park Woods.
- Intact historic field patterns in the east and north, including large areas of cohesive assarts, characteristic of the AONB.
- The network of thick hedgerows with hedgerow trees in the west.
- A rural landscape with areas of dark skies and tranquillity.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes l					MH	
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The for Bells Yew Green assessment unit has **moderate-high sensitivity** to small and medium scale residential development and **high sensitivity** to commercial/industrial development as landscape and visual characteristics/ values of the assessment unit are susceptible to change. Sensitivity increases for commercial / industrial development due to the low-density residential and rural character of the landscape.

The ridge and valley landform; with historic field patterns; extensive ancient and priority habitat woodland; wooded settlement edge; role the landscape plays in providing separation between Bells Yew Green and Frant; and the rural setting increases sensitivity to development. The relatively enclosed visual character in the east, lack of recreational or heritage assets, and presence of larger scale development in proximity to the railway station reduce sensitivity to development in those parts of the unit.

Variations in landscape sensitivity

The area to the west of the settlement and rail line is more sensitive to development, due to its existing undeveloped character, visually open nature and contribution to the sense of separation between Frant and Bells Yew Green.

The area along the railway is less sensitive to development, due to the existing presence of larger scale development, enclosed landform and dense woodland, which would contribute to screening from the wider landscape.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Be located away from steeper slopes in the assessment unit, and where it is well enclosed by vegetation, where development would be less visible and have less influence on landscape character.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them, to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive assarts which are concentrated in the south, north and east of this assessment unit.
- Consider views from public rights of way, when considering the siting and design of development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape, and preferably native.
- Avoid further ribbon development along Bells Yew Green Road to ensure development does not cause the perception of coalescence between Bells Yew Green and Frant.

- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the rural character of the landscape, and areas of tranquillity in the assessment unit.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide' , 'Guidance on the selection and use of colour in development' and objectives of the High Weald AONB Management Plan .
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

Crowborough North

Assessment unit	Crowborough North
Landscape Character Area	**LCA 5B: High Weald – Central (extends into LCA 6A: High Weald – Medway Catchment)**

Settlement description

Crowborough is a nucleated town located in the north of Wealden District. The settlement is excluded from, but surrounded in all directions by, the High Weald AONB, and is located at the highest point of one of the principal east-west ridges of the High Weald. The historic core of the town is centred on the crossroads now formed by the A26 and the London Road/B2100 and a small Conservation Area relates to the late Victorian and early Edwardian development in this area. Settlement was relatively dispersed up until the introduction of the railway in the 19th century. The town was also a popular health resort, aided by railway links to London, in the late 19th century.

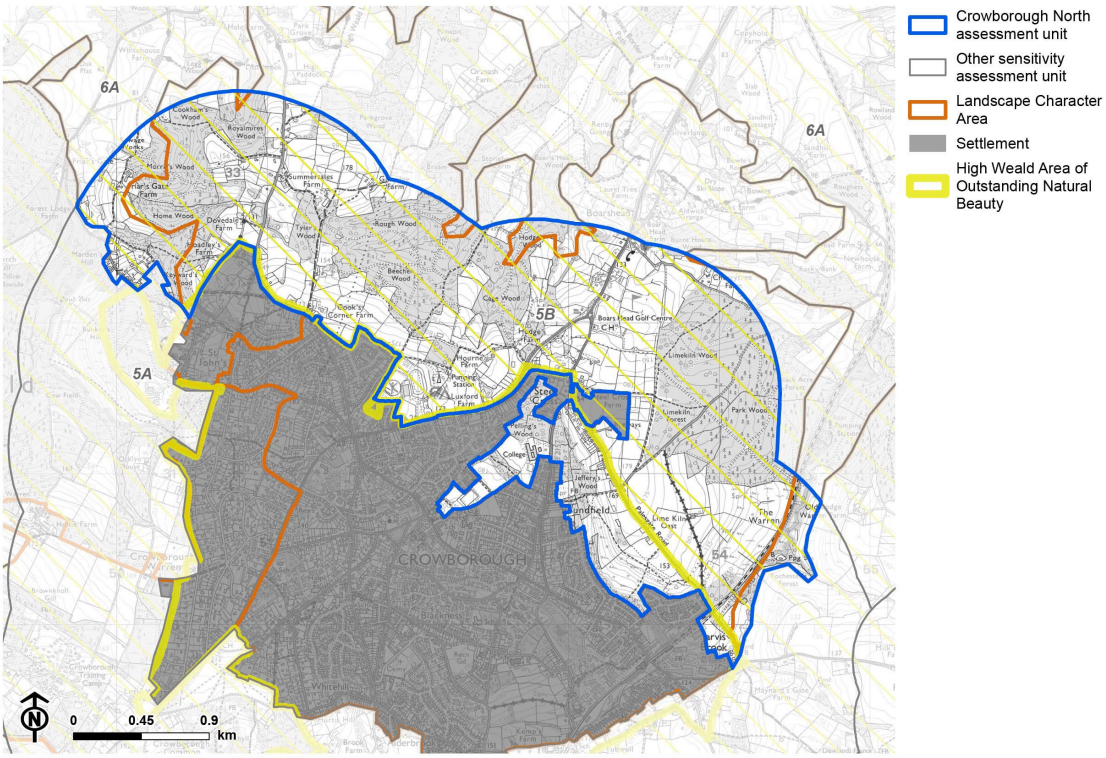
The A26 passes through the centre of the town, with a significant amount of 20th and 21st century growth extending to the north and south of the road and some ribbon development to the west and east of the settlement edge.

The settlement edge is relatively sprawling, however the settlement is often fringed by woodland, which is extensive to the north. Ashdown Forest forms a soft boundary to the west of the town, beyond 20th century development at Crowborough Warren. The northern settlement edge of Crowborough consists mostly of one and two storey detached and semi-detached houses.

Absolute Constraints

A small area in the west of the assessment unit has been scoped out of the assessment due to nature conservation constraints (the Ashdown Forest SAC and SPA).

Figure A.105: Location of Crowborough North assessment unit



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Source: OS, WDC

Figure A.106: Absolute constraints in Crowborough North assessment unit

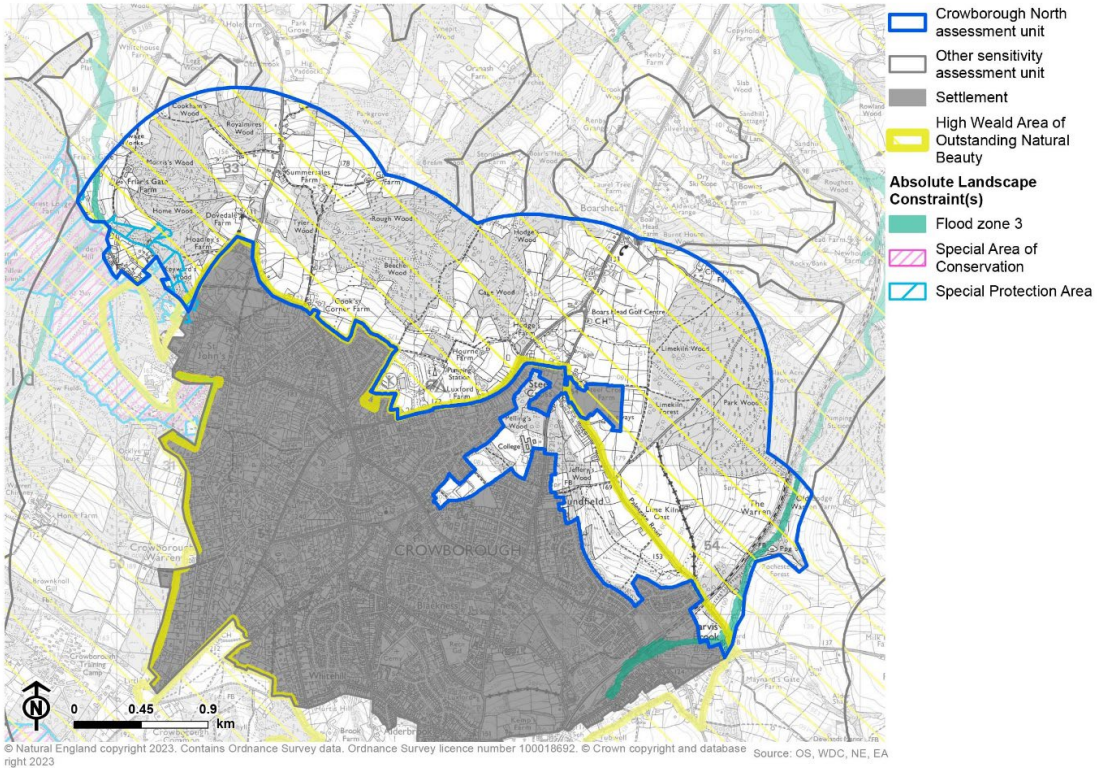


Figure A.107: Environmental designations in Crowborough North assessment unit

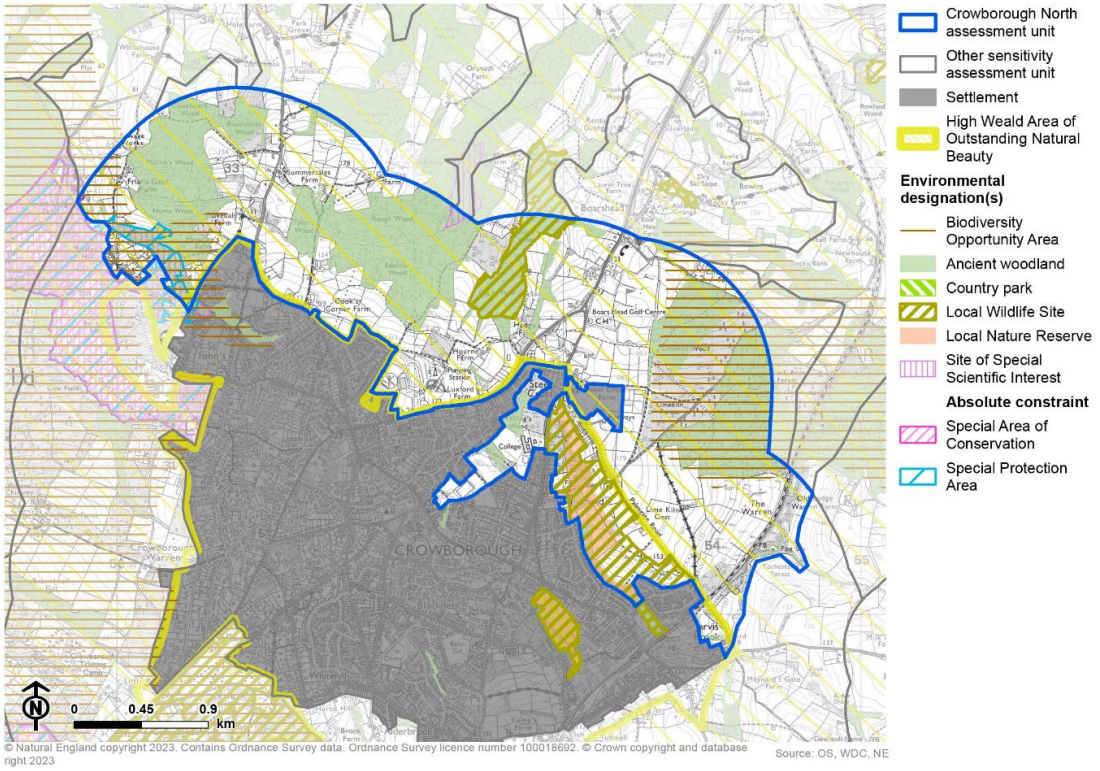
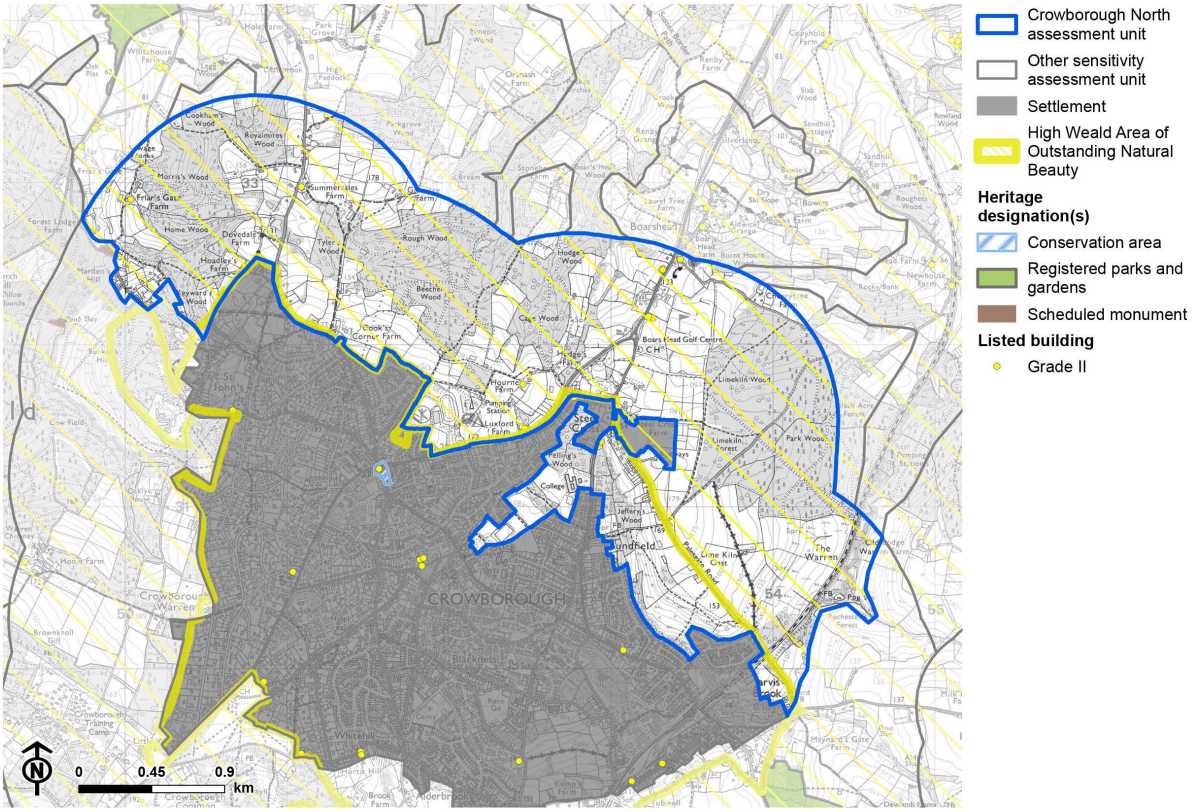


Figure A.108: Heritage designations in Crowborough North assessment unit



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Representative photos



Elevated views looking across the High Weald AONB.



Settlement edge with influence of recreation fields.

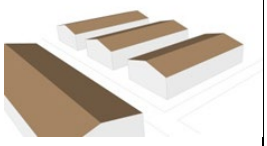
Assessment unit	**Crowborough North**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls to incised stream valleys, most notably in the west and east of the unit (predominantly LCA 6A and along Crowborough Gill in LCA 5B). Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A densely wooded landscape with large and interconnected areas of priority habitat deciduous woodland, many of which are ancient in origin and a defining component of character of the High Weald AONB. Some pastoral fields bound by mature hedgerows, shaws and hedgerow trees. The Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area (BOA) is located in the west of the unit, and the Medway, Ouse and Rother Watershed BOA is located in the east. The Boars Head, Hodges and Cage Wood Local Wildlife Site is located in the centre of the assessment unit and the Crowborough Ghyll Local Wildlife Site is located in the east.	**Higher sensitivity**
	■ Existing urban fringe development, including playing fields and a golf course, a camp site and a pumping station are located along the settlement edge and in the north-east of the unit and influence the wooded character locally.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale assarts (which are a defining component of character of the High Weald AONB), primarily focused in the centre of the unit and planned/private formal enclosure located throughout the unit. Extensive areas of ancient and semi-natural woodland contribute to time depth.	**Higher sensitivity**
	■ Some areas of field amalgamation in the east and areas of recreational use (golf course, sports fields and a camp site) have eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Relatively few known historic features, apart from occasional listed buildings associated with historic farmsteads and cottages, primarily located along the A26.	**Lower sensitivity**
Settlement form and edge	■ The settlement edge of Crowborough relates to the underlying ridged landform, which extends across most of the assessment unit. Development within the incised stream valleys in the west and east (LCA 6A) would be at odds with the existing settlement pattern.	**Higher sensitivity**
	■ The modern settlement edge is relatively exposed, and development would not cross a boundary feature although it would impact on the dispersed pattern of historic farmsteads and cottages (typical of the AONB).	**Moderate sensitivity**
	■ Large areas of woodland form a strong landscape feature on the settlement edge in the east and west, integrating it with the surrounding rural fringe.	Areas of higher sensitivity
Settlement setting and coalescence	■ The pastoral and wooded landscape of the High Weald AONB provides a scenic backdrop to the settlement edge of Crowborough.	**Higher sensitivity**
	■ The unit does not play an important role in settlement separation.	**Lower sensitivity**
Recreational value	■ A strong interconnected network of public rights of way, particularly focused in the west providing connectivity to the Ashdown Forest.	**Higher sensitivity**

Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation.	**Higher sensitivity**
	■ Modern residential and urban fringe development along the settlement edge, proximity to Crowborough and the busy A26 has some influence on the experience of dark night skies and the sense of rurality/tranquillity, however surrounding woodland contains these effects to relatively localised areas.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape with occasional open views afforded between woodland and hedgerows.	**Moderate sensitivity**
	■ The assessment unit occupies an elevated location and forms part of the wooded ridge landscape of the High Weald AONB, with some occasional intervisibility with the wider landscape of the AONB, including lower-lying valleys to the north (within LCA 6A) and the Ashdown Forest to the west.	Areas of higher sensitivity

Key landscape sensitivities

- The elevated position of the landscape within a complex ridge and valley landform.
- Mature interconnected deciduous woodlands (many of which are ancient in origin).
- Intact historic field patterns, particularly medieval assarts in the centre of the unit.
- The wooded backdrop, formed by woodland in the east and west of the unit, to the settlement edge of Crowborough.
- The network of public rights of way, particularly those which provide connectivity with the Ashdown Forest.
- The strong rural character with areas of remoteness and tranquillity.
- Location within and intervisibility with lower-lying areas of the High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Crowborough North assessment units has **moderate-high sensitivity** to small scale residential housing, as landscape and visual characteristics/ values are very susceptible to change.

Sensitivity is considered **high** for medium-scale residential and commercial/industrial development which would be out of character with the low-rise residential character of existing settlement within and adjacent to the settlement edge, the strong rural character of the surrounding landscape and the complexity of the ridge and incised valley landform.

The complex landform (particularly the incised stream valleys of LCA 6A); areas of woodland; areas of intact historic field pattern; the scenic backdrop the landscape provides to Crowborough; and the location within and visual relationship with the

wider High Weald AONB increase sensitivity to development. However, the presence of existing urban fringe land uses such as golf courses; sports fields and a camp site; enclosure by woodland; relatively few known historic features and disturbance from human activity close to Crowborough and the A26 reduce sensitivity.

A small area in the west of the assessment unit has been scoped out of the assessment due to nature conservation constraints (the Ashdown Forest SAC and SPA).

Variations in landscape sensitivity

Areas in which the defining components of character of the High Weald AONB are most strongly expressed would be of higher sensitivity to development. This includes interconnected areas of ancient woodland located throughout the unit and the centre of the unit where the historic assart field pattern is prominent. The wooded and incised stream valleys of LCA 6A in the west, north and east of the assessment unit are of higher sensitivity.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Consider views of development from the lower-lying landscapes to the north (within LCA 6A), siting development where well enclosed by vegetation and where it would relate to the existing ridgeline settlement pattern.
- Avoid areas of habitat interest, notably ancient woodland.
- Take up biodiversity opportunities listed in the Western Ouse Streams and Ashdown Forest and Medway, Ouse and Rother Watershed BOA, especially woodland management and restoration, where possible.
- Avoid development in the incised stream valleys of LCA 6A and heavily wooded slopes of LCA 5B.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands and allow a suitable and appropriate buffer zone around them to avoid root damage. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain or replace roadside trees along the A26, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the centre of the assessment unit.
- Consider views from public rights of way, particularly within or near the Ashdown Forest in the west of the unit, when siting and designing development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[8], 'Guidance on the selection and use of colour in development'[9] and objectives of the High Weald AONB Management Plan[10].

[8] https://www.highweald.org/look-after/planning/design-guide.html
[9] https://www.highweald.org/look-after/planning/colour-study.html
[10] https://www.highweald.org/high-weald-aonb-management-plan.html

- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

Crowborough South

Assessment unit	Crowborough South
Landscape Character Area	**LCA 5B: High Weald – Central (extends into LCA 5A: High Weald – Ashdown Forest and LCA 6D: High Weald – Ouse Catchment)**

Settlement description

Crowborough is a nucleated town located in the north of the Wealden District. The settlement is excluded from, but surrounded in all directions by, the High Weald AONB, and is located at the highest point of one of the principal east-west ridges of the High Weald. The historic core of the town is centred on the crossroads now formed by the A26 and the London Road/B2100. A relatively small Conservation Area extends across this part of the settlement and relates to the late Victorian and early Edwardian development around the crossroads. Settlement in the area was relatively dispersed up until the introduction of the railway in the 19th century. The town was also a popular health resort, aided by railway links to London, in the late 19th century.

The A26 passes through the centre of the town, with a significant amount of 20th and 21st century growth extending to the north and south of the road. The settlement edge is relatively sprawling; however settlement is often fringed by woodland. Ashdown Forest forms a soft boundary to the west of the town, beyond 20th century development at Crowborough Warren.

The southern settlement edge of Crowborough consists mostly of one and two storey detached and semi-detached houses, and some urban fringe development and a railway line in the south-east. The Crowborough barracks are located to the south-west of the settlement. Settlement is fringed by woodland, which is denser in the west and east.

Absolute Constraints

An area in the west of the assessment unit has been scoped out of the assessment due to nature conservation constraints (the Ashdown Forest SAC and SPA).

Figure A.109: Location of Crowborough South assessment unit

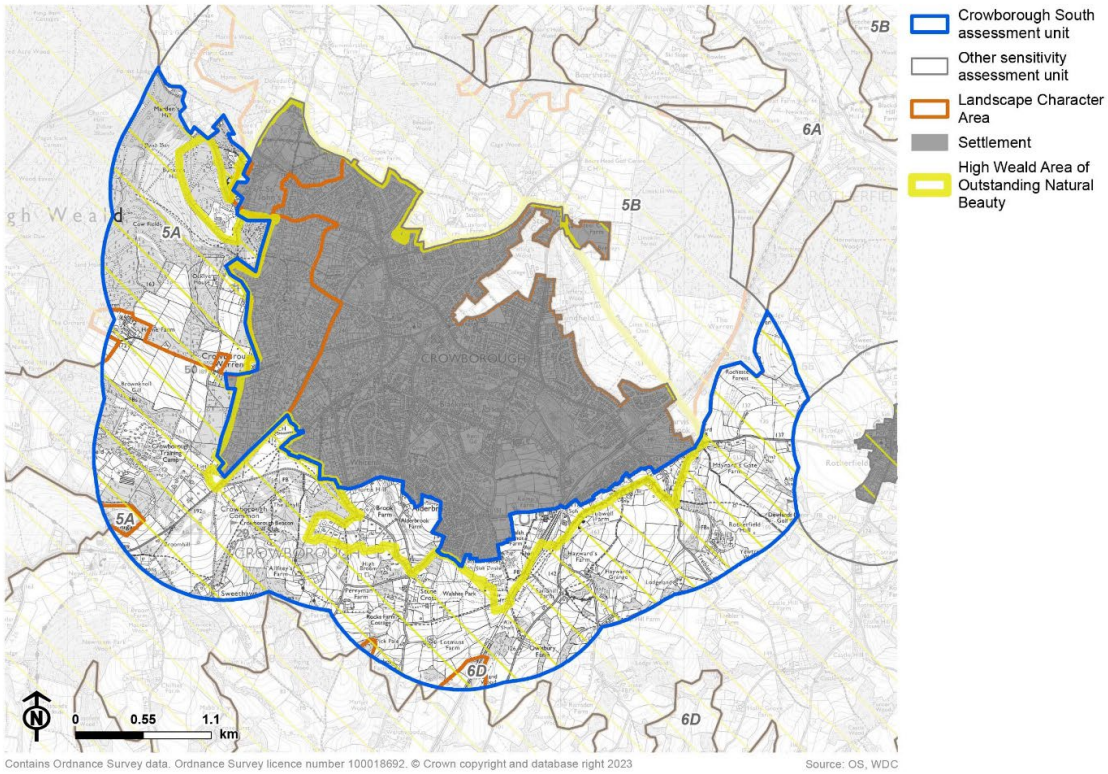


Figure A.110: Absolute constraints in Crowborough South assessment unit

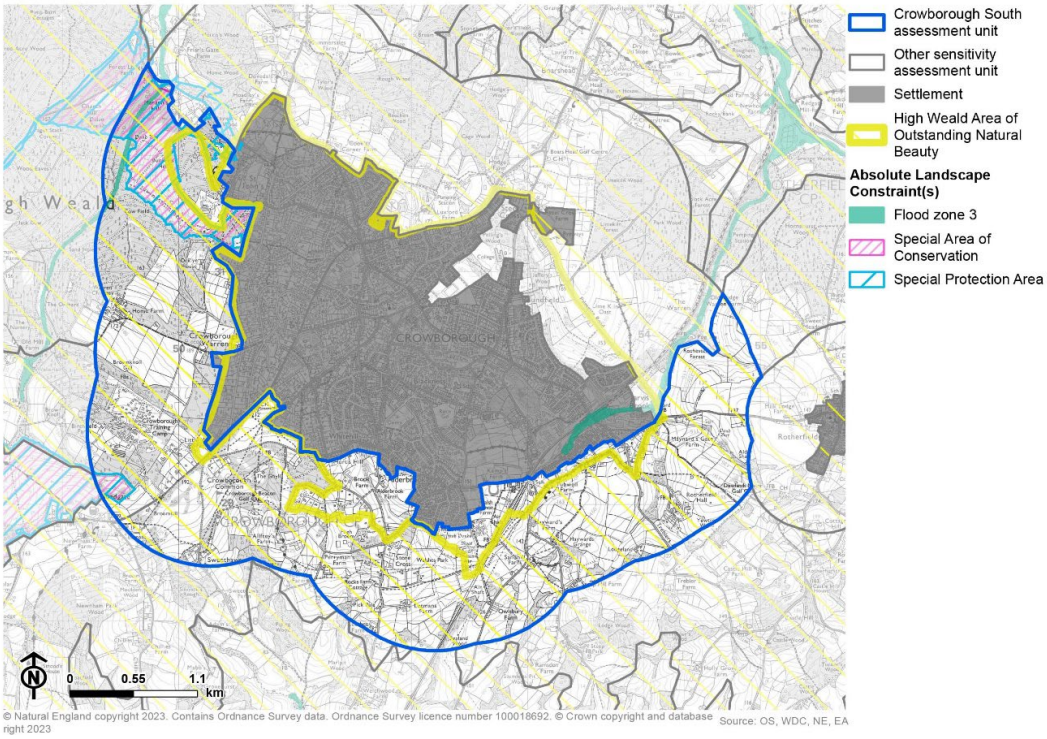


Figure A.111: Environmental designations in Crowborough South assessment unit

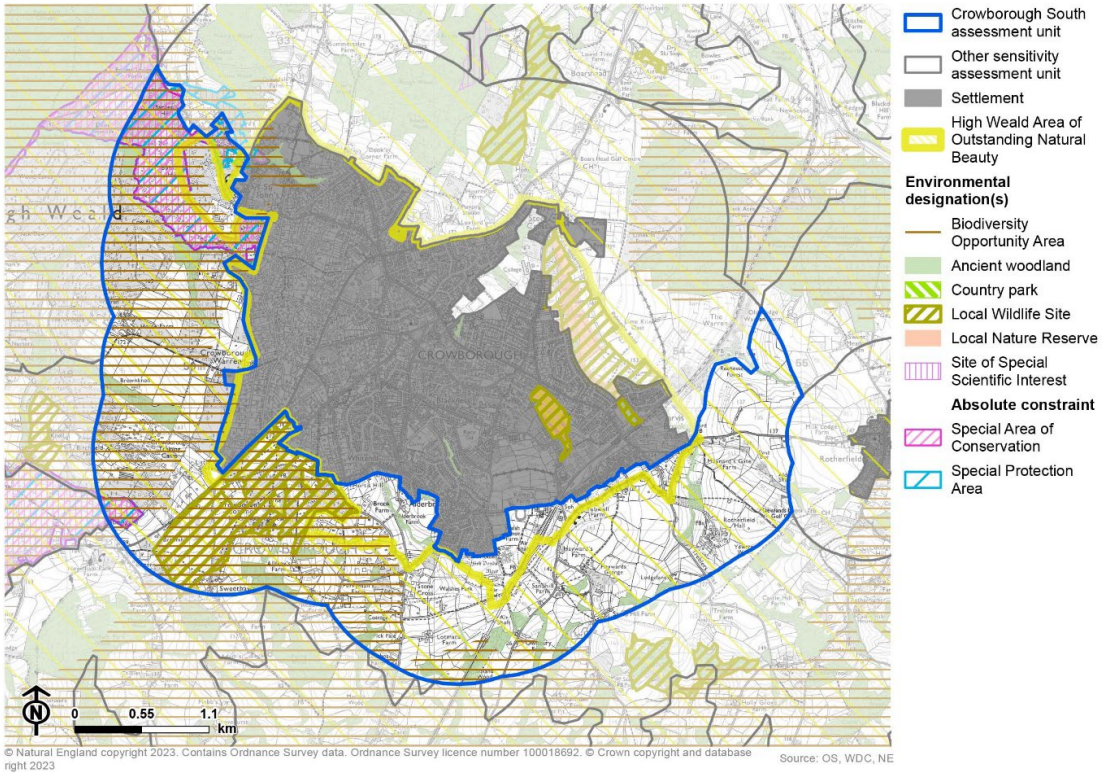
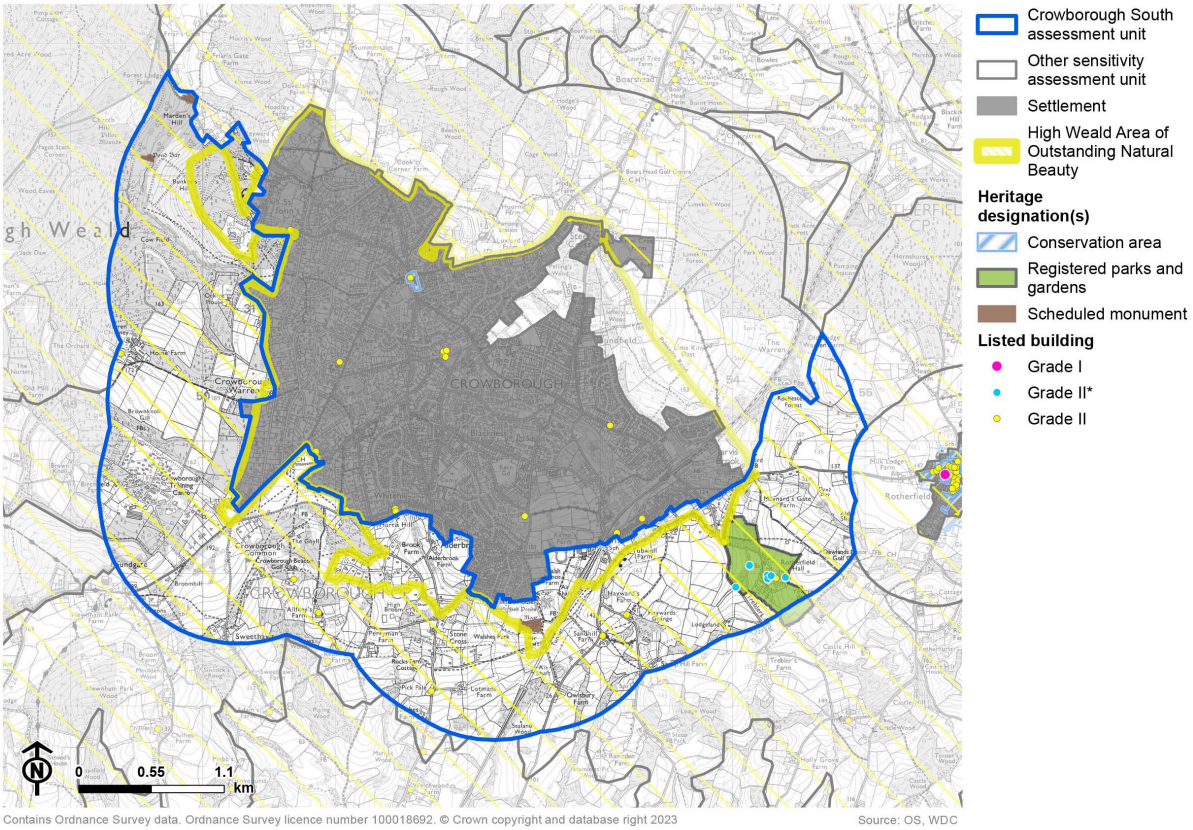


Figure A.112: Heritage designations in Crowborough South assessment unit



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Representative photos



Views towards the wooded settlement edge.



Outward views across the wider High Weald AONB looking south from the settlement edge.

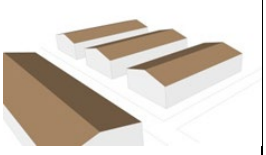
Assessment unit	**Crowborough South**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls to incised stream valleys, most notably in the south and east of the assessment unit. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A mosaic of woodland and pastoral fields. Small but interconnected areas of priority habitat deciduous woodland, many of which are ancient in origin and a defining component of character of the High Weald AONB. Strong network of mature hedgerows, shaws and hedgerow trees, which are a defining component of character of the High Weald AONB. Areas of priority habitat semi-improved grassland and lowland heathland, which is a defining component of character of the High Weald AONB, concentrated in the south-west at the Crowborough Common Local Wildlife Site. Smaller areas of lowland heathland in the east. The Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area (BOA) is located in the west of the assessment unit, and the River Uck and its Headwaters BOA is located in the south-west of the assessment unit.	**Higher sensitivity**
	■ Urban fringe elements in the east, Crowborough Training Camp in the west, the golf course in the west, and occasional modern agriculture buildings and overhead electricity infrastructure influence the 'natural' character of the landscape locally.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern, with small to medium scale assarts in the south-west and south-east, regular piecemeal enclosure in the south and east, and planned private enclosure in the west.	**Higher sensitivity**
	■ A golf course and Crowborough Training Camp have eroded the historic field pattern locally.	Areas of moderate sensitivity
Historic features	■ Rotherfield Hall (Registered Park and Garden) and the medieval moated site at Walsh Manor (designated as a Scheduled Monument) contribute to landscape character in the south-east and centre, respectively. Listed buildings associated with historic farmsteads and cottages are located throughout the assessment unit.	**Higher sensitivity**
Settlement form and edge	■ The settlement edge of Crowborough relates to the underlying ridged landform, which extends across most of the assessment unit.	**Higher sensitivity**
	■ The modern settlement edge is relatively exposed, though occasionally fringed by relatively small areas of woodland. Development in much of the assessment unit would not cross a boundary feature although it would impact on the dispersed pattern of historic farmsteads and cottages (typical of the AONB). Some urban fringe elements (commercial and light industrial development, the railway) influence the character of the settlement edge in the east.	**Moderate sensitivity**
	■ Larger areas of woodland in the south-west and east form a strong landscape feature on the settlement edge. The Ashdown Forest forms a soft boundary in the west.	Areas of higher sensitivity
Settlement setting and coalescence	■ The wooded and pastoral landscape of the High Weald AONB provides a scenic backdrop to the settlement edge of Crowborough.	**Higher sensitivity**

	■ The east of the assessment unit plays some role in separation of Crowborough and Rotherfield.	**Moderate sensitivity**
Recreational value	■ A strong interconnected network of public rights of way, which provide connectivity to Ashdown Forest in the west.	**Higher sensitivity**
Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation.	**Higher sensitivity**
	■ Large scale modern development along the settlement edge, busy trunk roads including the A26, the railway in the south and east, pylons in the south-east and proximity to Crowborough has some influence on the experience of dark night skies and the sense of rurality/tranquillity, however surrounding woodland contains these effects to relatively localised areas.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape with occasional open views afforded between woodland and hedgerows.	**Moderate sensitivity**
	■ The unit is located within the High Weald AONB, with some occasional intervisibility between the distinctive wooded ridges across the AONB, Ashdown Forest to the west and the lower-lying rural landscapes to the south.	Areas of higher sensitivity

Key landscape sensitivities

- The elevated and undulating ridged landform.
- Mature interconnected deciduous woodlands (many of which are ancient in origin).
- Areas of semi-improved grassland and lowland heathland in the south-west and east of the area.
- Intact historic field patterns, particularly medieval assarts in the south-west and south-east of the assessment unit.
- The wooded and rural backdrop to the settlement edge of Crowborough.
- The network of public rights of way, particularly those providing connectivity with Ashdown Forest.
- The strong rural character with areas of remoteness and tranquillity.
- Location within and intervisibility with wooded ridges of the High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Crowborough South assessment unit has **moderate-high** sensitivity to small scale residential housing, as landscape and visual characteristics/ values are very susceptible to change.

Sensitivity increases to **high** for medium-scale residential and commercial/industrial development which would be out of character with the low-rise residential character of existing settlement within and adjacent to the northern edge of the assessment unit, the strong rural character of the surrounding landscape and the complexity of the ridge and incised valley landform.

The complex landform; areas of woodland and heathland; areas of intact historic field pattern; presence of some historic features; the scenic backdrop the landscape provides to Crowborough; and the location within and visual relationship with the wider High Weald AONB increase sensitivity to development. However, the presence of urban fringe land uses and development (such as golf courses, pylons and the railway); enclosure by woodland; and disturbance from human activity close to Crowborough, reduce sensitivity.

An area in the west of the assessment unit has been scoped out of the assessment due to nature conservation constraints (the Ashdown Forest SAC and SPA).

Variations in landscape sensitivity

Areas in which the defining components of character of the High Weald AONB are most strongly expressed would be of higher sensitivity to development. This includes interconnected areas of ancient woodland located throughout the assessment unit, areas of open heathland in the south-west and east, and areas in the south-west and south-east where the historic field pattern is prominent.

A small area adjacent to the settlement edge in the east, where there is an existing influence of urban fringe development, would be of moderate-high sensitivity to medium scale residential development.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Consider views of development from the lower-lying landscapes to the south, siting development where well enclosed by vegetation and where it would relate to the existing ridgeline settlement pattern.
- Avoid areas of habitat interest, notably ancient woodland and lowland heathland.
- Take up biodiversity opportunities listed in the Western Ouse Streams and Ashdown Forest and River Uck and its headwaters BOA, especially woodland and heathland management and restoration, where possible.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands and allow a suitable buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain roadside trees along the A26, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the south-west and south-east.
- Consider views from public rights of way and the Ashdown Forest when siting and designing development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape.

- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[11], 'Guidance on the selection and use of colour in development'[12] and objectives of the High Weald AONB Management Plan[13].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[11] https://www.highweald.org/look-after/planning/design-guide.html
[12] https://www.highweald.org/look-after/planning/colour-study.html
[13] https://www.highweald.org/high-weald-aonb-management-plan.html

Five Ashes

Assessment unit	Five Ashes
Landscape Character Area	**LCA 5B High Weald: Central**

Settlement description

Five Ashes is a small, linear ridge top village in the centre of the district, south-west of the larger town of Mayfield. Located on a primary north-south trading route (now the A267), the settlement developed around farming, local trades and services. The Weald iron industry from the 16th century had a large impact on the area, with numerous iron foundries in the area bringing Five Ashes increased prosperity and settlement. The historic core of the village is largely intact, slightly altered by infill development.

The village has largely retained its linear settlement form, with development strung along the A267 north and south of the village core. Modern development has expanded the settlement north of the historic core, with cul-de-sac development off of Criers Lane. Wooded edges provide a softened edge to the majority of the settlement, and integrate development well into the rural surroundings.

Figure A.113: Location of Five Ashes assessment unit

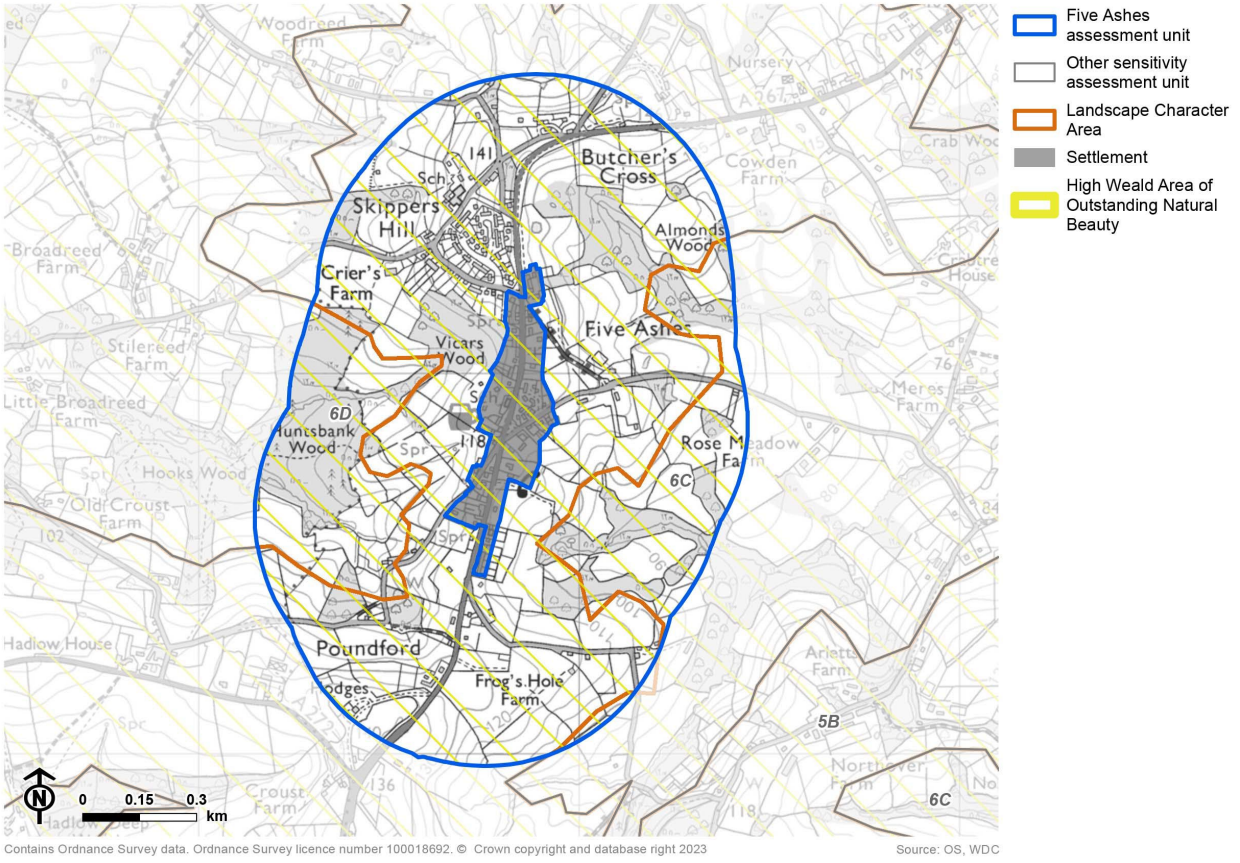


Figure A.114: Absolute constraints in Five Ashes assessment unit

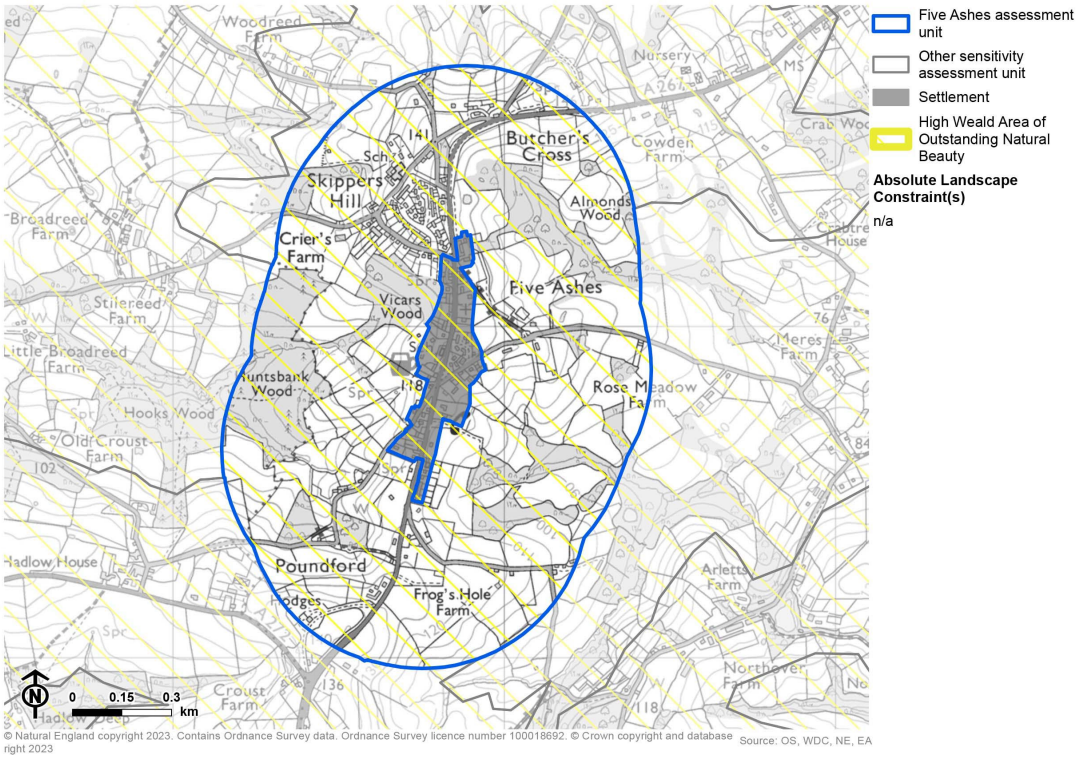


Figure A.115: Environmental designations for Five Ashes assessment unit

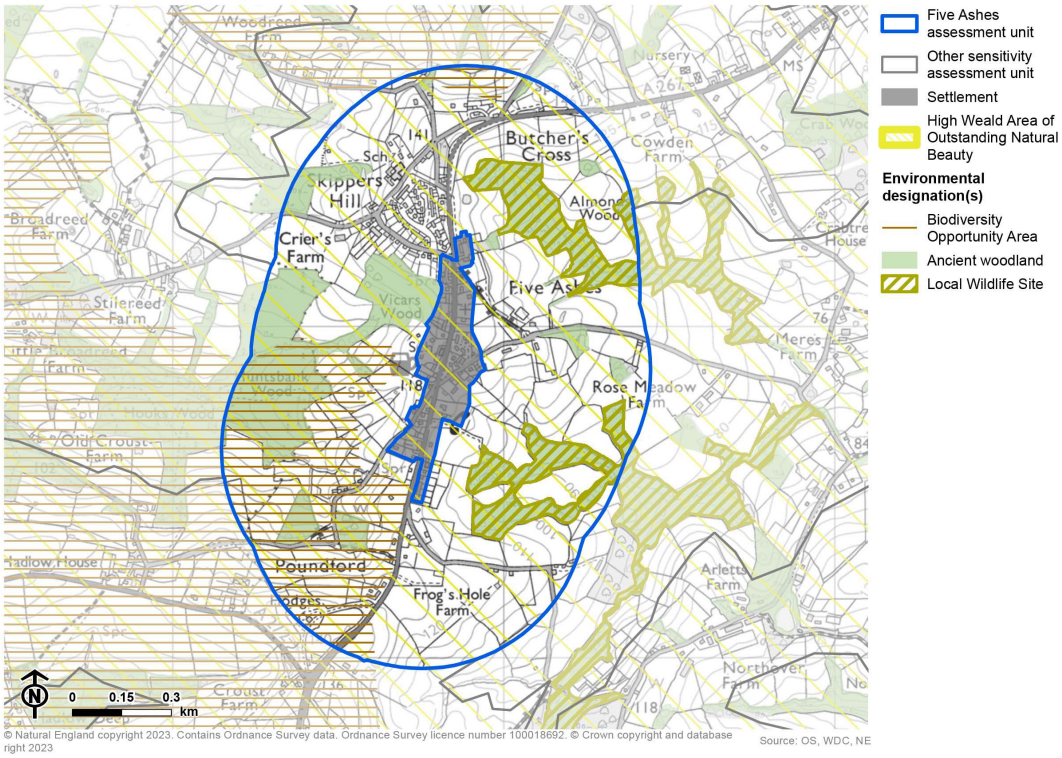
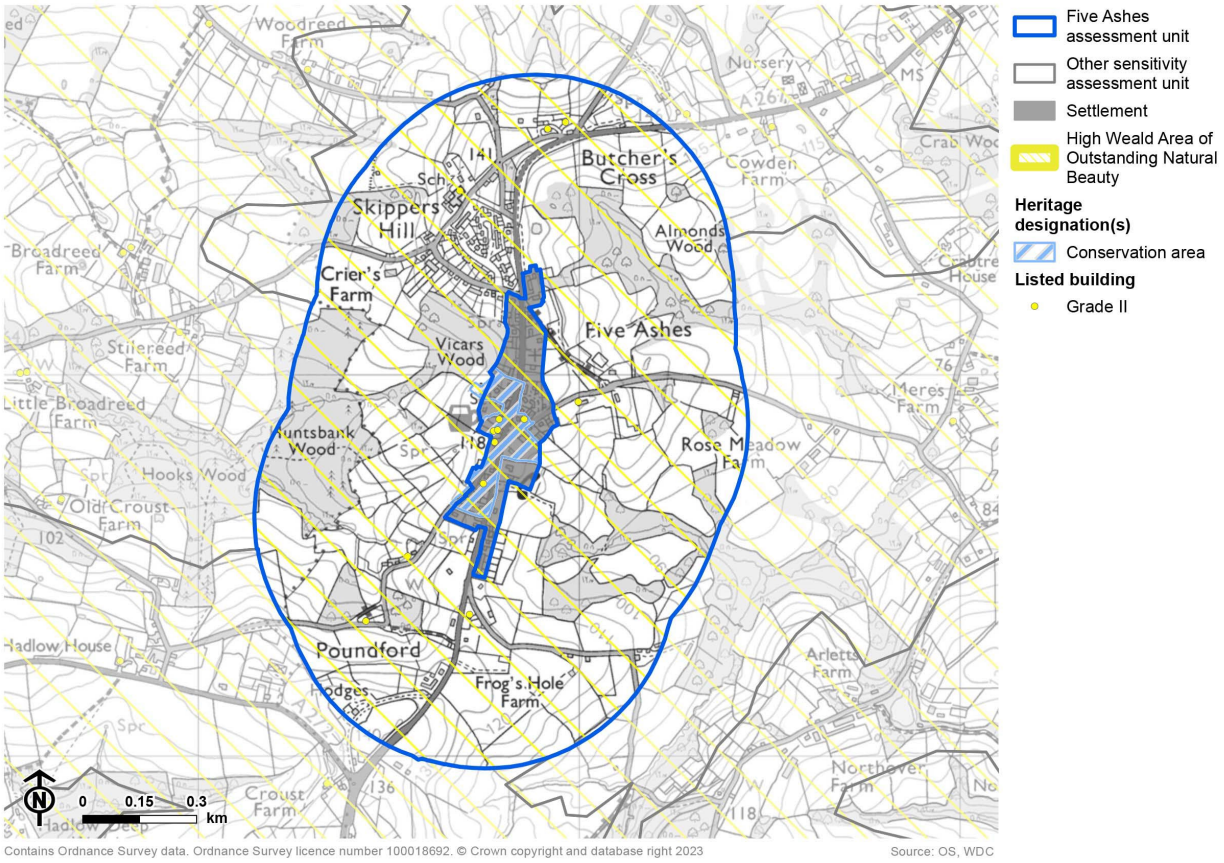


Figure A.116: Heritage designations for Five Ashes assessment unit



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Representative photos



Sloping fields associated with ridge landforms are visually prominent despite mature hedgerows along rural lanes.

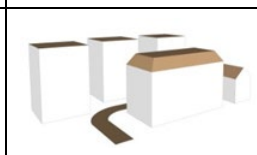
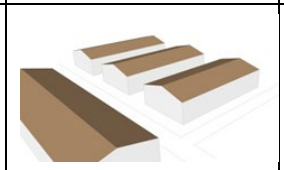


Visually prominent sloping fields enclosed by dense woodlands.

Assessment unit	**Five Ashes**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A broad ridge crosses the assessment unit from north to south, with sloped valley sides to the east and west. The ridgeline narrows in the centre of the assessment unit, with steeper valley sides.	**Higher sensitivity**
'Natural' character	■ Considerable areas of ancient and priority woodland are sited to the east and west on the valley sides, concentrated at Huntsbank Wood, Vicars Wood, Almonds Wood and Freemans Wood. Irregular small-scale fields (often in grazing use) are bound by a thick intact hedgerow network, a defining characteristic of the High Weald AONB.	**Higher sensitivity**
Landscape pattern and time depth	■ Considerable areas of cohesive assarts ring the edges of the assessment unit and are interspersed with smaller areas of regular piecemeal enclosures, mainly concentrated in the south.	**Higher sensitivity**
Historic features	■ Few recorded heritage features in the wider assessment unit.	**Lower sensitivity**
	■ The historic character of Five Ashes is recognised through its designation as a Conservation Area, with a number of Grade II listed cottages and an inn located within the historic core.	Areas of higher sensitivity
Settlement form and edge	■ The settlement generally retains its historic linear form along the ridgetop, with modern infill development occurring in the north away from the historic core. Development on the falling slopes away from the ridgeline may be at odds with the existing settlement pattern along the ridgetop.	**Moderate sensitivity**
	■ The existing settlement is well integrated into the surrounding rural fringe by wooded edges and the transition of ridgetop into sloping valley sides. Development may affect the existing settlement edge.	**Higher sensitivity**
Settlement setting and coalescence	■ The rural and pastoral qualities of the assessment unit provide a scenic backdrop to Five Ashes.	**Higher sensitivity**
	■ The assessment unit provides some sense of separation between the settlements of Five Ashes and Mayfield.	**Moderate sensitivity**
Recreational value	■ Few public rights of way pass through the assessment unit, and do not offer connections with the wider district.	**Lower sensitivity**
Perceptual aspects	■ A strongly rural and tranquil character, with relative remoteness and experience of dark skies, with minor effects from existing development or proximity to the A267.	**Higher sensitivity**
Visual prominence	■ The relatively elevated ridgetop location affords occasional long-distance views over wooded and pastoral valleys to the east.	**Higher sensitivity**
	■ A semi-enclosed visual character due to dense roadside vegetation and thick intact hedgerows throughout, particularly to the west of the settlement, with only intermittent views from the surrounding countryside to the settlement.	Areas of moderate sensitivity
Key landscape sensitivities		
■ The ridge and valley landform. ■ Areas of ancient and priority habitat woodland at Huntsbank Wood, Vicars Wood, Almonds Wood and Freemans Wood.		

- Mixed pastoral and arable fields with a strong network of thick hedgerows with hedgerow trees
- Intact historic field patterns, including large areas of cohesive assarts.
- The historic character of Five Ashes and its listed buildings.
- The scenic rural backdrop provided to Five Ashes.
- Consistent characteristics of tranquillity and dark skies in the assessment unit.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Five Ashes assessment unit has **moderate-high** sensitivity to small-scale residential development as some landscape and visual characteristics/ values of the assessment unit are susceptible to change. Sensitivity is considered to be **high** for medium scale residential and commercial / industrial development due to the complex underlying landform, rural and tranquil character and low-density residential character of the assessment unit.

The broad, undulating ridge landform; extensive historic field patterns; relatively intact historic settlement form; areas of ancient and semi-natural woodland and identified priority habitat deciduous woodland; strong perceptual qualities and rural setting increase sensitivity to development. However, the enclosed visual character and lower recreational value reduce sensitivity to development.

Variations in landscape sensitivity

The area to the east of the settlement is slightly less sensitive to development, as this area contributes less to the historic character of the area, and there could be opportunities to soften the existing edge.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Be located where it is well enclosed by landform and vegetation and would be less visible and have less influence on landscape character, away from prominent ridgelines or exposed slopes.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them, to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.

- Ensure any development does not adversely affect the historic qualities of the settlement edge of the Five Ashes Conservation Area, or appreciation of historic features such as listed buildings.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive assarts which are consistent throughout the assessment unit.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape, and preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the rural character of the landscape, and areas of relative tranquillity and dark skies.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide' , 'Guidance on the selection and use of colour in development' and objectives of the High Weald AONB Management Plan .
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

Frant

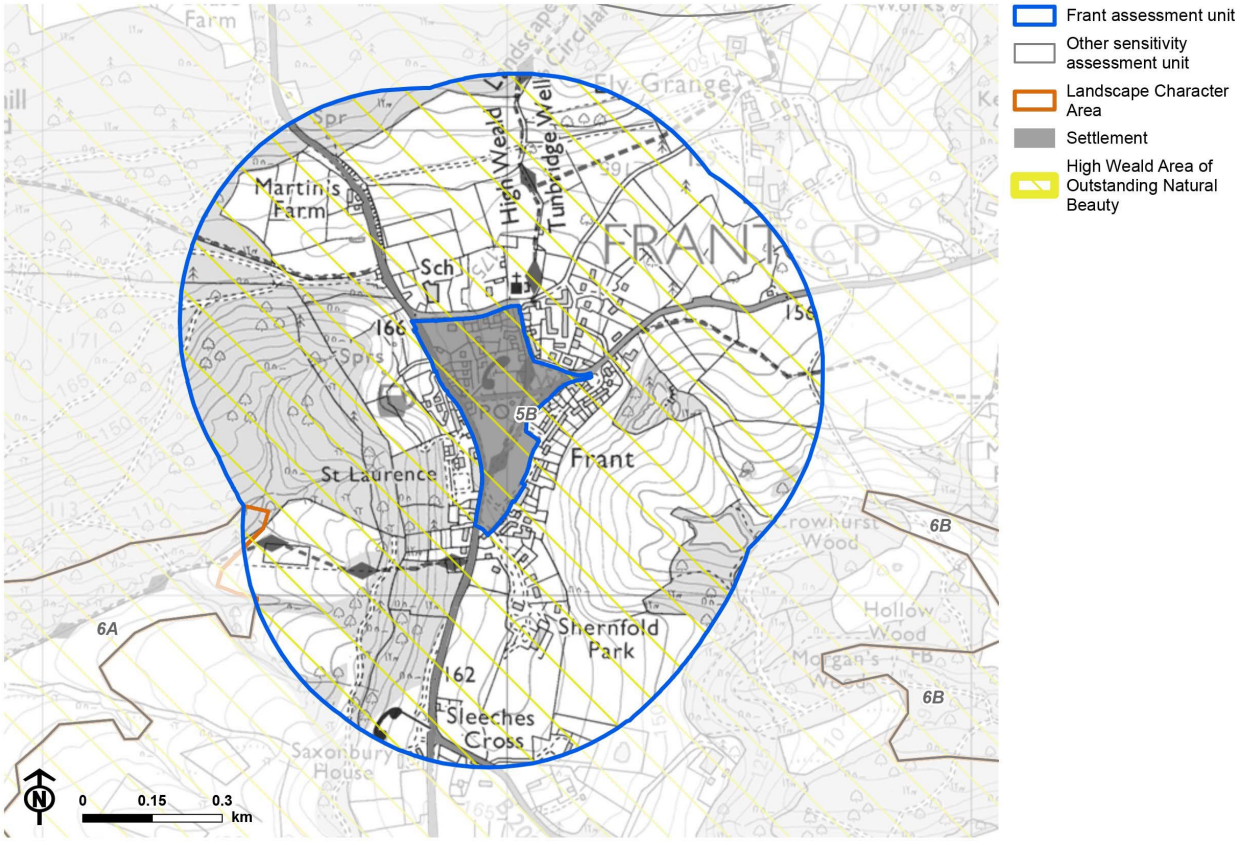
Assessment Unit	Frant
Landscape Character Area	**LCA 5B: High Weald - Central**

Settlement description

Frant is a nucleated village located in the north-east of Wealden District. The village is located on one of the principal ridges of the High Weald, within the High Weald AONB. The historic core of the village is centred around the Church of St Alban, and emerged as a market town which served dispersed rural farmsteads in the late 13th century. The village grew as a result of iron works in the locality from the 16th century. Agriculture, particularly the growing of hops, was a key contributor to the growth of the village between 17th to early 20th century. Proximity to Tunbridge Wells and its popular spas also influenced the growth of the village in the 18th and 19th centuries.

The village has largely retained its historic nucleated form, with some modest 20th and 21st century development located along the settlement fringes. Development consists of bungalows and two storey detached and semi-detached houses, with some occasional terraced properties. Development is typically well integrated into the surrounding rural landscape of rolling fields, with woodland (within the Frant Court and Eridge Park Registered Park and Gardens) forming a soft settlement edge feature to the west. Given the elevated position of the village, distant views across the High Weald AONB are afforded, particularly looking south and south-east from the village green and glimpsed views north from the Church of St Alban.

Figure A.117: Location of Frant assessment unit



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Source: OS, WDC

Figure A.118: Absolute constraints in Frant assessment unit

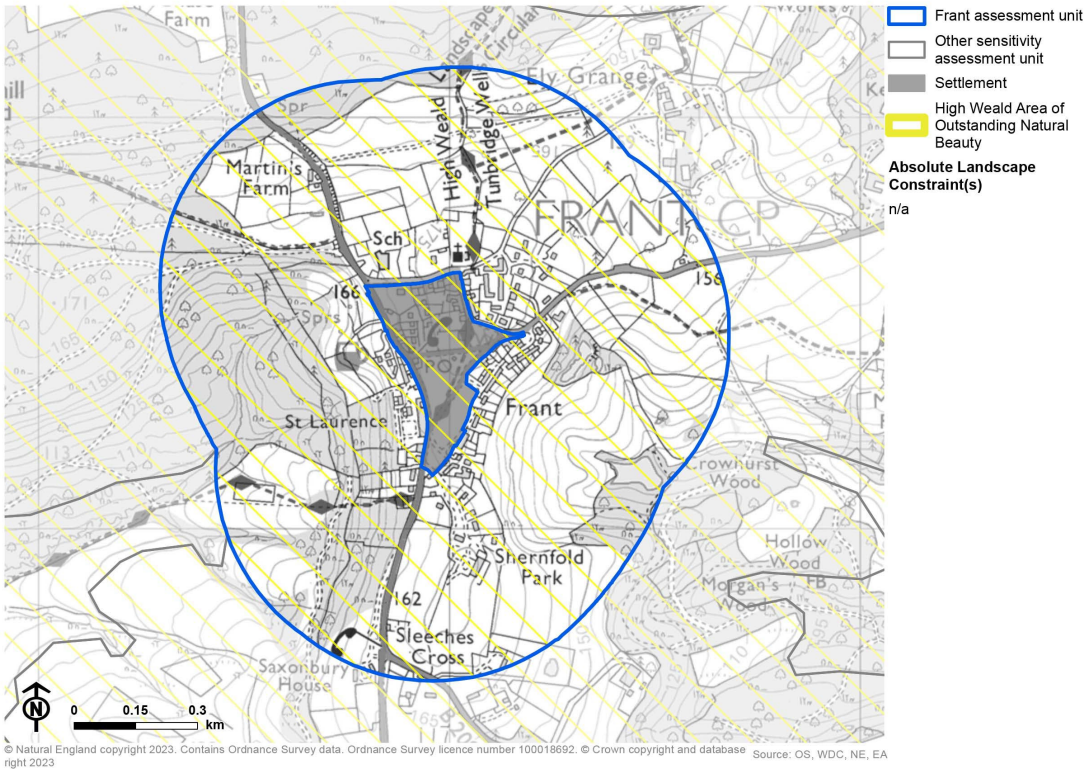


Figure A.119: Environmental designations for Frant assessment unit

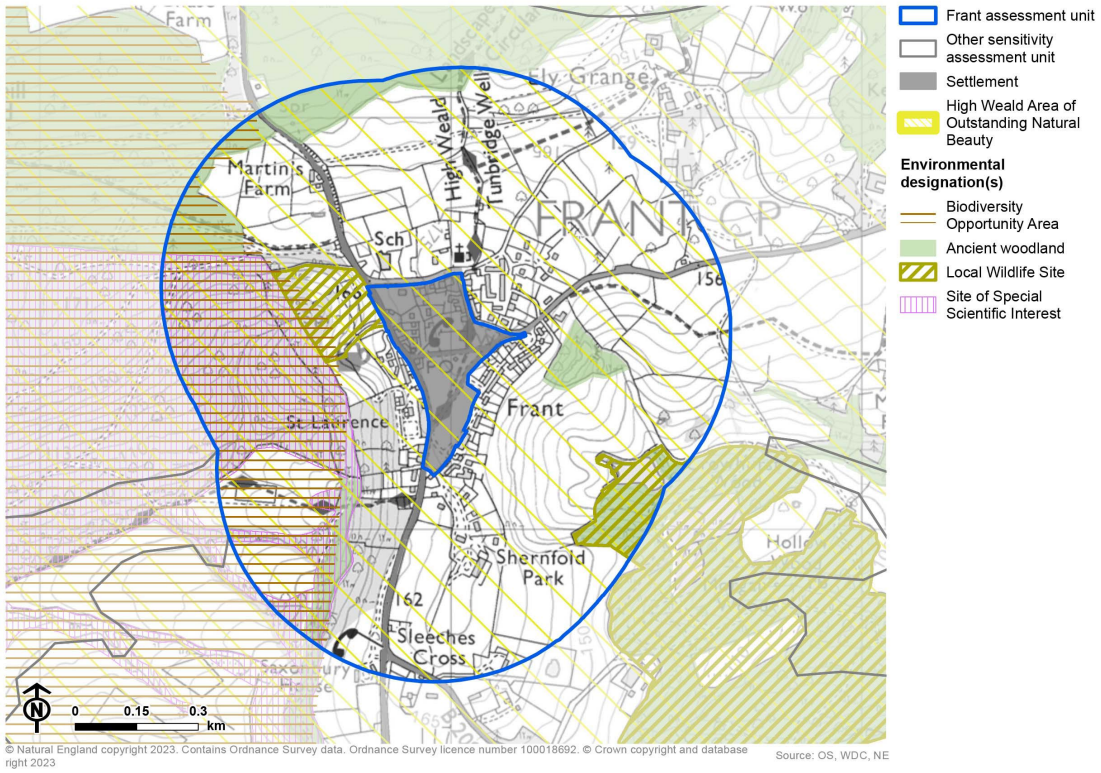
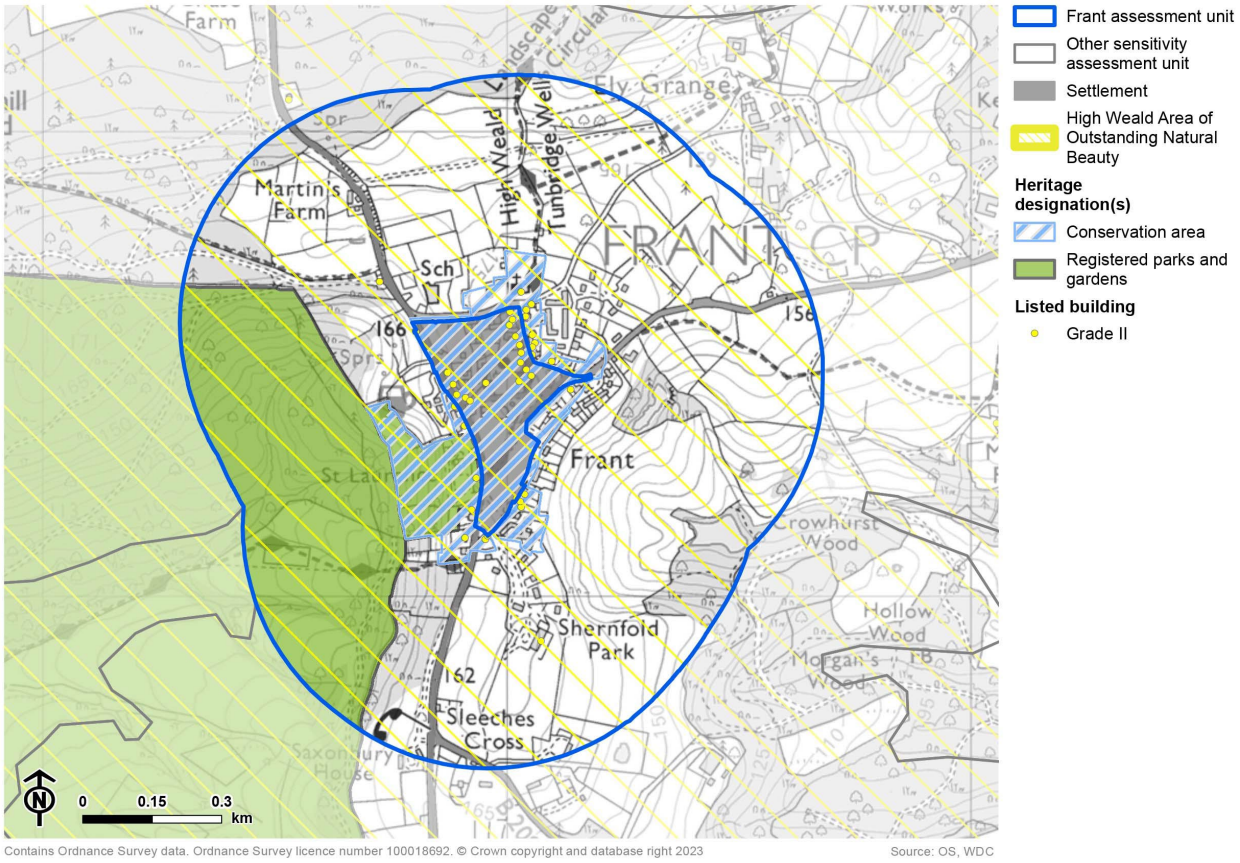


Figure A.120: Heritage designations for Frant assessment unit



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Representative photos



Views looking across pastoral fields with wooded boundaries, with more distant views towards Tunbridge Wells.



Views looking west from the A267 across the High Weald AONB and towards Eridge Park.

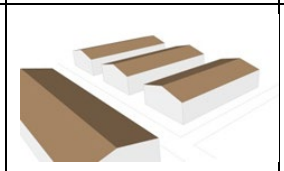
Assessment Unit	**Frant**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform with steep slopes which falls away towards incised stream valleys, most notably in the west and east of the assessment unit. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A pastoral and wooded landscape, with fields bound by mature hedgerows, shaws and hedgerow trees, and tree clumps/ in-field trees in the north and east. Interconnecting priority habitat deciduous woodland (including at Eridge Park SSSI) - many of which are ancient and a defining component of character of the High Weald AONB. Priority habitat semi-improved grassland and the Eridge and Broadwater BOA in the west.	**Higher sensitivity**
	■ Modern development along the fringes of the assessment unit and playing fields north of the settlement edge, reduce sensitivity locally, however woodland limits influence.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern with piecemeal enclosure, modern field amalgamation, and informal parkland in the north-east and south, associated with gentrified farmsteads. Limited assarts in the north-east and west.	**Moderate sensitivity**
	■ Sports fields north of Frant and gentrification of historic farmsteads and their associated designed landscapes have eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Frant Conservation Area contains numerous listed buildings and expresses a strong architectural vernacular. Frant Court and Eridge Park Registered Park and Gardens contribute to landscape character and the setting of the Conservation Area in the west. Listed buildings also exist at Shernfold Park and Whitehill Lodge in the south and north-west respectively.	**Higher sensitivity**
Settlement form and edge	■ Frant has largely retained its historic ridgetop settlement form (designated as Conservation Area), and strongly relates to the underlying topography of the ridgeline and avoids areas of wooded and steep slopes. Development beyond the crest of the ridgeline, particularly along the wooded edge in the west and steep slopes in the east, could be at odds with the existing settlement form.	**Higher sensitivity**
	■ Some modest 20th and 21st century expansion along the southern and eastern settlement edge, with a similar architectural vernacular to buildings within the historic core.	Areas of moderate sensitivity
	■ Settlement is typically fringed by dense woodland in the west and is well integrated into the surrounding rural landscape.	**Higher sensitivity**
Settlement setting and coalescence	■ Woodland and rolling fields of the High Weald AONB provide a scenic rural backdrop that is experienced throughout much of the settlement and is highlighted in the Frant Conservation Area appraisal.	**Higher sensitivity**
	■ The north of the assessment unit plays some role in the separation between Frant and Tunbridge Wells, and the east of the assessment unit plays some role in the separation between Frant and Bells Yew Green.	**Moderate sensitivity**
Recreational value	■ Some public rights of way, including the High Weald Landscape Trail, and footpaths which connect the village with the surrounding countryside.	**Moderate sensitivity**

Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation. Dark night skies and tranquillity can be experienced from much of the assessment unit away from the A267.	**Higher sensitivity**
Visual prominence	■ Long distance views across the surrounding pastoral landscape and wider AONB are noted in the Frant Conservation Area appraisal, particularly elevated views from the settlement edge overlooking the south-east of the assessment unit. Historic buildings located along the ridgeline, including the tower of the Church of St Alban, are visually prominent from the wider High Weald AONB.	**Higher sensitivity**
	■ Semi-enclosed character in wooded areas along the A267 corridor and woodland to the west and where mature hedgerows are present.	Areas of moderate sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Mature interconnected deciduous woodlands, particularly in the west (including at Eridge Park SSSI), and some of which is ancient along the edges of the assessment unit.
- Priority habitat semi-improved grassland in the west.
- Historic qualities, distinctive settlement form and architectural vernacular of the Frant Conservation Area.
- Historic qualities of the Frant Court and Eridge Park Registered Park and Gardens, and the contribution of these areas to the wooded landscape context in the west.
- Strong relationship of settlement form to the underlying topography.
- Strong rural character with areas of tranquillity and dark night skies.
- Location within and intervisibility with more distant areas of the High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**
Commercial/ industrial e.g. industrial units or hotels						**H**

Summary of overall landscape sensitivity

The Frant assessment unit has **high sensitivity** to all development types as landscape and visual characteristics/ values are very susceptible to change.

The complex landform; priority habitat woodland (including ancient woodland) and grassland; historic features in the Frant Conservation Area and the rural setting provided to it; historic features in the Frant Court and Eridge Park Registered Park and Gardens; strongly expressed historic settlement edge; low-rise residential character of Frant; the visual prominence of the assessment unit and its location within; and visual relationship with, the wider High Weald AONB; and rural character

increase sensitivity to development. However, the occasional influence of modern development and the busy A267, areas of eroded historic field boundaries and partially contained nature of views decreases sensitivity.

Variations in landscape sensitivity

Limited areas in the south and south-east, away from the Conservation Area, where there is an existing presence of 20th century development and containment by woodland would be of lower sensitivity to limited small scale residential housing.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Be located where well enclosed by vegetation, where development would be less visible from lower-lying landscapes and have less influence on landscape character, avoiding prominent ridgelines.
- Avoid the incised stream valleys and steep heavily wooded valley slopes.
- Avoid areas of habitat interest, notably ancient woodland and the Eridge Park SSSI.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands in this area and allow a suitable and appropriate buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Take up biodiversity opportunities listed in the Eridge and Broadwater BOA, especially woodland management and restoration, where possible.
- Retain or replace hedgerow or roadside trees along the A267, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly in the north of the assessment unit.
- Ensure development does not adversely affect the intact historic form, character and key outward views from the Frant Conservation Area. Particular attention should be paid to the historic settlement edges of Conservation Area, particularly where development would influence the relatively small-scale nucleated form of the settlement.
- Ensure development does not adversely affect the historic qualities and wooded character of the Frant Court and Eridge Park Registered Parks and Gardens.
- Consider views from public rights of way when considering the siting and design of development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from the wider landscape of the High Weald AONB, particularly lower-lying landscapes to the south, towards the prominent ridgelines of the assessment unit.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[14], 'Guidance on the selection and use of colour in development'[15] and objectives of the High Weald AONB Management Plan[16].

[14] https://www.highweald.org/look-after/planning/design-guide.html
[15] https://www.highweald.org/look-after/planning/colour-study.html
[16] https://www.highweald.org/high-weald-aonb-management-plan.html

- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

Heathfield

Assessment unit	Heathfield
Landscape Character Area	**LCA 5B: High Weald – Central (extends into LCA 6C: High Weald – Rother Catchment and LCA 6E: High Weald - Cuckmere/ Pevensey Catchment)**

Settlement description

Heathfield is a nucleated town located in the central east of Wealden District. The settlement is located on one of the principal east-west ridges of the High Weald and is excluded from, but surrounded in all directions by, the High Weald AONB. The historic core of Heathfield is centred along the A265 and B2203, and was originally formed by linear clusters of properties with some further dispersed properties located along elevated ridgeline roads. The town is located on a historic routeway which facilitated transhumance movement between the South Downs and the Weald. The town expanded as a result of the iron industry in the area in the 16th and 17th centuries, with further expansion resulting from the introduction of the railways in the 19th century. Heathfield grew significantly in the late 20th century, with a number of housing estates expanding from the historic core.

The settlement edge is relatively sprawling; however settlement is often fringed by woodland. Heathfield Park and Markly Wood form soft settlement boundaries to the east and north, respectively. The settlement comprises one and two storey detached and semi-detached properties, with some older two storey terraced properties located within the historic core of the settlement.

The medieval settlement of Old Heathfield is located to the south-east of the settlement and designated as a Conservation Area. Old Heathfield maintains its historic linear form, with Heathfield Park forming a boundary feature between Old Heathfield and the modern-day settlement.

The assessment unit also contains the smaller villages of Cross in Hand and Broad Oak, both located along the A265. Cross in Hand maintains a relatively linear pattern, with some separation between the village and Heathfield formed by woodland and pastoral fields. The settlement form of Broad Oak is less linear, with settlement extending north from the A265. There is some separation between Broad Oak and Heathfield formed by the pastoral landscape and relatively open views looking south from the A265.

Figure A.121: Location of Heathfield assessment unit

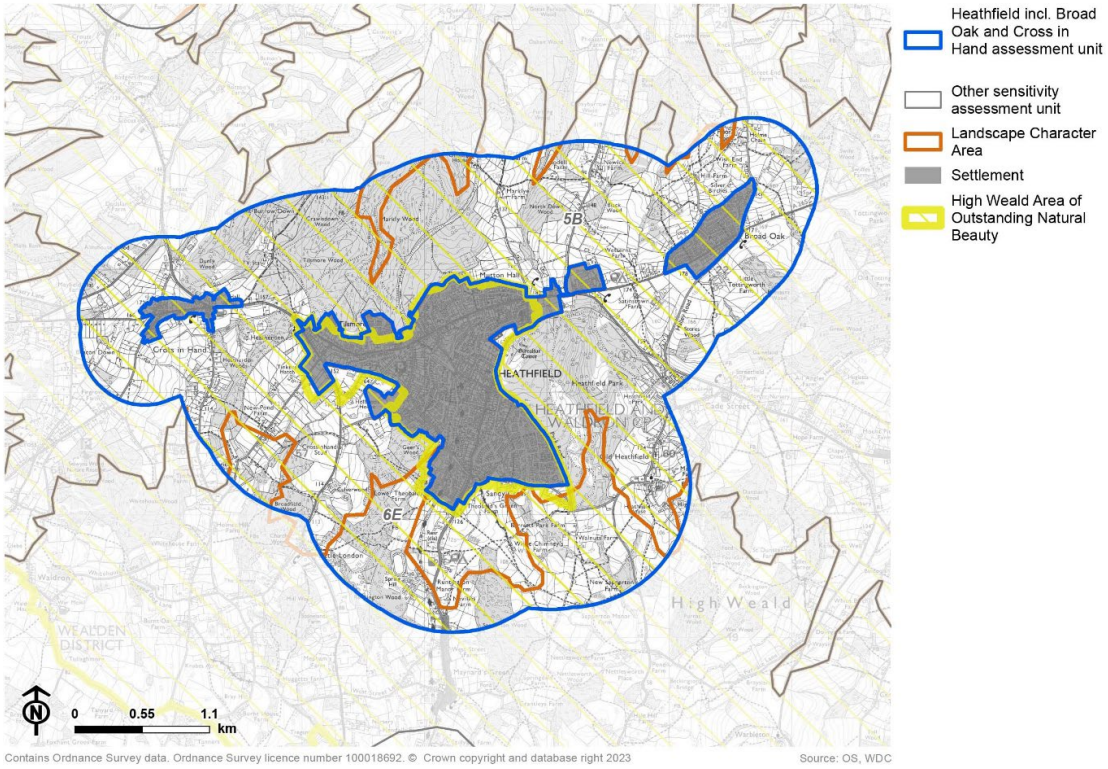


Figure A.122: Absolute constraints in Heathfield assessment unit

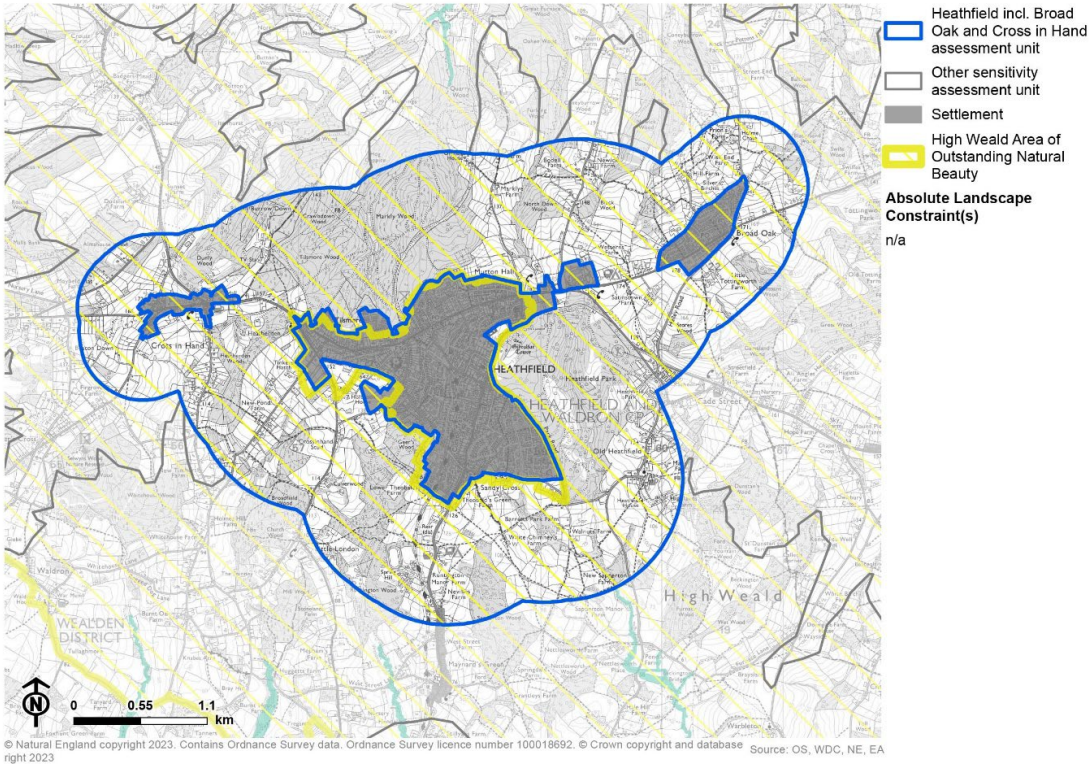


Figure A.123: Environmental designations in Heathfield assessment unit

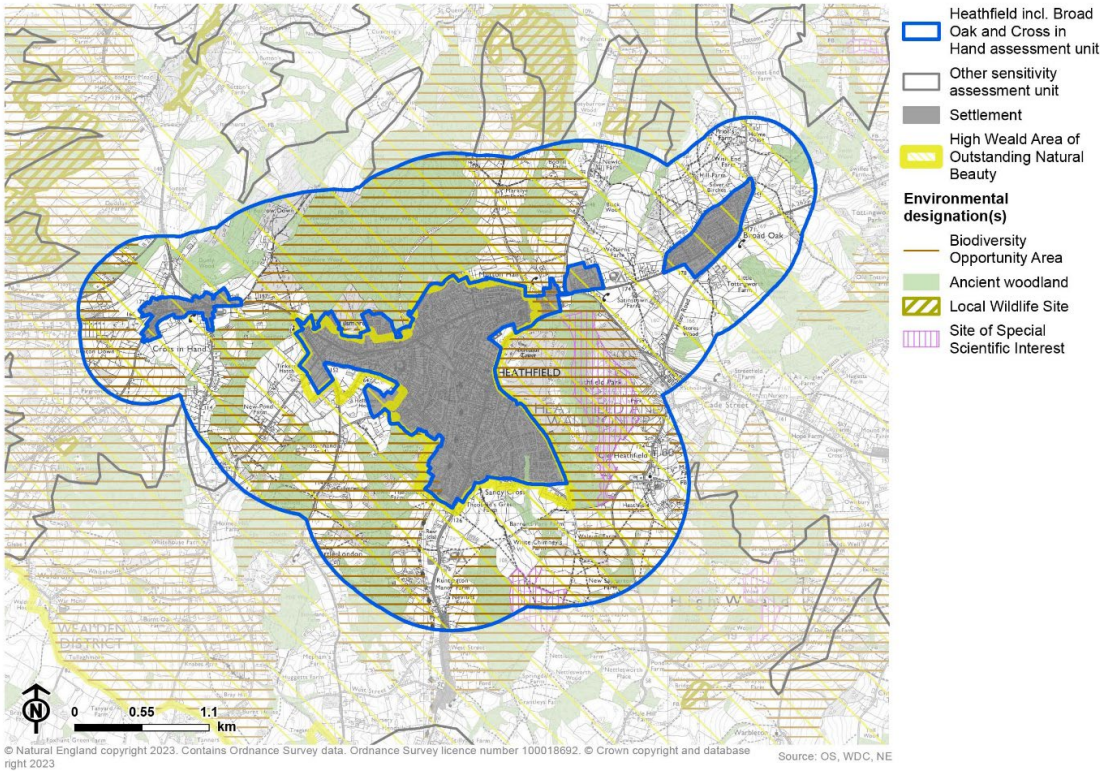
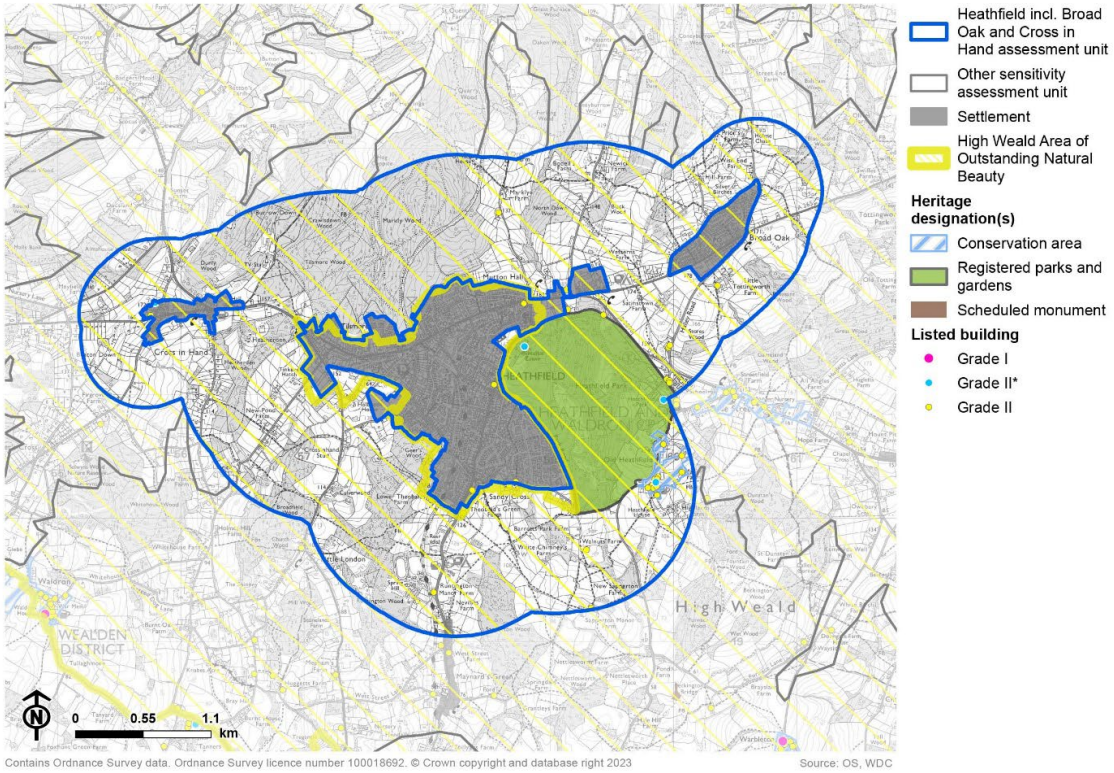


Figure A.124: Heritage designations in Heathfield assessment unit



Representative photos



Outward views from the settlement edge towards wooded pastoral fields.



Landform falling away from ridgetop settlement.

Assessment unit	Heathfield	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls away towards incised stream valleys, most notably in the north and south of the assessment unit (LCA 6C and LCA 6E). Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A densely wooded landscape with large and interconnected areas of priority habitat deciduous woodland (including the Heathfield Park SSSI), many of which are ancient in origin and a defining component of character of the High Weald AONB. Pastoral fields are bound by mature hedgerows, shaws and hedgerow trees. Smaller areas of lowland meadow and semi-improved grassland priority habitat in the south and pockets of lowland heathland priority habitat in Markly Wood in the north. The Heathfield Habitat Link Biodiversity Opportunity Area (BOA) extends across the centre, north and south of the unit and the Pevensey, Rother, Cuckmere Watershed BOA is located in the south-east.	**Higher sensitivity**
	■ Modern development, including modern agricultural buildings in the north-west and north-east, a caravan park on the A265 in the east and a communications mast in the north-west, influence the rural character locally.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale assarts, primarily focused in the north-east and south (which are a defining component of character of the High Weald AONB), planned/private formal enclosure and regular and irregular piecemeal enclosure. Extensive areas of ancient semi-natural woodland contribute to time depth.	**Higher sensitivity**
	■ Recreational land use (sports and playing fields) has eroded the historic field pattern adjacent to the settlement edge.	Areas of moderate sensitivity
Historic features	■ Few known historic features throughout the wider assessment unit, apart from some listed buildings associated with historic farmsteads dispersed throughout the unit.	**Moderate sensitivity**
	■ Numerous listed buildings concentrated in the Old Heathfield Conservation Area and the Heathfield Park Registered Park and Garden contributes to landscape character in the south-east.	Areas of higher sensitivity
Settlement form and edge	■ 20th and 21st century ribbon development is located throughout the assessment unit and influences the historically dispersed settlement pattern. Urban fringe development influences the north-eastern and southern settlement edge.	**Lower sensitivity**
	■ Settlement is often fringed by woodland, however development throughout most of the assessment unit would not cross a boundary feature.	**Moderate sensitivity**
	■ Woodland to the north and in the parkland of Heathfield Park to the east forms a distinct landscape feature. Development here would adversely affect the existing settlement edge which is well integrated with the landscape.	Areas of higher sensitivity
Settlement setting and coalescence	■ The woodland and pastoral landscape of the High Weald AONB provides a scenic rural backdrop to Heathfield. Hedged pastoral fields, trees and the parkland of Heathfield Park form the setting for the Old Heathfield as noted in the Conservation Area appraisal.	**Higher sensitivity**

	■ A degree of coalescence exists along the A265 between Cross in Hand, Heathfield and Broad Oak. Further development along this road could exacerbate coalescence between these settlements.	**Higher sensitivity**
Recreational value	■ A strong interconnected network of public rights of way, particularly in the south and north-east, and a section of the Cuckoo Trail.	**Higher sensitivity**
Perceptual aspects	■ A landscape which demonstrates the scenic qualities of the High Weald AONB. The experience of dark night skies and tranquillity is more strongly expressed within the larger areas of woodland to the north and east, including within Heathfield Park.	**Higher sensitivity**
	■ Busy trunk roads (A265 / A267), some modern development along main roads and proximity to settlements has some influence on perceptual aspects.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape with occasional open views afforded between woodland and hedgerows.	**Moderate sensitivity**
	■ Occasional intervisibility with the distinctive wooded ridges and lower-lying landscapes of the AONB. Significant outward views are afforded from sections of the A265 and near Broad Oak. Distant views across the rolling pastoral landscape of the High Weald AONB are noted as an important feature in the Conservation Area appraisal for Old Heathfield (in the east of the assessment unit).	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Mature deciduous woodlands (many of which are ancient in origin), particularly in the north and east of the assessment unit and the Heathfield Park SSSI.
- Areas of lowland meadow, semi-improved grassland and heathland in the south and north of the assessment unit.
- Intact historic field patterns, particularly medieval assarts in the north-east and south of the assessment unit with mature hedgerows and wooded field boundaries.
- The historic character and value of Heathfield Park and the Old Heathfield Conservation Area.
- The wooded backdrop to the northern and eastern settlement edge of Heathfield.
- The network of public rights of way including the Cuckoo Trail.
- The strong rural character with areas of remoteness and tranquillity, particularly within larger areas of woodland.
- Location within and intervisibility with more distant areas of the High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes						H

Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Heathfield assessment unit has **moderate-high sensitivity** to small scale residential housing, as landscape and visual characteristics/ values are very susceptible to change.

Sensitivity increases to **high** for medium-scale residential or commercial/industrial development which would be out of character with the low-rise residential character of existing settlement within the assessment unit, and the strong rural character of the surrounding landscape.

The complex landform; strong natural character including areas of woodland, lowland meadows, grassland and heathland; areas of intact historic field pattern; historic features in the south-east; the rural setting provided to Heathfield and Old Heathfield; and the location within and visual relationship with the wider High Weald AONB increase sensitivity to development. However, the presence of existing ribbon development, modern agricultural buildings, a caravan park, and enclosure by woodland decrease sensitivity.

Variations in landscape sensitivity

Areas of ecologically valuable broadleaved woodland throughout the assessment unit, lowland meadows in the south, grassland in the south and heathland in the north or areas of historic value at Heathfield Park and the Old Heathfield Conservation Area in the east of the assessment unit are of higher sensitivity to development.

Areas in which the defining components of character of the High Weald AONB are most strongly expressed would be of higher sensitivity to development. This includes interconnected areas of ancient woodland located throughout the assessment unit, areas in the north-east and south where the historic assart field pattern is prominent, and where significant outward views across the AONB are afforded.

Very limited areas to the north-east of Cross in Hand are considered to be of lower sensitivity to medium scale residential development, given the existing presence of urban fringe development including medium scale commercial development, large scale modern agricultural buildings and containment by woodland.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Consider views of development from the lower-lying landscapes to the north and south of the ridgeline, siting development where well enclosed by vegetation and relating it to the existing settlement pattern.
- Avoid the incised stream valleys and heavily wooded valley slopes.
- Avoid areas of habitat interest, notably ancient woodland (including the Heathfield Park SSSI), lowland meadow, semi-improved grassland and heathland.
- Take up biodiversity opportunities listed in the Heathfield Habitat Link and Pevensey, Rother, Cuckmere Watershed BOAs, especially woodland and heathland management and restoration, where possible.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands in this area and allow an appropriate buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain roadside trees along the A267, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.

- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the north-east and south.
- Ensure development does not adversely affect the intact historic form, character and setting of the Old Heathfield Conservation Area.
- Ensure development does not adversely affect the historic qualities of the parkland landscape at Heathfield Park.
- Minimise the potential for further coalescence between settlements along the A265.
- Consider views from public rights of way, including the Cuckoo Trail, when siting and designing development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, native species where possible.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[17], 'Guidance on the selection and use of colour in development'[18] and objectives of the High Weald AONB Management Plan[19].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[17] https://www.highweald.org/look-after/planning/design-guide.html
[18] https://www.highweald.org/look-after/planning/colour-study.html
[19] https://www.highweald.org/high-weald-aonb-management-plan.html

Settlement assessment unit	Mayfield
Landscape Character Area	**LCA 5B: High Weald - Central**

Settlement description

Mayfield is a linear village located in the north of the Wealden District. The village is located at the edge of one of the principal east-west ridges of the High Weald, within the High Weald AONB. The historic core of the village is located along the ridge-top road near the church and the former Archbishop's Palace. The village is designated as a Conservation Area, which extends north of the settlement boundary to encompass the grounds associated with St Dunstan's Church and the former Archbishop's Palace. The settlement dates to the 13th century when it was a trading settlement which developed around the market place. Much of the growth of the town can be attributed to the iron industry in the locality from the 16th century. The arrival of the railways in the 19th century led to further expansion, however the historic settlement edge has largely been retained. The railway closed in 1968, however growth of the village continued through the late 20th century given the replacement of the railway by the A267 bypass.

Development consists of bungalows and two storey detached and semi-detached houses and some terraced properties within the historic core of the Conservation Area. Development is typically fringed by pastoral fields and woodland (which is denser in the north-west of the area along the A267 corridor). The linear form of the settlement strongly relates to the underlying ridgeline topography, with historic buildings and the spire of St Dunstan's Church forming prominent focal features on the skyline within views.

This settlement assessment unit also includes the small hamlet of Coggins Mill, located on lower ground to the north-east of Mayfield at the point of a historic river crossing. Coggins Mill is designated as a Conservation Area and maintains a more rural and slightly dispersed settlement form in comparison to Mayfield.

Mayfield

Figure A.125: Location of Mayfield assessment unit

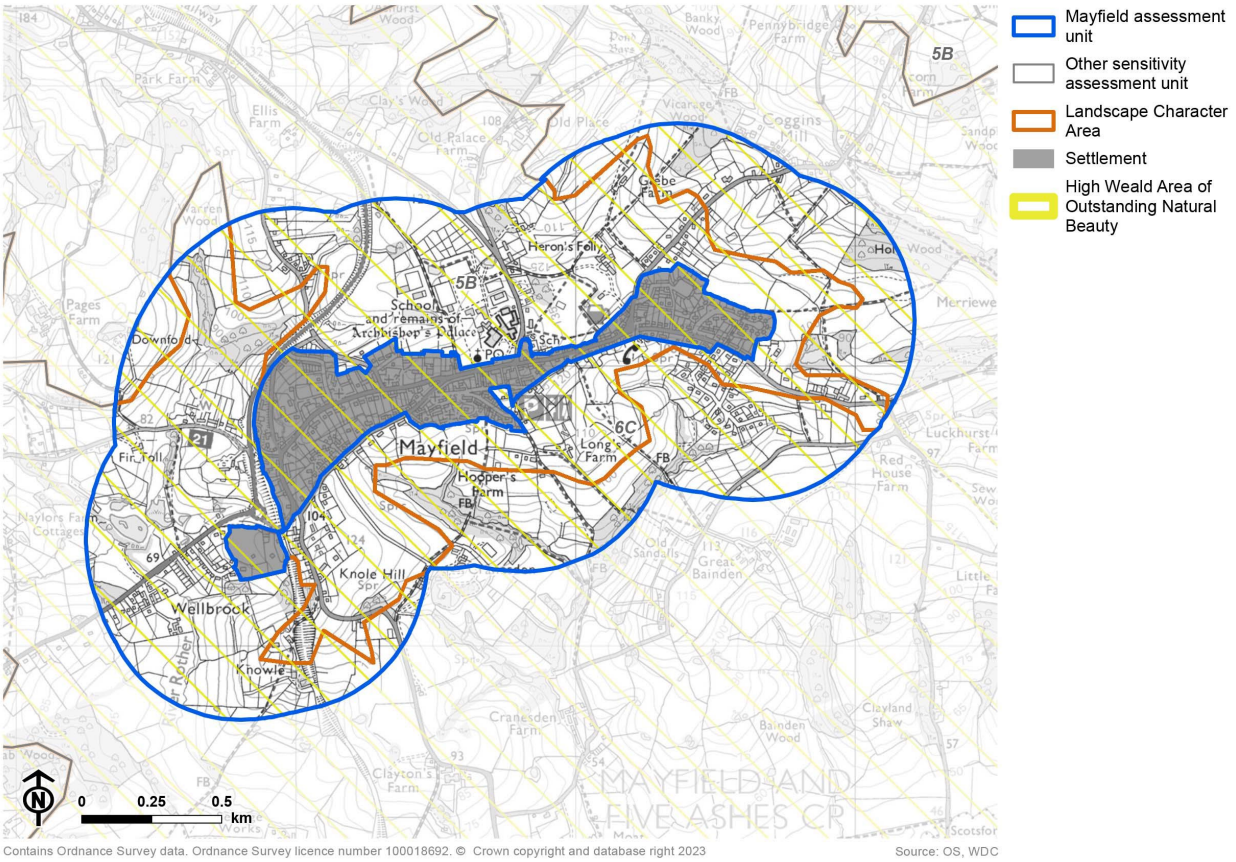
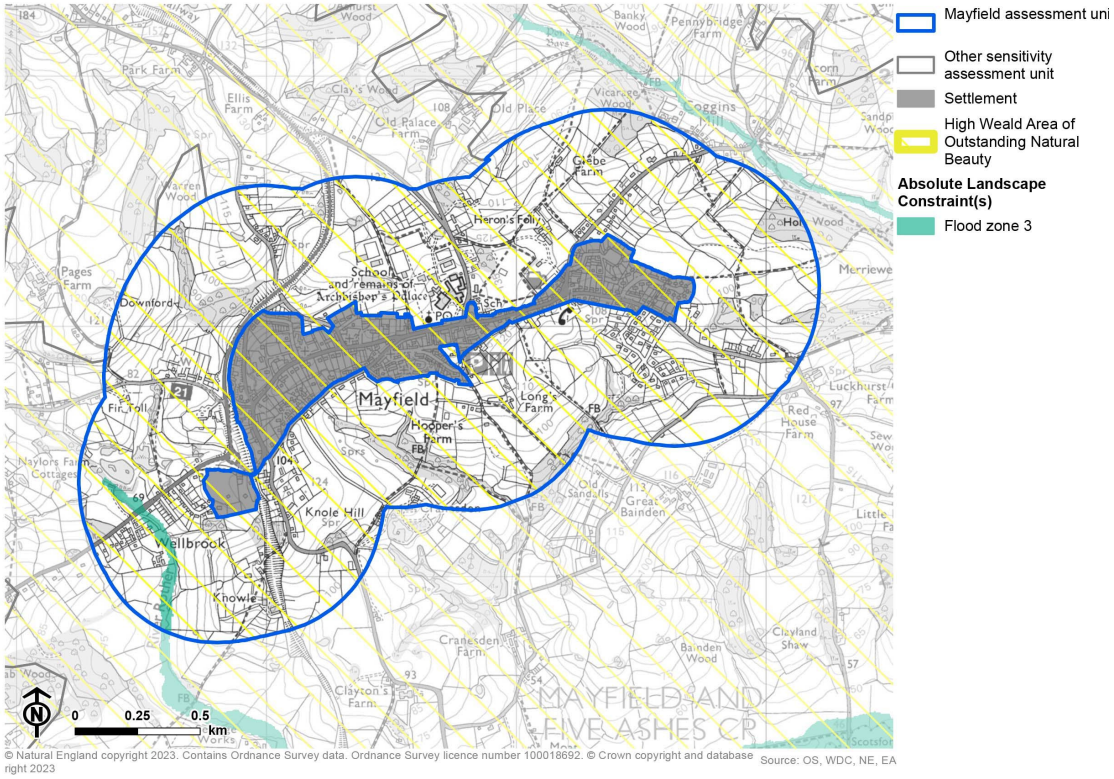


Figure A.126: Absolute constraints in Mayfield assessment unit



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Source: OS, WDC, NE, EA

Figure A.127: Environmental designations for Mayfield assessment unit

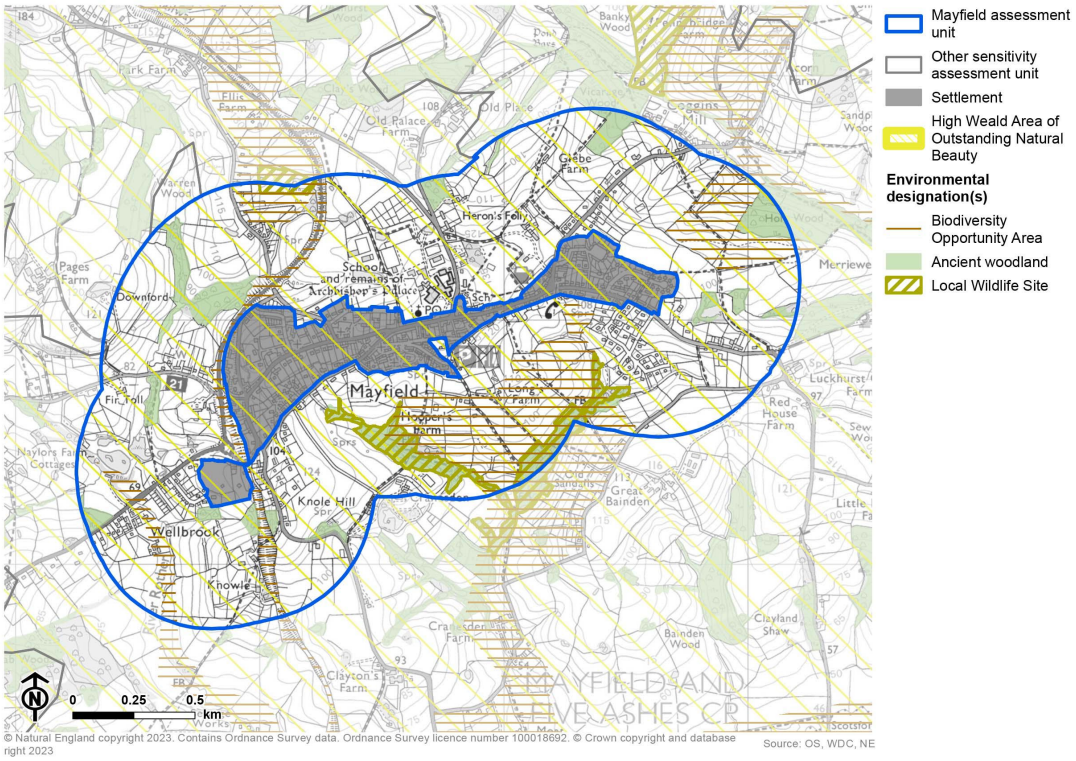
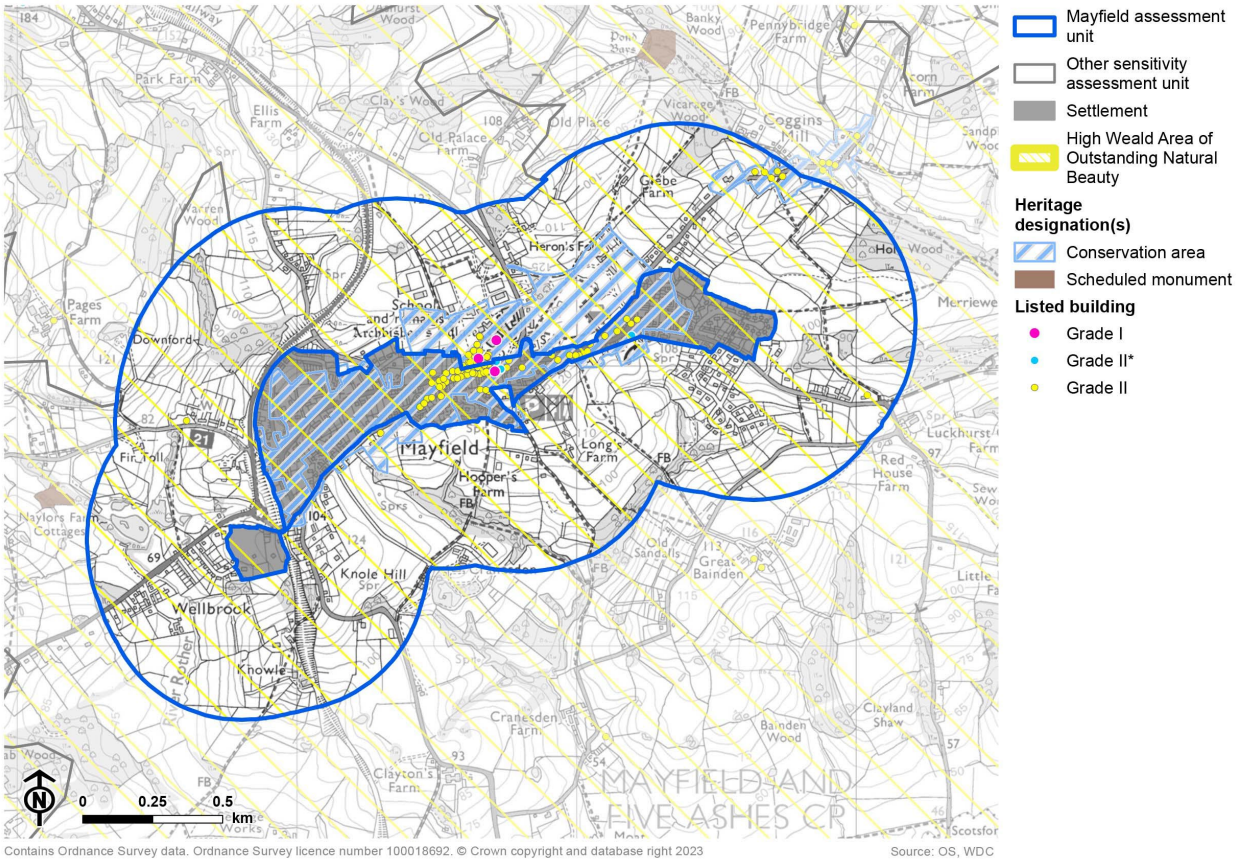


Figure A.128: Heritage designations for Mayfield assessment unit



Representative photos



Views of the ridgetop settlement from the surrounding undulating pastoral fields.



Outward views from the settlement edge across the wider High Weald AONB.

Assessment Unit	**Mayfield**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls away to incised stream valleys, most notably to the west, south and east. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A pastoral landscape, with fields bound by mature hedgerows, shaws and hedgerow trees, and interconnecting priority habitat deciduous woodland (many of which are ancient and a defining component of character of the High Weald AONB). Areas of priority habitat semi-improved grassland in the south and east. Three BOAs cross the assessment unit – the Rother, Brede and Tillingham Woods BOA in the west, south and east; the linear Cuckoo Trail Habitat Link BOA in the west; and a small part of the Medway, Ouse, Rother Watershed BOA in the north-west.	**Higher sensitivity**
	■ Occasional modern farm buildings and the A267 reduce sensitivity locally, however woodland limits their influence.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern with small scale assarts (primarily located in the north-west and east), piecemeal enclosure and formal enclosure near settlement edge.	**Higher sensitivity**
	■ Sports fields near the northern settlement edge have eroded historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Generally few recorded historic features outside of the Mayfield and Coggins Mill Conservation Areas.	**Lower sensitivity**
	■ Numerous listed buildings are located within the Mayfield Conservation Area (including St Dunstan's Church, the former Archbishop's Palace and associated grounds). The Coggins Mill Conservation Area maintains a wooded and rural character. An architectural vernacular of brick, timber, stone, weather boarding and tile hanging is strongly expressed within both areas.	Areas of higher sensitivity
Settlement form and edge	■ Mayfield has largely retained its linear historic form (designated as Conservation Area) along a relatively narrow ridgeline, avoiding wooded and steep slopes.	**Higher sensitivity**
	■ 20th and 21st century ribbon development is located beyond the ridge crest, including in the west along the A267 at Wellbrook and in the south-east to the south of East Street.	Areas of moderate sensitivity
	■ Settlement is typically fringed by woodland, particularly by the wooded corridor of the A267 to the north-west and is well integrated into the surrounding rural landscape. Development to the north and south of the Conservation Area could affect the historic settlement edge if not sited sensitively.	**Higher sensitivity**
Settlement setting and coalescence	■ Surrounding woodland and undulating pastoral fields form a rural context that is experienced throughout much of the settlement and is highlighted in the Mayfield and Coggins Mill Conservation Area appraisals.	**Higher sensitivity**
	■ There is existing coalescence between the ridgetop village of Mayfield and the lower-lying hamlet of Coggins Mill, however each settlement retains a distinct identity.	**Moderate sensitivity**

Recreational value	■ Some public rights of way provide access to surrounding areas of woodland and cross through pastoral fields.	**Moderate sensitivity**
Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation. Dark night skies and tranquillity can be experienced from much of the assessment unit away from the settlement edge.	**Higher sensitivity**
	■ Some occasional signs of modern development including modern farm buildings on the edges of the assessment unit.	Areas of moderate sensitivity
Visual prominence	■ Mayfield is located at the edge of the principal east-west ridge of the High Weald, with distant and open views afforded across the surrounding pastoral landscape and wider AONB, particularly from the south and west. Areas located along the ridgeline are visually prominent with skyline features, including the spire of St Dunstan's Church.	**Higher sensitivity**
	■ Semi-enclosed character in wooded areas and where mature hedgerows are present.	Areas of moderate sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Interconnecting areas of mature deciduous woodland (many of which are ancient in origin), located throughout the assessment unit and which typically fringes settlement.
- Areas of priority habitat semi-improved grassland in the south and east.
- Intact historic field patterns, particularly small-scale medieval assarts located in the north-west and east of the assessment unit, as well as piecemeal enclosure and formal enclosure near the settlement edge.
- The historic qualities, distinctive settlement form, architectural vernacular and wooded pastoral setting of the Mayfield and Coggins Mill Conservation Areas.
- Strong relationship of settlement form to the underlying topography.
- Strong rural character with areas of tranquillity and dark night skies, particularly on the wooded slopes and valleys away from main settlements.
- Location within and intervisibility with more distant areas of the High Weald AONB, particularly elevated areas on the ridgeline.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**

Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Mayfield assessment unit has **high sensitivity** to all development types as landscape and visual characteristics/ values are very susceptible.

The complex landform; priority habitat woodland (including ancient woodland) and grassland; areas with an intact small historic field pattern; historic features in the Mayfield and Coggins Mill Conservation Areas and the rural setting provided to these areas; the strongly expressed linear historic settlement form; the strong rural character; the visual prominence of the assessment unit and its location within, and visual relationship with, the wider High Weald AONB increases sensitivity to development. The low-rise residential character of the edges of Mayfield and Coggins Mill, the rural character of the wooded ridge and valley landscape, and the small-scale historic fields also contribute to the high sensitivity of the assessment unit.

However, the occasional influence of modern development, the few known historic features (outside of the conservation areas), partially contained nature of views along the A267 and within woodland in the west of the assessment unit, and existing coalescence between settlements decreases sensitivity.

Variations in landscape sensitivity

Limited areas in the west, away from the Mayfield Conservation Area boundary and woodland, and where there is an existing influence of 20th century development, are of moderate-high sensitivity to small scale residential housing.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Avoid being located on prominent ridgelines to maintain the distinctive skyline formed by the historic buildings of the Mayfield Conservation Area.
- Be located where it would be well enclosed by vegetation to be less visible from lower-lying landscapes and have less influence on landscape character.
- Avoid development in the steeply incised stream valleys and heavily wooded valley slopes.
- Avoid development in areas of habitat interest, notably ancient woodland and semi-improved grasslands.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain or replace hedgerow or roadside trees along the A267 and minor road network, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network, in line with the aims of the Rother, Brede and Tillingham Woods and Medway, Ouse, Rother Watershed BOAs which are located within the unit. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly concentrations of medieval assarts located in the north-west and east of the assessment unit.
- Ensure development does not adversely affect the intact historic form and character of Mayfield and Coggins Mill. Particular attention should be given to the historic settlement edges of Conservation Areas, where development would influence the linear form of the historic villages.

- Consider views from popular public rights of way when considering the siting and design of development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, and preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from the wider landscape of the High Weald AONB, particularly lower-lying landscapes to the north and south, towards the prominent ridgelines of the assessment unit.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[20], 'Guidance on the selection and use of colour in development'[21] and objectives of the High Weald AONB Management Plan[22].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

[20] https://www.highweald.org/look-after/planning/design-guide.html
[21] https://www.highweald.org/look-after/planning/colour-study.html
[22] https://www.highweald.org/high-weald-aonb-management-plan.html

Nutley

Assessment unit	Nutley
Landscape Character Area	**LCA 5B High Weald: Central (extends into LCA 5A High Weald: Ashdown Forest, and LCA 6D High Weald: Ouse Catchment)**

Settlement description

Nutley is a ridgetop village located in the north-west of the district, approximately 8km north-west of Uckfield. It lies within the High Weald AONB, at the southern edge of Ashdown Forest. The settlement was inhabited by both Romans and Saxons, with ancient coins and furnace wastes found in the area, representative of the rich natural resources in the area.

The village has a historic linear settlement pattern roughly arranged along the A22 main road to London. In 1847 the current church was built, and the parish became independent from Maresfield. By the 19th century the village had several service buildings, and numerous residential buildings along the High Street/A22. Isolated farmsteads are dispersed along radiating rural lanes.

Modern cul-de-sac development off the High Street has slightly altered the historic settlement pattern, in the form of one and two storey detached houses. Settlement is relatively well integrated into the surrounding landscape with wooded edges and mature garden vegetation.

Areas to the east and north of the settlement have been scoped out of this assessment due to nature conservation constraints (the Ashdown Forest SAC and SPA).

Figure A.129: Location of Nutley assessment unit

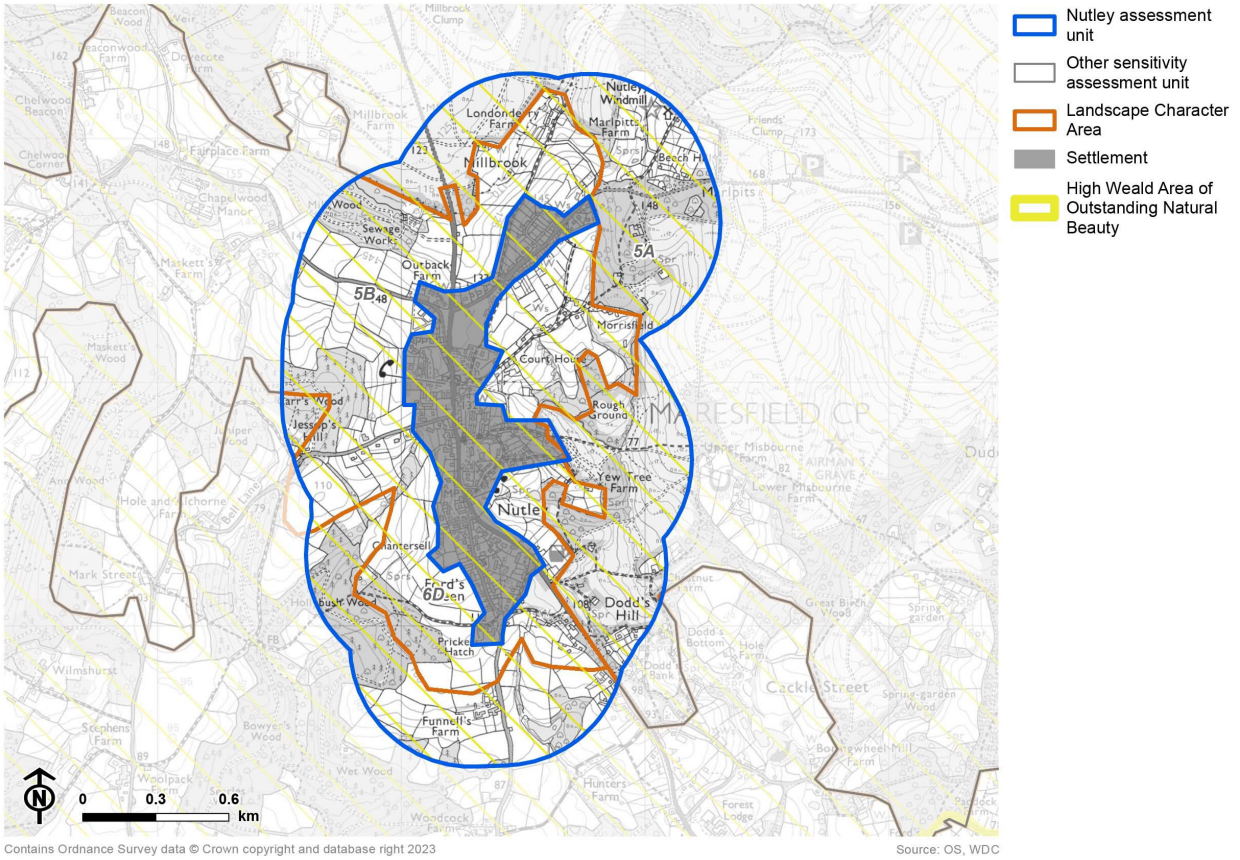


Figure A.130: Absolute constraints in Nutley assessment unit

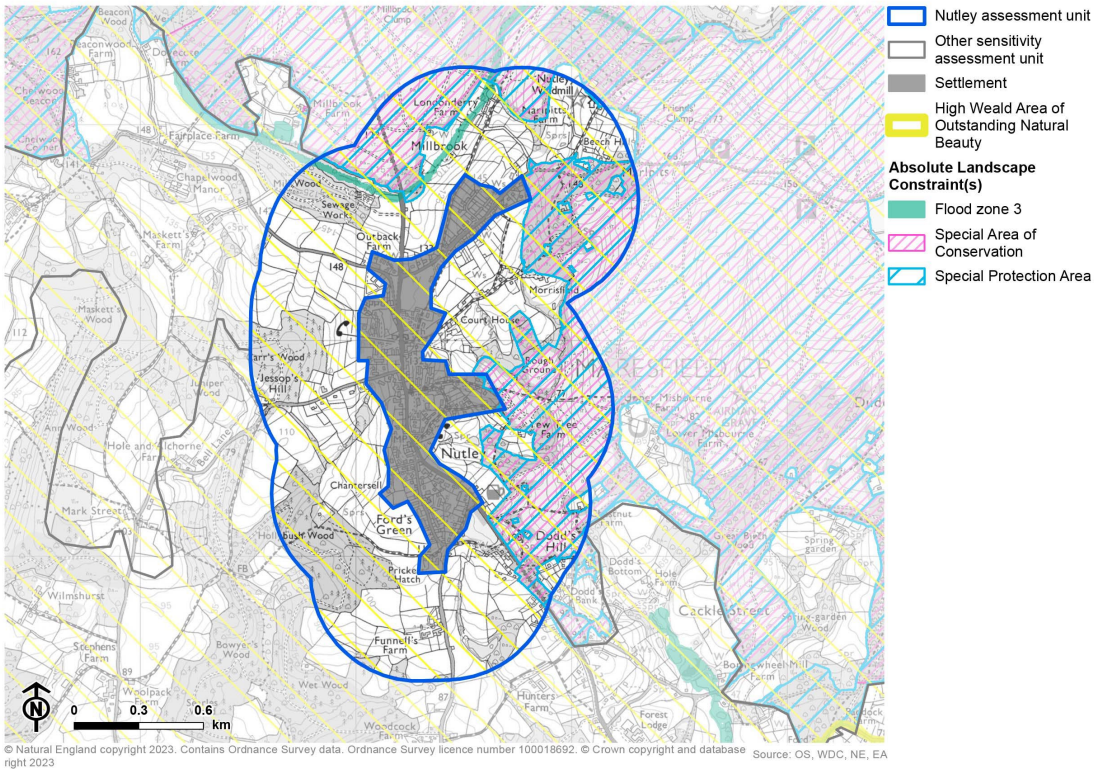


Figure A.131: Environmental designations for Nutley assessment unit

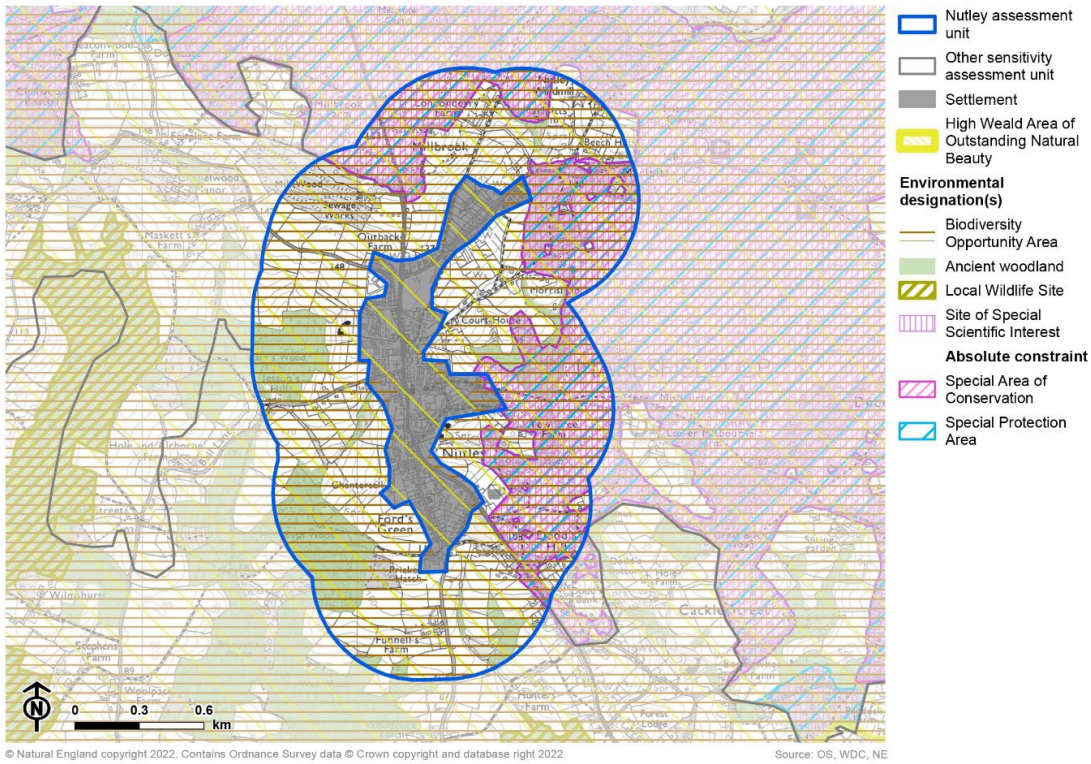
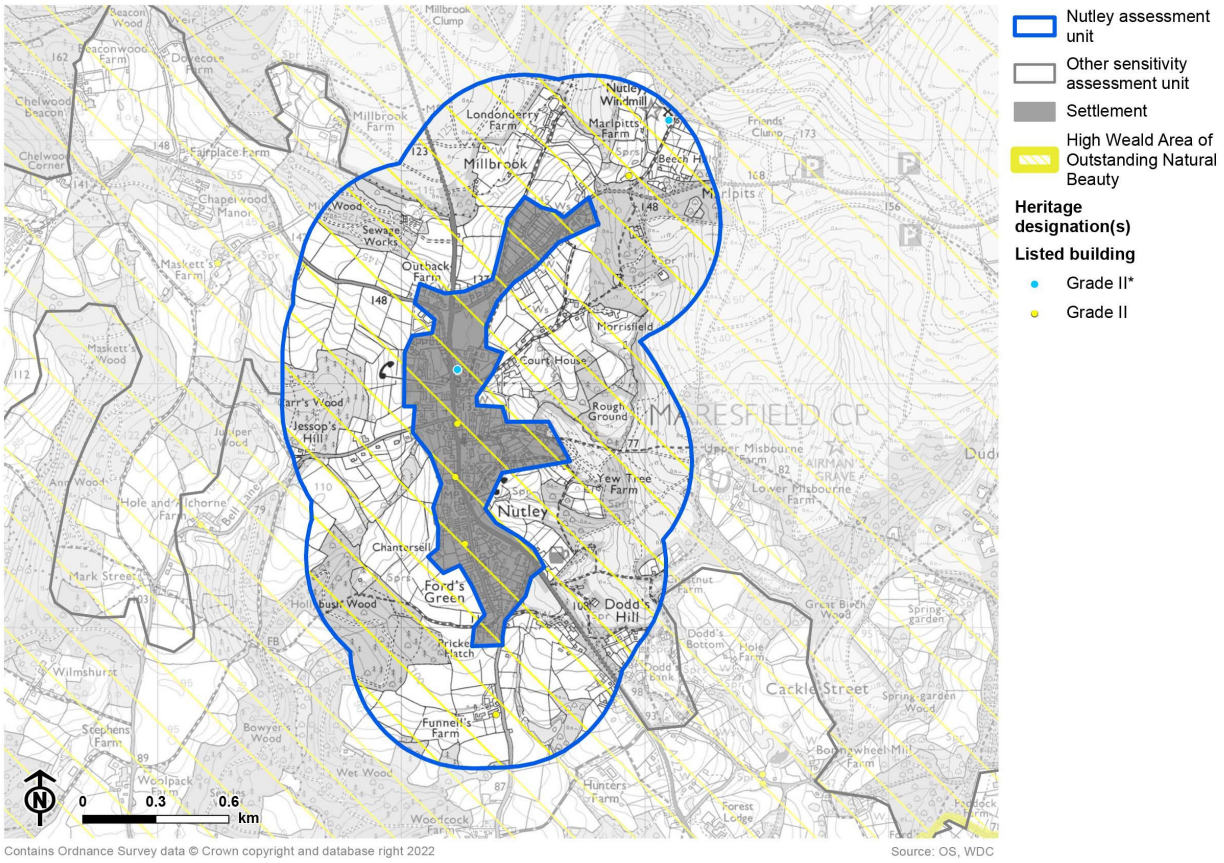


Figure A.132: Heritage designations for Nutley assessment unit



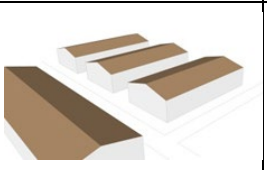
Representative photos


Pastoral fields enclosed by mature woodlands.


Gently undulating fields bordered with mature hedgerows

Assessment unit	**Nutley**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A relatively complex ridge and valley landform extends into the assessment unit from the north, typical of the distinctive ridge landforms of LCA 5B. Steep valley sides and incised stream valleys fall to the east, and sloping landforms flow down to the west and south.	**Higher sensitivity**
'Natural' character	■ A well-wooded landscape with priority habitat deciduous woodlands enclosing fields to the west and east, much of which is ancient. Most of the assessment unit is part of the Western Ouse Streams and Ashdown Forest BOA.	**Higher sensitivity**
	■ Small-scale pastoral fields bound by thick intact hedgerow networks dominate areas to the west and east of the assessment unit (those not encompassed by Ashdown Forest), a defining characteristic of the High Weald AONB.	**Higher sensitivity**
Landscape pattern and time depth	■ A mixture of small and medium scale regular piecemeal enclosure interspersed with areas of cohesive assarts in the north and south, a defining characteristic of the High Weald AONB.	**Higher sensitivity**
Historic features	■ Some Grade II listed cottages farmhouses are dispersed along the A22/High Street, including the Grade II* listed Shelly Arms Hotel.	**Moderate sensitivity**
Settlement form and edge	■ The historic linear settlement pattern has been altered by modern cul-de-sac development off Nether Lane, The Orchard and Oakwood Park, and ribbon development along Crowborough Road.	**Lower sensitivity**
	■ The existing settlement edge is relatively well integrated into the surrounding landscape by extensive wooded edges and the transition of ridgetop into sloping valley sides, except some areas to the south-west where it is more exposed.	**Higher sensitivity**
Settlement setting and coalescence	■ The heavily wooded and rural character of the assessment unit provides some positive contribution to the existing setting of Nutley.	**Moderate sensitivity**
	■ The assessment unit does not play a particularly important role in settlement separation, with no nearby settlements at risk of coalescence.	**Lower sensitivity**
Recreational value	■ A network of public rights of way radiates out from the eastern edge of Nutley, connecting the assessment unit to the wider landscape.	**Moderate sensitivity**
Perceptual aspects	■ A scenic rural landscape, with a relatively remote character and experience of dark sky, typical of the High Weald AONB.	**Higher sensitivity**
	■ The A22 has a localised negative influence on tranquillity.	Areas of moderate sensitivity
Visual prominence	■ An enclosed visual character, with hedgerows, extensive areas of woodland and thick roadside vegetation limiting views across the assessment unit.	**Lower sensitivity**
	■ The assessment unit occupies an elevated location with intermittent views over the valleys to the east towards Ashdown Forest.	Areas of higher sensitivity
Key landscape sensitivities		
■ The complex ridge and valley landforms.		

- Areas of priority habitat woodland, with ancient woodland at Hollybush Wood, Carr's Wood, Rough Ground.
- Small scale intact historic field patterns, including areas of cohesive assarts throughout.
- The strong network of thick hedgerows with hedgerow trees in the west and east.
- Recreational opportunities connecting to the wider landscape.
- The scenic rural character, with a sense of tranquillity and experience of dark skies.
- Location within the High Weald AONB and occasional intervisibility with Ashdown Forest.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Nutley assessment unit ishas **moderate-high** sensitivity to small-scale residential development as some landscape and visual characteristics/ values of the assessment unit are susceptible to change.

The complex ridge landform; extensive historic field patterns; areas of ancient and priority habitat woodland; strongly rural character of the High Weald AONB and setting provided to Nutley; low-rise development in Nutley, and intervisibility with Ashdown Forest increase sensitivity to development.

However, the relatively enclosed visual character, absence of recreational features, and proximity to the A22, which reduces tranquillity, reduce the sensitivity of the assessment unit.

The assessment unit is judged to be of **high** sensitivity to medium scale residential and commercial development as this would be out character with existing low-rise development, the rural character of the landscape and the complex ridge and valley landform.

Areas to the east and north of the settlement have been scoped out of this assessment due to nature conservation constraints (the Ashdown Forest SAC and SPA).

Variations in landscape sensitivity

Occasional exposed settlement edges to the south-west may be less sensitive to development and offer opportunities to integrate the edge into the rural fringe.

Sensitivity to development is lower in proximity to existing modern settlement edges in the south-east, where the landscape is enclosed by woodland and extensive areas of roadside vegetation.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Be located away from sloping valley sides, and where it is well enclosed by landform and vegetation, to be less visible from lower-lying landscapes and have less influence on landscape character.
- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a buffer around them, to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive assarts.
- Consider views from public rights of way, when considering the siting and design of development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the rural character of the landscape, and areas of relative tranquillity throughout the assessment unit.
- Retain views to and from the High Weald AONB, and to Ashdown Forest.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[23], 'Guidance on the selection and use of colour in development'[24] and objectives of the High Weald AONB Management Plan[25].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

[23] https://www.highweald.org/look-after/planning/design-guide.html
[24] https://www.highweald.org/look-after/planning/colour-study.html
[25] https://www.highweald.org/high-weald-aonb-management-plan.html

Assessment Unit	Rotherfield
Landscape Character Area	**LCA 5B: High Weald – Central**

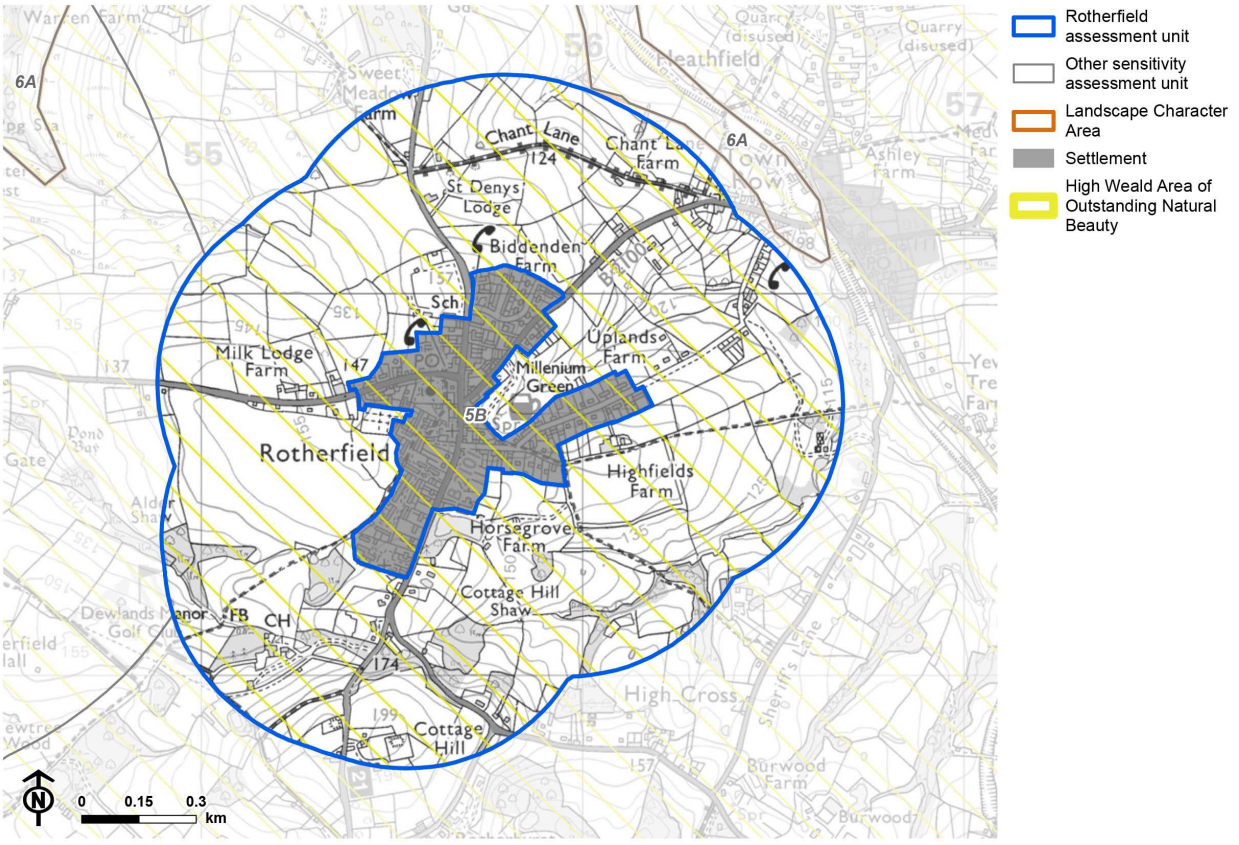
Settlement description

Rotherfield is a nucleated settlement located in the north of Wealden District. The village is located on one of the principal east-west ridges of the High Weald, within the High Weald AONB. The historic core of the village is centred on the High Street and St Denys Church and is designated as a Conservation Area. The settlement is one of the oldest in the High Weald, and dates to the establishment of a church and priory in the 8th century. The settlement took a nucleated form in the 13th century with growth centred on the market and church. Growth of the village can be attributed to the iron industry in the locality, prominent from the 16th century. Further modest growth of the village resulted from agriculture, including the growing of hops. There was some 20th century redevelopment within the historic core and settlement expansion, most notably to the north, south-west and east.

Development consists of bungalows and two storey detached and semi-detached houses, and some terraced properties within the historic core of the Conservation Area and in the north. Development is typically fringed by pastoral fields and occasionally woodland (primarily in the south). Historic buildings, including the spire of St Denys Church, form prominent focal features locally and within the surrounding landscape, given the elevated ridgeline position of the village.

Rotherfield

Figure A.133: Location of Rotherfield assessment unit



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Source: OS, WDC

Figure A.134: Absolute constraints in Rotherfield assessment unit

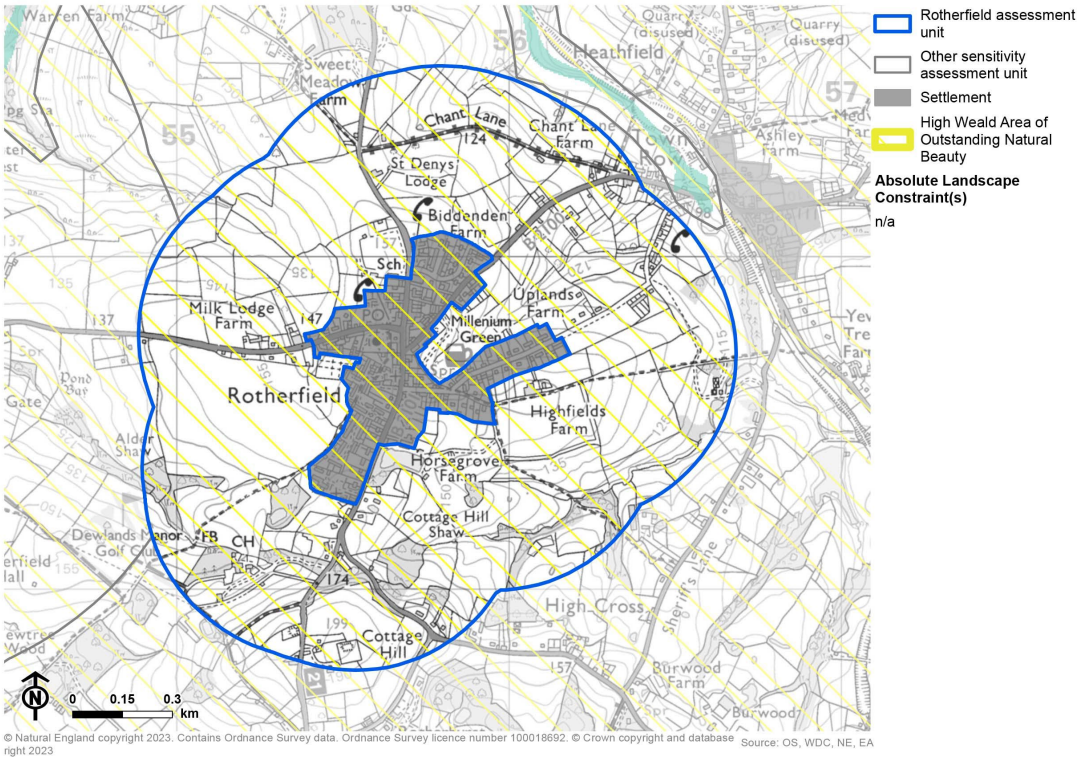


Figure A.135: Environmental designations for Rotherfield assessment unit

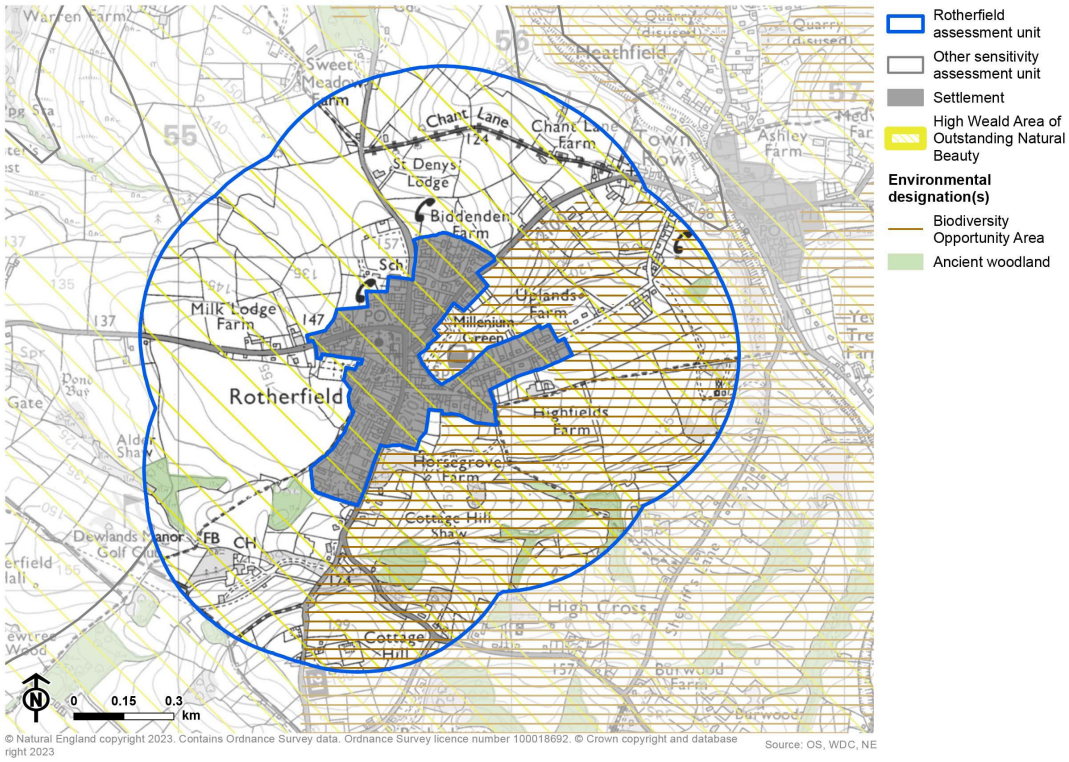
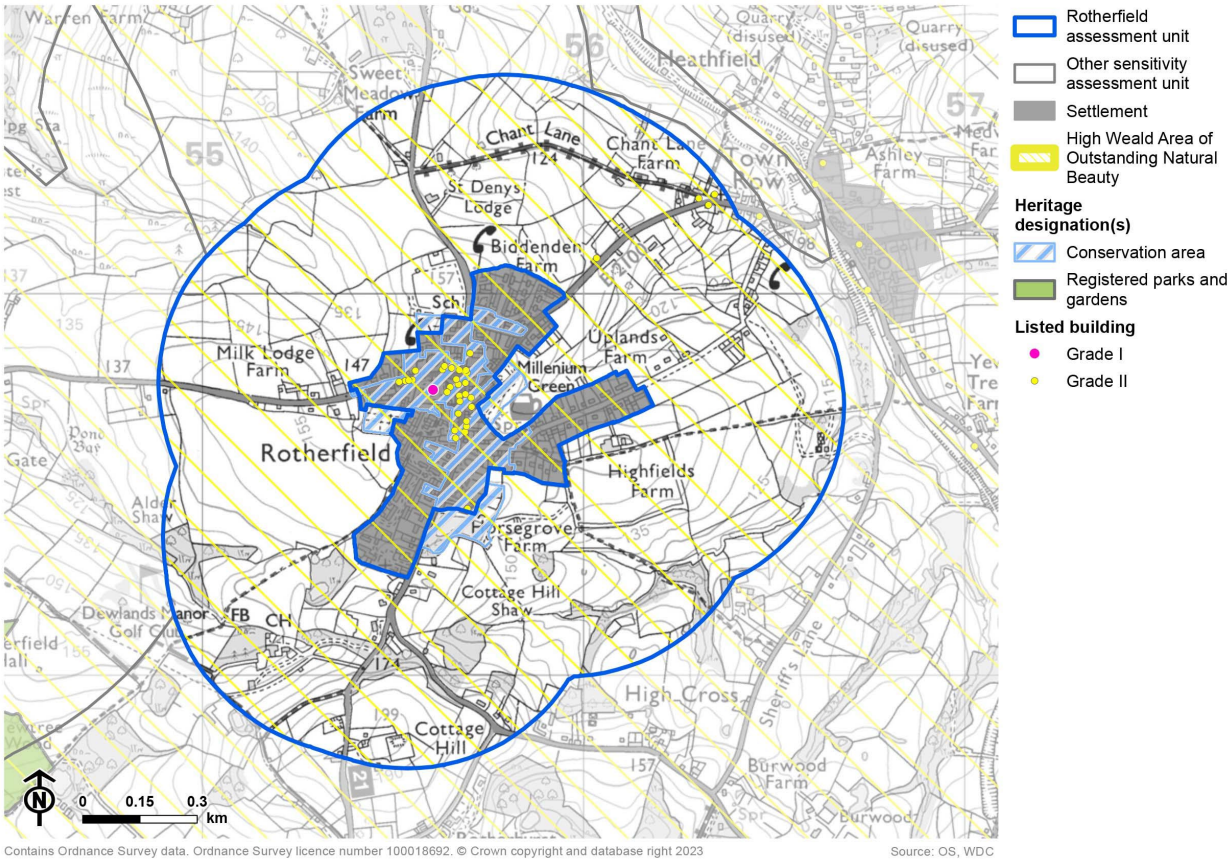


Figure A.136: Heritage designations for Rotherfield assessment unit



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Representative photos



Pastoral fields, reinforced by post and wire fencing, to the west of the settlement.



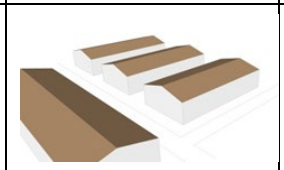
Outward views from the settlement edge looking towards Crowborough and across the wider High Weald AONB.

Assessment Unit	**Rotherfield**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform, with a high point at Cottage Hill in the south, which falls away towards incised stream valleys most notably in the east of the assessment unit. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
	■ Areas of more gently undulating elevated landform along the south-western and north-western settlement edge.	Areas of moderate sensitivity
'Natural' character	■ A predominantly pastoral landscape, with mature hedgerows, shaws and hedgerow trees. Existing development, including modern farm buildings and the golf course, influence the rural character locally, however woodland limits its influence.	**Moderate sensitivity**
	■ Some areas of priority habitat in the south and east, including interconnecting deciduous woodland (some ancient) and an area of priority habitat semi-improved grassland to the east of the settlement edge. The Medway, Ouse, Rother Watershed BOA extends across the south-east of the assessment unit.	Areas of higher sensitivity
	■ Some deteriorated hedgerows with reinforcement by post and wire fencing adjacent to the settlement edge.	Areas of lower sensitivity
Landscape pattern and time depth	■ Field pattern consists predominantly of small to medium scale piecemeal enclosure, with some planned private enclosure and small areas of assarts in the south-east.	**Higher sensitivity**
	■ Some field amalgamation in the west and the golf course in the south-west have eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Generally, few recorded historic features outside of the Rotherfield Conservation Area, apart from some listed buildings in the north-east of the assessment unit.	**Lower sensitivity**
	■ The Rotherfield Conservation Area extends slightly to the east and west of the settlement boundary. An architectural vernacular of brick, timber, stone, weather boarding and tile hanging is strongly expressed within and adjacent to it.	Areas of higher sensitivity
Settlement form and edge	■ Rotherfield has partially retained its nucleated historic form (designated as Conservation Area), relating to the underlying ridged landform. Development beyond the ridge crest, particularly on steeper slopes in the east of the assessment unit, could be at odds with the existing settlement form.	**Higher sensitivity**
	■ Some modest 20th and 21st century settlement expansion to the north, east and south-west, though parts of the Conservation Area boundary remain intact.	Areas of moderate sensitivity
	■ Settlement is typically fringed by field boundaries and woodland (which is typically dense in the south). Development to the south-east and east of the intact historic settlement edge could further erode the historic settlement edge.	**Higher sensitivity**

Settlement setting and coalescence	■ Woodland and rolling fields of the AONB provide a scenic rural backdrop throughout much of the settlement. Dramatic views to the surrounding landscape and wider AONB are highlighted in the Rotherfield Conservation Area appraisal. The settlement is well integrated with the surrounding rural and wooded landscape.	**Higher sensitivity**
	■ The west of the assessment unit plays a role in the separation between Rotherfield and Crowborough, however development in the area would not close the gap as the settlement edge of Crowborough is approximately 1km to the west.	**Moderate sensitivity**
	■ The east of the assessment unit plays a role in the separation between Rotherfield and Town Row. Given the presence of existing ribbon development along New Road, between the settlements, further development within the area may lead to coalescence between these settlements.	Areas of higher sensitivity
Recreational value	■ There are some public rights of way, particularly in the south. The Rother Millennium Green is located in the east of the assessment unit.	**Higher sensitivity**
Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation. Dark night skies and tranquillity can be experienced from much of the assessment unit away from the settlement edge.	**Higher sensitivity**
	■ Some occasional signs of modern development including modern farm buildings throughout the assessment unit and the golf course in the south-west.	Areas of moderate sensitivity
Visual prominence	■ The settlement is located on the principal east-west ridge of the High Weald, with distant views afforded across the surrounding pastoral landscape and wider AONB, particularly from ridgetop roads and the settlement edge. Key skyline features include historic buildings of the Conservation Area such as St Denys Church.	**Higher sensitivity**
	■ Semi-enclosed character in wooded areas along the southern and north-western edges of the assessment unit, and where mature hedgerows are present.	Areas of moderate sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Interconnecting areas of mature deciduous woodland (some of which is ancient in origin), primarily located in the south of the assessment unit, and which typically fringes settlement.
- Areas of priority habitat semi-improved grassland in the east.
- Intact historic field patterns, particularly small to medium scale piecemeal enclosure, and some planned private enclosure and small areas of medieval assarts in the south-east.
- The historic qualities, distinctive settlement form and architectural vernacular of the Rotherfield Conservation Area.
- The strong rural character with areas of tranquillity and dark night skies, which forms the context for outward views from the Rotherfield Conservation Area.
- Location within and intervisibility with more distant areas of the High Weald AONB particularly elevated areas on the ridgeline.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing						H
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Rotherfield assessment unit has **high** sensitivity to all development types as the landscape and visual characteristics/ values are very susceptible to change.

The complex landform; priority habitat woodland (including ancient woodland) and grassland; areas with an intact historic field pattern; low-rise residential character of Rotherfield; historic features in the Rotherfield Conservation Area and the rural setting provided to it; the separation provided between settlements; the visual prominence of the assessment unit and its location within and visual relationship with the wider High Weald AONB; and rural and scenic character increase sensitivity to development.

However, the occasional influence of modern development throughout the assessment unit, the few known historic features (outside of the conservation area), partially contained nature of outward views in wooded areas along the southern and north-western edges of the assessment unit and existing expansion beyond the historic settlement edge decreases sensitivity.

Variations in landscape sensitivity

Small areas to the north and south of the settlement edge, which are adjacent to existing 20th century development and are contained by woodland, are of moderate-high sensitivity to small scale development.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Avoid being located on prominent ridgelines. Any development should be located where well enclosed by vegetation, to be less visible from lower-lying landscapes and have less influence on landscape character.
- Avoid the incised stream valleys and heavily wooded valley slopes, particularly in the east of the assessment unit.
- Avoid areas of habitat interest, notably ancient woodland and semi-improved grasslands.
- Retain broadleaved woodland and hedgerow trees.
- Take up biodiversity opportunities listed in the Medway, Ouse and Rother Watershed BOA, especially woodland management and restoration, where possible.
- Avoid loss of, harm, or deterioration to the semi-improved grasslands and to the interconnecting ancient semi-natural woodlands in this area, allowing a suitable and appropriate buffer zone around the ancient semi-natural woodlands (to avoid root damage). Replace any unavoidable losses of trees / woodlands, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.

- Retain and where possible enhance hedgerows, particularly where deteriorated, and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly concentrations of medieval assarts located in the south-east.
- Ensure development does not adversely affect the nucleated historic form and character of Rotherfield. Particular attention should be given to the historic settlement edges of the Conservation Area, where development would further influence the historic settlement edge to the east and south-east.
- Consider views from public rights of way when considering the siting and design of development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.
- Consider views from the wider landscape of the High Weald AONB, particularly lower-lying landscapes to the north and south, towards the prominent ridgelines of the assessment unit.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[26], 'Guidance on the selection and use of colour in development'[27] and objectives of the High Weald AONB Management Plan[28].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, where the defining components of character relating to the High Weald AONB are most strongly expressed.

[26] https://www.highweald.org/look-after/planning/design-guide.html
[27] https://www.highweald.org/look-after/planning/colour-study.html
[28] https://www.highweald.org/high-weald-aonb-management-plan.html

Tunbridge Wells South-East

Assessment unit	Tunbridge Wells South-East
Landscape Character Area	**LCA 5B: High Weald – Central (extends into LCA 6B: High Weald – Teise Catchment)**

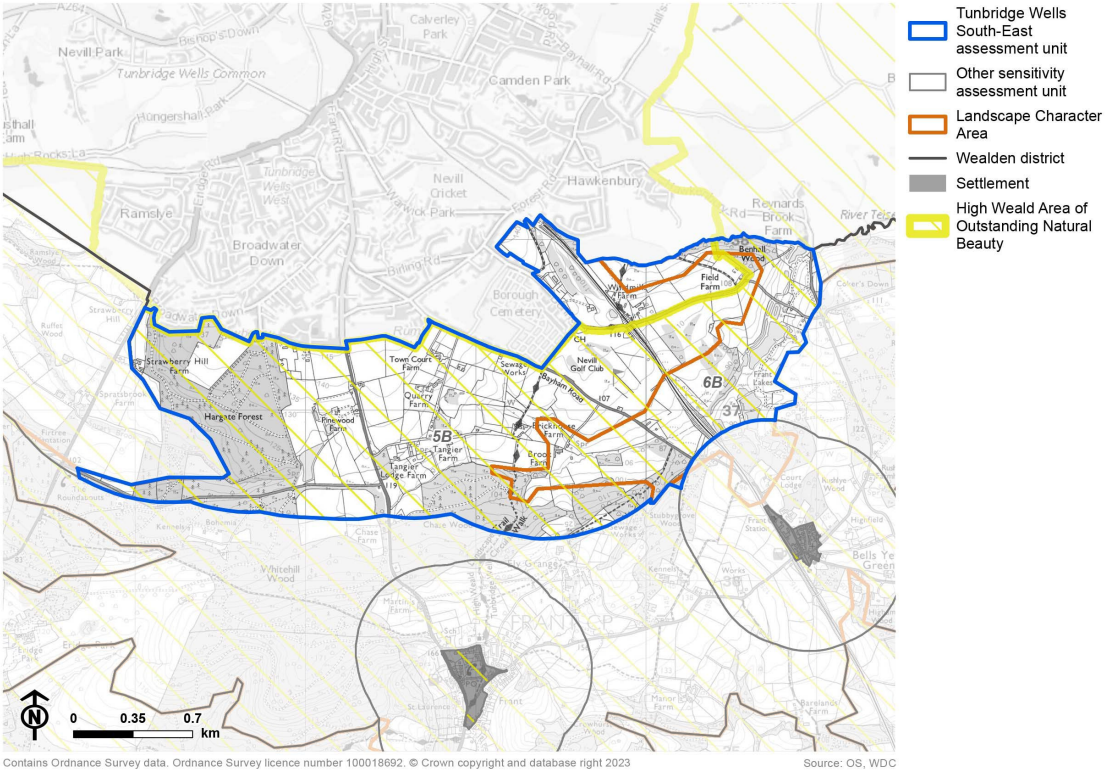
Settlement description

Tunbridge Wells is a large town located within Tunbridge Wells Borough, just to the north of Wealden and outside the local authority's boundary. The settlement is excluded from, but surrounded in all directions by, the High Weald AONB. The origins of the town date to the 17th century when Tunbridge Wells was established as a spa retreat due to the presence of a chalybeate spring. Rising popularity of the town's healing springs led to further expansion in the 18th century. The historic core of the settlement is located along the Pantiles promenade, which extends south-west from the wells. Railway services were introduced in the 19th century and given its proximity to London the town grew steadily throughout the 19th and 20th centuries. The settlement edge is relatively sprawling, however the settlement is often fringed by woodland or contained by roads. The south-eastern edge of Tunbridge Wells consists mostly of one and two storey detached and semi-detached houses, and some urban fringe elements including sewage works, a crematorium and cemetery, and a golf club located along the south-eastern settlement edge near the B2169. Part of the southern settlement edge is defined by woodland at Hargate Forest.

Absolute Constraints

A small area in the south-east of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.137: Location of Tunbridge Wells South-East assessment unit



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Source: OS, WDC

Figure A.139: Absolute constraints in Tunbridge Wells South-East assessment unit

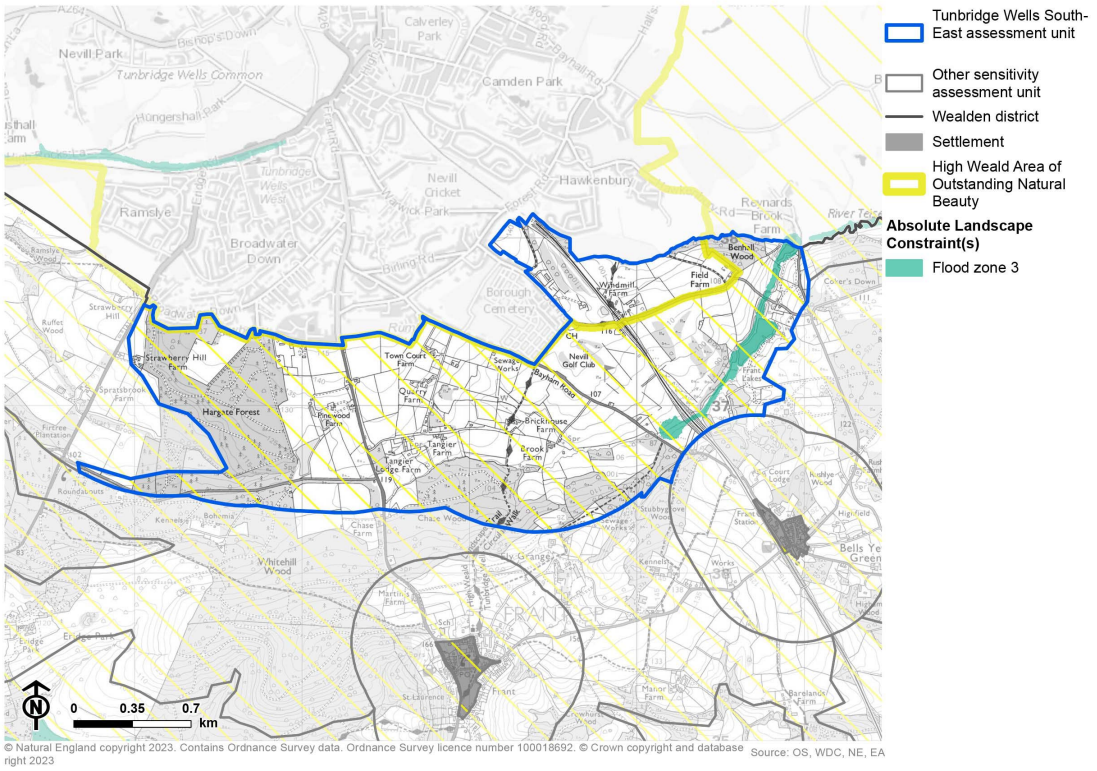


Figure A.140: Environmental designations in Tunbridge Wells South-East assessment unit

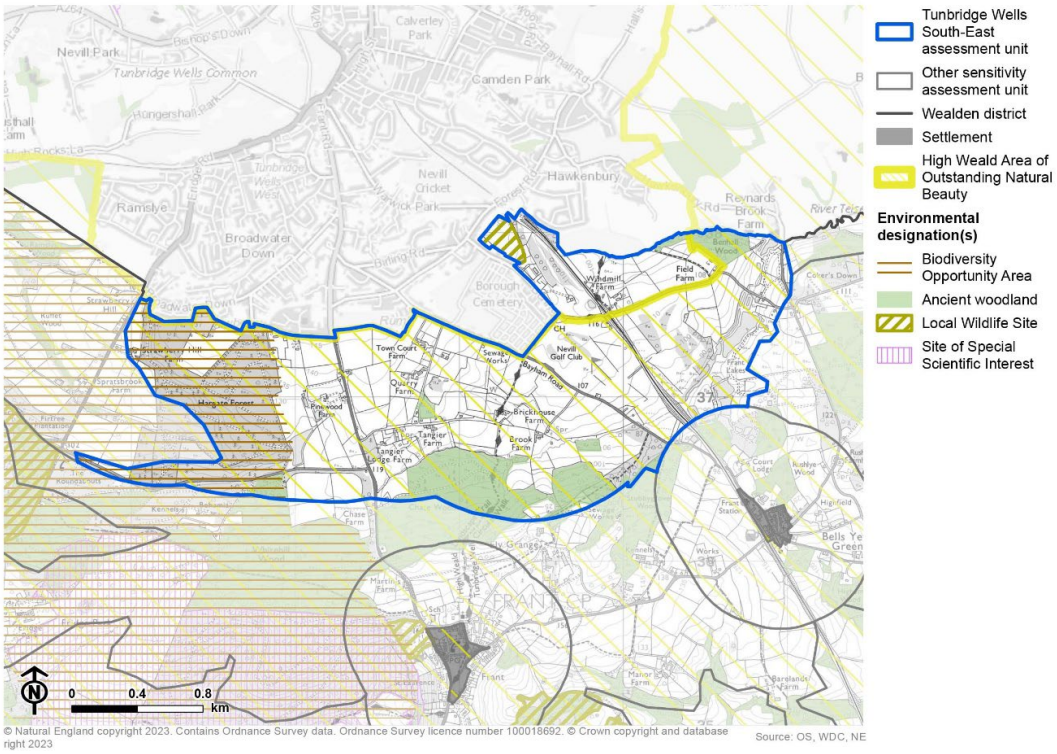
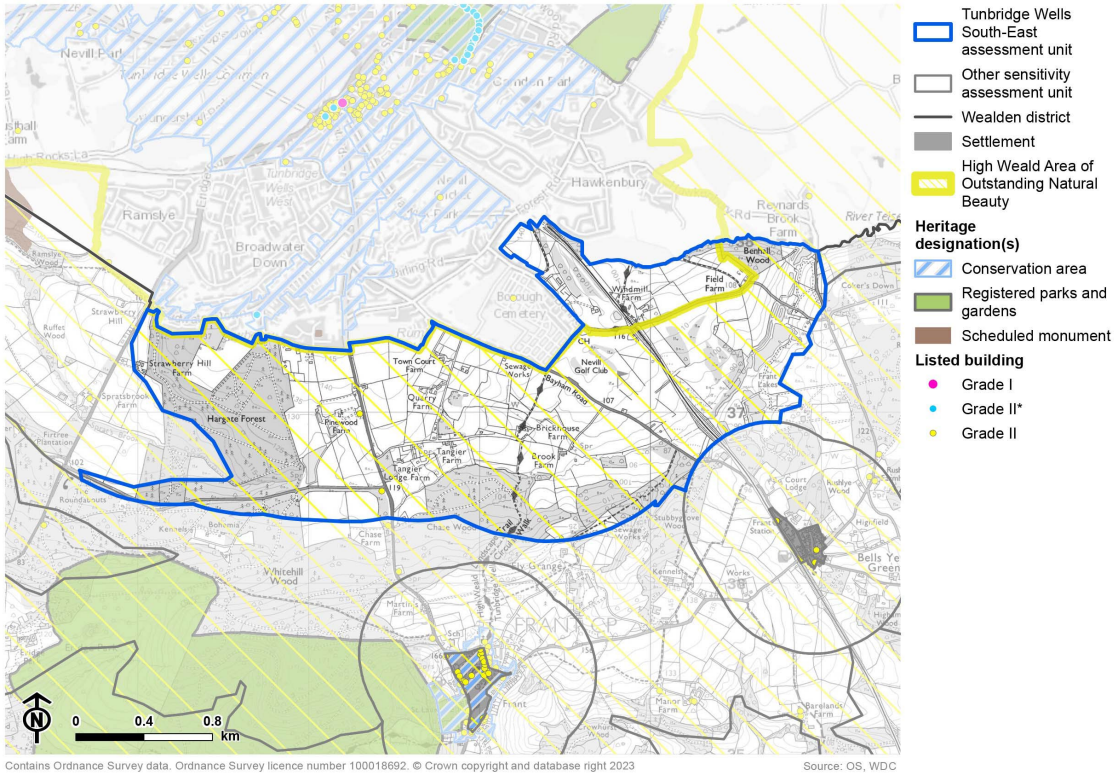


Figure A.141: Heritage designations in Tunbridge Wells South-East assessment unit



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Representative photos



Undulating pastoral fields with boundaries formed by woodland at Chase Wood.



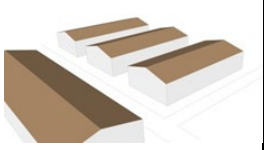
Wooded field boundaries form occasional skyline features in views.

Assessment unit	**Tunbridge Wells South-East**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls to the steeply incised stream valley in the south and east of the assessment unit. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A mosaic landscape of pastoral fields with some mature hedgerows, hedgerow trees and interconnected broadleaved woodlands, many of which are ancient in origin. Smaller areas of lowland heath priority habitat are located along the edges of Hargate Forest. The Eridge and Broadwater Biodiversity Opportunity Area (BOA) extends into the west of the assessment unit.	**Higher sensitivity**
	■ Some hedgerows are deteriorated or in poor condition. Existing development, including the railway line, and the golf course in the east, influences the pastoral and wooded character locally.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern, predominantly of small to medium scale planned private enclosure. Discrete areas of small-scale assarts in the south and regular piecemeal enclosure scattered throughout.	**Moderate sensitivity**
	■ Field amalgamation and the golf course in the east have eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Few historic features apart from two listed buildings (Yew Tree Cottage and Frant Bottom Lodge) located along the A267.	**Lower sensitivity**
	■ The Tunbridge Wells Conservation Area is located to the north-west of the unit.	Areas of higher sensitivity
Settlement form and edge	■ 20th and 21st century residential development along the south-eastern edge of Tunbridge Wells relates to the underlying ridged landform, which extends south across the assessment unit. Some existing development (the golf course) extends beyond the ridgeline towards the incised stream valley in the south-east of the assessment unit (LCA 6B). Beyond the settlement edge, settlement consists of dispersed farmsteads, many of which are gentrified.	**Moderate sensitivity**
	■ Development in most of the assessment unit would be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form or cross a distinctive boundary feature.	**Moderate sensitivity**
	■ Development within areas of woodland at Hargate Forest in the west and the lower-lying incised valley in the south-east (LCA 6B) would be at odds with the settlement form and would cross a distinctive boundary feature.	Areas of higher sensitivity
Settlement setting and coalescence	■ Woodland, particularly in the west, and the scenic qualities of the pastoral landscape within the High Weald AONB provide some positive contribution to the character of the southern settlement edge of Tunbridge Wells.	**Moderate sensitivity**
	■ The area plays some role in the separation between Tunbridge Wells and smaller scale settlements to the south, including Frant and Bells Yew Green.	**Moderate sensitivity**
Recreational value	■ The High Weald Landscape Trail and Tunbridge Wells Circular Walk pass through the centre of the unit. Public rights of way pass through the north-east of	**Higher sensitivity**

	the area. There is an area of open access woodland at Hargate Forest in the west of the assessment unit.	
Perceptual aspects	■ A landscape with a strong sense of rural character and scenic quality, typical of the High Weald AONB designation.	**Higher sensitivity**
	■ Modern development along the settlement edge, along the A267, occasional modern farm buildings and proximity to Tunbridge Wells has some influence on the experience of dark night skies and the sense of rurality/tranquillity, however surrounding woodland limits influence.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape with occasional open views afforded between woodland and hedgerows, particularly in the centre and east of the assessment unit.	**Moderate sensitivity**
	■ The assessment unit is located on one of the ridges of the High Weald AONB, although it does not form a particularly prominent skyline. There is some occasional intervisibility with the wider AONB, including views from the smaller settlements of Frant and Wadhurst. The assessment unit is seen in the context of the existing settlement at Tunbridge Wells in these views.	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Mature deciduous woodlands (some of which are ancient in origin), particularly in the west and south of the unit.
- The role the area plays in separation between the larger settlement of Tunbridge Wells and smaller settlements located further south within the High Weald AONB and Wealden District, including Frant and Bells Yew Green.
- The wooded backdrop, formed by woodland in the west of the unit, to the settlement edge of Tunbridge Wells.
- The network of public rights of way including the promoted High Weald Landscape Trail and Tunbridge Wells Circular Walk and open access land at Hargate Forest.
- The rural character of the landscape with areas of remoteness, tranquillity and dark skies away from busy roads and the settlement edge.
- Location within and intervisibility with more distant areas of the High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H
Summary of overall landscape sensitivity						

The in Tunbridge Wells South-East assessment unit has **moderate-high** sensitivity to small scale residential housing, as landscape and visual characteristics/ values are very susceptible to change.

Sensitivity increases to **high** for medium-scale residential and commercial/industrial development which would be out of character with the low-rise residential character of the existing settlement edge, the strong rural character of the surrounding landscape and the complexity of the ridge and incised valley landform.

The complex landform; areas of woodland; the wooded and scenic rural qualities of the unit which contribute to the setting of Tunbridge Wells; and the location within and visual relationship with the wider High Weald AONB increase sensitivity to development. However, the presence of modern farm buildings and some areas of field amalgamation; enclosure by woodland; relatively few known historic features and proximity to Tunbridge Wells reduce sensitivity.

A small area in the south-east of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

Areas to the west and south would have a higher sensitivity due to the presence of deciduous woodland, some of which is ancient. Areas of more complex topography, generally located along stream corridors in the south-east (LCA 6B), would have a higher sensitivity.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Relate to the existing pattern of settlement, which is focused along ridgelines and avoid valley sides and incised stream valleys (LCA 6B).
- Avoid sites in areas of habitat interest, notably deciduous woodland, lowland heath and riparian habitats along stream valley.
- Retain broadleaved woodland and heathland. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Take up biodiversity opportunities listed in the Eridge and Broadwater Watershed BOA, especially woodland and heathland management and restoration, where possible.
- Retain in-field and roadside trees along the A267 and B2169, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the south.
- Minimise the potential for coalescence with small settlements located to the south, and the sequential experience of settlement as experienced when travelling south on roads from Tunbridge Wells into the interior of the High Weald AONB.
- Consider views from public rights of way, particularly from the High Weald Landscape Trail and Tunbridge Wells Circular Walk, and glimpsed outward views from open access woodland at Hargate Forest when siting and designing development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.

- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[29], 'Guidance on the selection and use of colour in development'[30] and objectives of the High Weald AONB Management Plan[31].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[29] https://www.highweald.org/look-after/planning/design-guide.html
[30] https://www.highweald.org/look-after/planning/colour-study.html
[31] https://www.highweald.org/high-weald-aonb-management-plan.html

Wadhurst

Assessment unit	Wadhurst
Landscape Character Area	**LCA 5B: High Weald – Central (extends into LCA 6B: High Weald – Teise Catchment and LCA 6C: High Weald – Rother Catchment)**

Settlement description

Wadhurst is a linear village located in the north-east of Wealden District. The village is located on one of the principal east-west ridges within the High Weald AONB. The historic core of the village is centred around the former market place at St James' Square, located along the B2099. Wadhurst is designated as a Conservation Area, which extends to the north-west beyond the settlement boundary to include the churchyard, two large Georgian houses and their associated grounds and pastoral fields which form the setting to these historic residences and Wadhurst Castle. The village has its origins as a market village, with further growth of the village between the 15th to 18th centuries attributed to the iron industry in the locality. Agriculture, particularly the growing of hops, also played a role in the expansion of the village.

The village has retained much of its historic linear form, apart from some modern development that extends south-west, including Uplands Community College. Late 20th century growth of the village can be attributed to the London to Hastings railway, which enables residents to commute to London. Development consists of one and two storey detached and semi-detached houses, including historic properties within the Conservation Area, with some two-storey 20th century terraced properties in the south-west. The surrounding pastoral fields form the context for the settlement, with the Wadhurst Castle Registered Park and Garden forming a soft boundary feature to the south-west of the settlement. The spire of the village church forms a prominent skyline feature in the landscape.

This assessment unit includes the village of Durgates, which is located to the north-west of Wadhurst near the junction of the B2099 and B2100. The Wadhurst Conservation Area extends to the southern boundary of Durgates. The small historic villages of Pell Green and Cousley Wood, designated as Conservation Areas, are located in the north-east of the unit along the B2100.

Figure A.142: Location of Wadhurst assessment unit

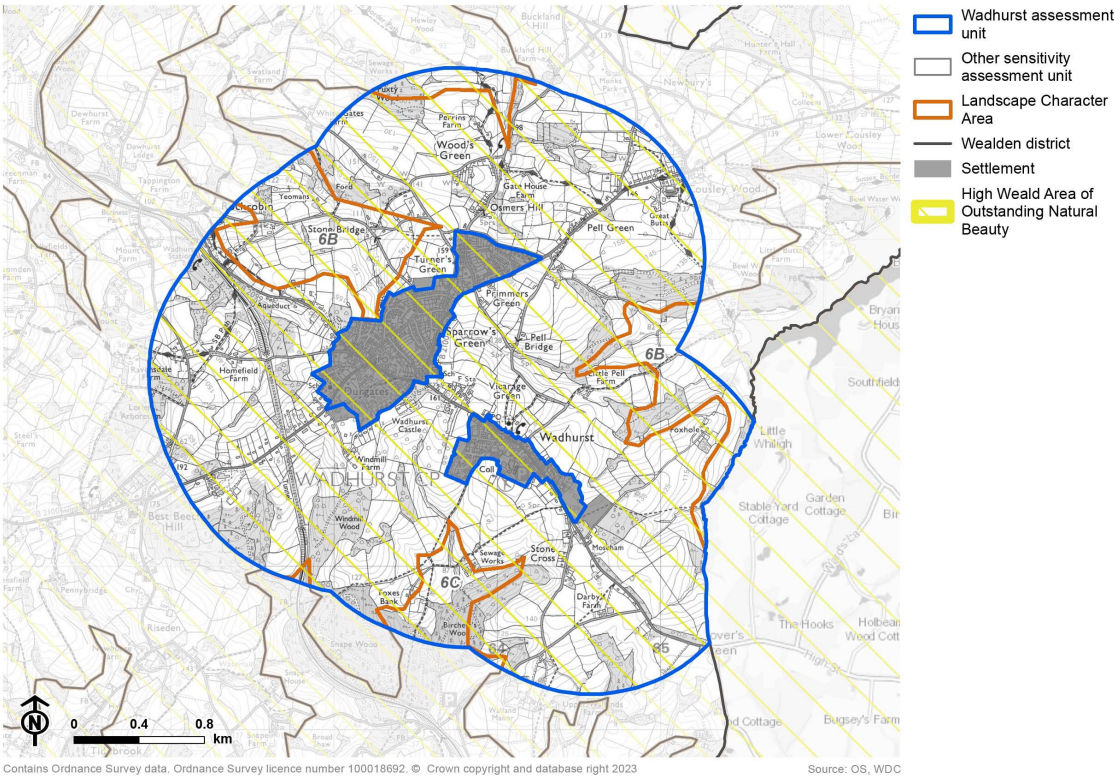


Figure A.143: Absolute constraints in Wadhurst assessment unit

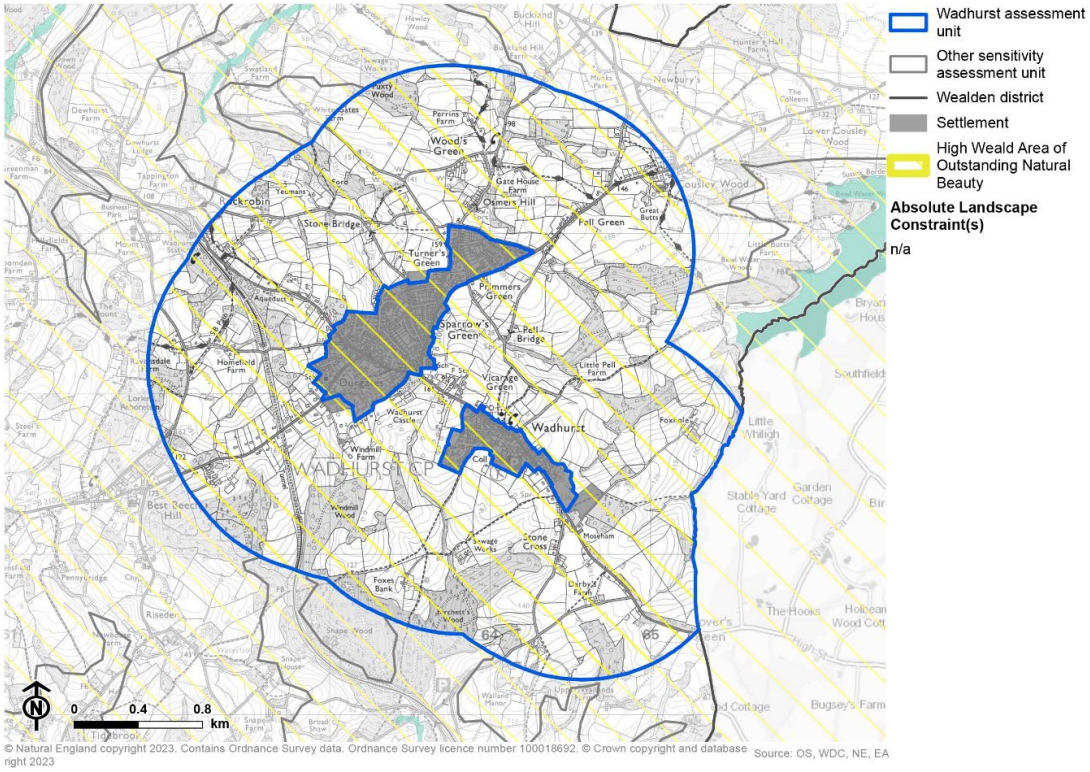


Figure A.144: Environmental designations in Wadhurst assessment unit

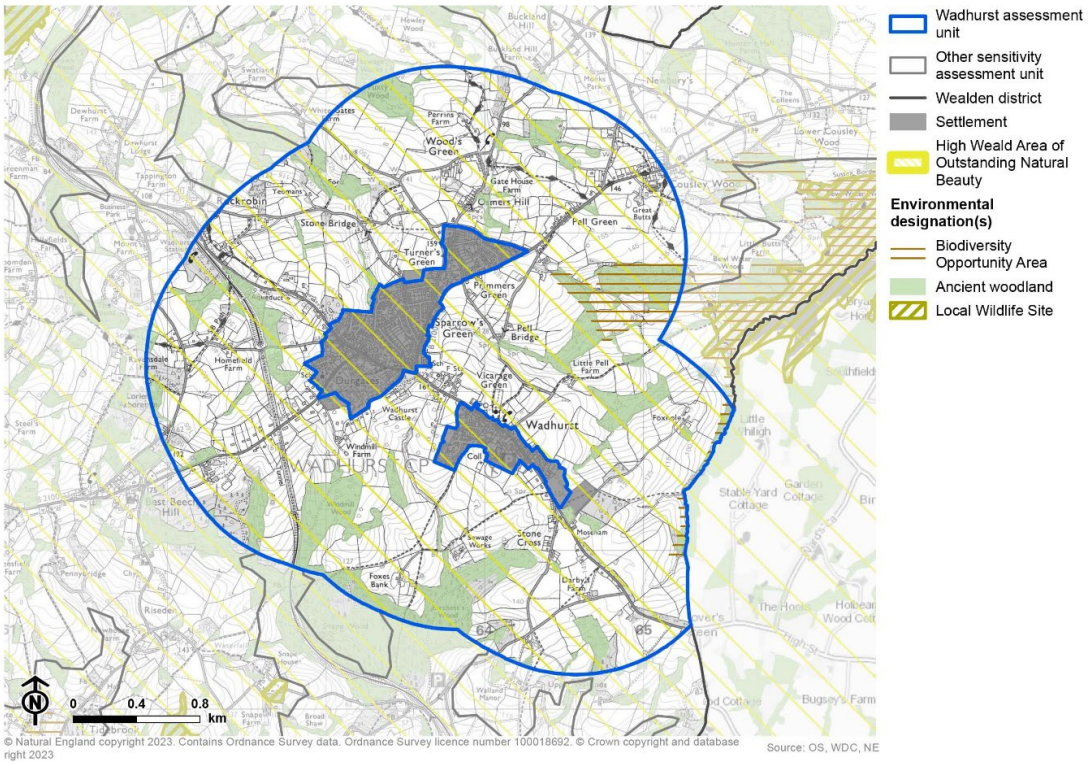
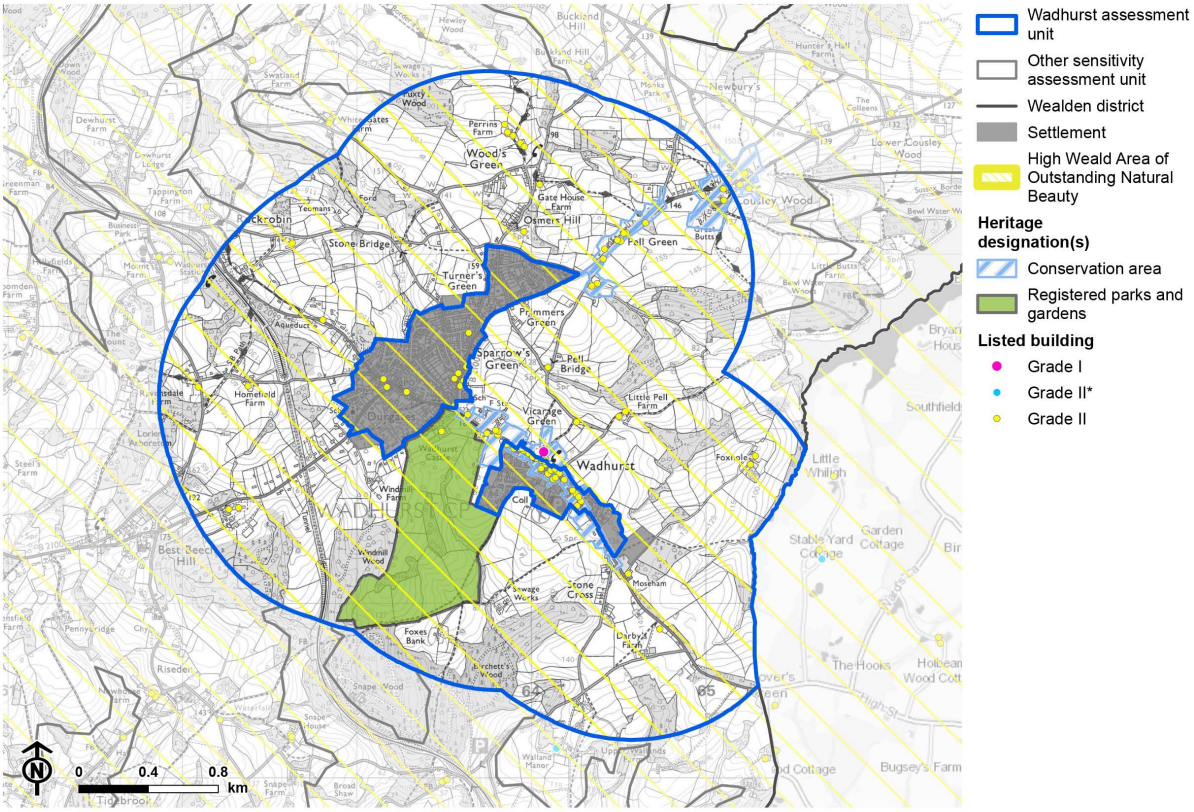


Figure A.145: Heritage designations in Wadhurst assessment unit



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Representative photos



Rolling wooded pastoral fields which form the setting of the historic village of Wadhurst.



Distant views across the wooded ridges of the High Weald AONB.

Assessment unit	**Wadhurst**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls away towards incised stream valleys, most notably in the north-west, south and east of the assessment unit (LCA 6B/6C). Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A predominantly pastoral landscape with areas of woodland. Some interconnecting areas of priority habitat deciduous woodland, many of which are ancient in origin (which is a defining component of character of the High Weald AONB). Tree clumps and in-field trees predominantly within the Wadhurst Castle Registered Park and Garden in the south-west of the assessment unit. Areas of priority habitat semi-improved grassland and lowland meadows in the south-west and west of the assessment unit. A small area in the east is located within the Bewl Water Biodiversity Opportunity Area (BOA).	**Higher sensitivity**
	■ Sewage works in the south of the assessment unit, a railway in the west and occasional modern farm buildings reduce sensitivity locally, however surrounding woodland limits influence.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern with small to medium scale assarts (which are a defining component of character of the High Weald AONB), smaller areas of planned private enclosure near the settlement edge. Areas of ancient semi-natural woodland, particularly on steep slopes falling towards incised stream corridors (predominantly LCA 6B/6C), contribute to time depth.	**Higher sensitivity**
	■ Modern field amalgamation in the north, south and east. Sports fields along the settlement edge have eroded the historic field pattern locally.	Areas of moderate sensitivity
Historic features	■ Numerous historic features including the Wadhurst Conservation Area, which extends north-west from the settlement edge towards Durgates, the Pell Green and Cousley Wood Conservation Areas located in the north-east, gardens and parkland at Wadhurst Castle registered park and garden in the south, and listed buildings with a strong local vernacular located within Conservation Areas or dispersed along rural roads.	**Higher sensitivity**
Settlement form and edge	■ Wadhurst, Pell Green and Cousley Wood have largely retained their linear historic form, with the exception of some 20th and 21st century settlement expansion to the south of Wadhurst, and are well integrated with the surrounding wooded pastoral landscape. Development within close proximity to these settlements would represent a step change in settlement form.	**Higher sensitivity**
	■ All settlement throughout the area strongly relates to the underlying ridged landform. Settlement expansion beyond the ridge crest would adversely affect the existing settlement edge.	**Higher sensitivity**
	■ The settlement form of Durgates is more sprawling and influenced by 20th and 21st century residential development and ribbon development, which extends north and west of the settlement boundary.	Areas of moderate sensitivity

Settlement setting and coalescence	■ Woodland and undulating pastoral fields form a scenic backdrop, with dramatic views to the surrounding landscape and wider AONB highlighted in the Conservation Area appraisals for Wadhurst, Pell Green and Cousley Wood. These settlements are well integrated with the surrounding rural and wooded landscape.	**Higher sensitivity**
	■ There is existing coalescence between Wadhurst, Durgates, Pell Green and Cousley Wood, however further development could exacerbate coalescence between these settlements.	**Higher sensitivity**
Recreational value	■ Some public rights of way, particularly around Wadhurst.	**Moderate sensitivity**
Perceptual aspects	■ A landscape with a strong sense of rural character and scenic quality, typical of the High Weald AONB designation. Dark night skies and tranquillity can be experienced away from Wadhurst, Durgates, the B2099 and railway.	**Higher sensitivity**
	■ Occasional modern development including the railway and modern farm buildings, although their influence is limited by woodland and mature field boundaries.	Areas of moderate sensitivity
Visual prominence	■ Settlement is located on the principal east-west ridge of the High Weald, with significant views afforded across the surrounding pastoral landscape and strong intervisibility with more distant areas of the AONB, including lower-lying landscapes (LCA 6B/6C). Distinctive skyline features include historic buildings within the Wadhurst, Pell Green and Cousley Wood Conservation Areas, including St Peter and St Paul Church in Wadhurst.	**Higher sensitivity**
	■ There is a semi-enclosed character in wooded areas and where mature hedgerows are present.	Areas of moderate sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Interconnecting areas of mature deciduous woodland (many of which are ancient in origin), located throughout the assessment unit.
- The pastoral landscape with areas of semi-improved grassland and lowland meadows in the south-west and west.
- Historic features including the Wadhurst, Pell Green and Cousley Wood Conservation Areas, with a strongly expressed architectural vernacular, the Wadhurst Castle Registered Park and Garden and numerous listed buildings.
- Intact historic field patterns, particularly medieval assarts located throughout the assessment unit.
- The strong rural character with areas of remoteness and tranquillity, particularly on the wooded slopes and valleys away from main settlements.
- Location within and intervisibility with some significant distant views of the High Weald AONB.
- The scenic rural backdrop provided to Wadhurst, Pell Green and Cousley Wood.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing						**H**

Medium scale residential 3-4 storey flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Wadhurst assessment unit has **high sensitivity** to small scale residential housing. Sensitivity remains as **high** for medium-scale residential and commercial/industrial development, which would be out of character with the low-rise residential character of the edges of Wadhurst, Durgates Pell Green and Cousley Wood, the complexity of the wooded ridge and incised valley landform and the small-scale historic fields.

The complex landform; strong natural character including areas of interconnecting woodland, grassland and lowland meadows; areas of intact historic field pattern; historic features throughout the assessment unit; the role the landscape has as a rural setting to Wadhurst, Pell Green and Cousley Wood; strongly expressed linear historic settlement form; visual prominence and the location within and visual relationship with the wider High Weald AONB increase sensitivity to development. However, the influence of modern development at Durgates, partially contained nature of views and existing coalescence between settlements decreases sensitivity.

Variations in landscape sensitivity

The influence of modern development and containment by woodland within the areas adjacent to the north-west and west of Durgates decreases sensitivity to development.

Areas within and adjacent to the Wadhurst, Pell Green and Cousley Wood Conservation Areas in the centre and north-east of the assessment unit are of higher sensitivity to development, given the strongly expressed linear historic settlement form of the Conservation Areas.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

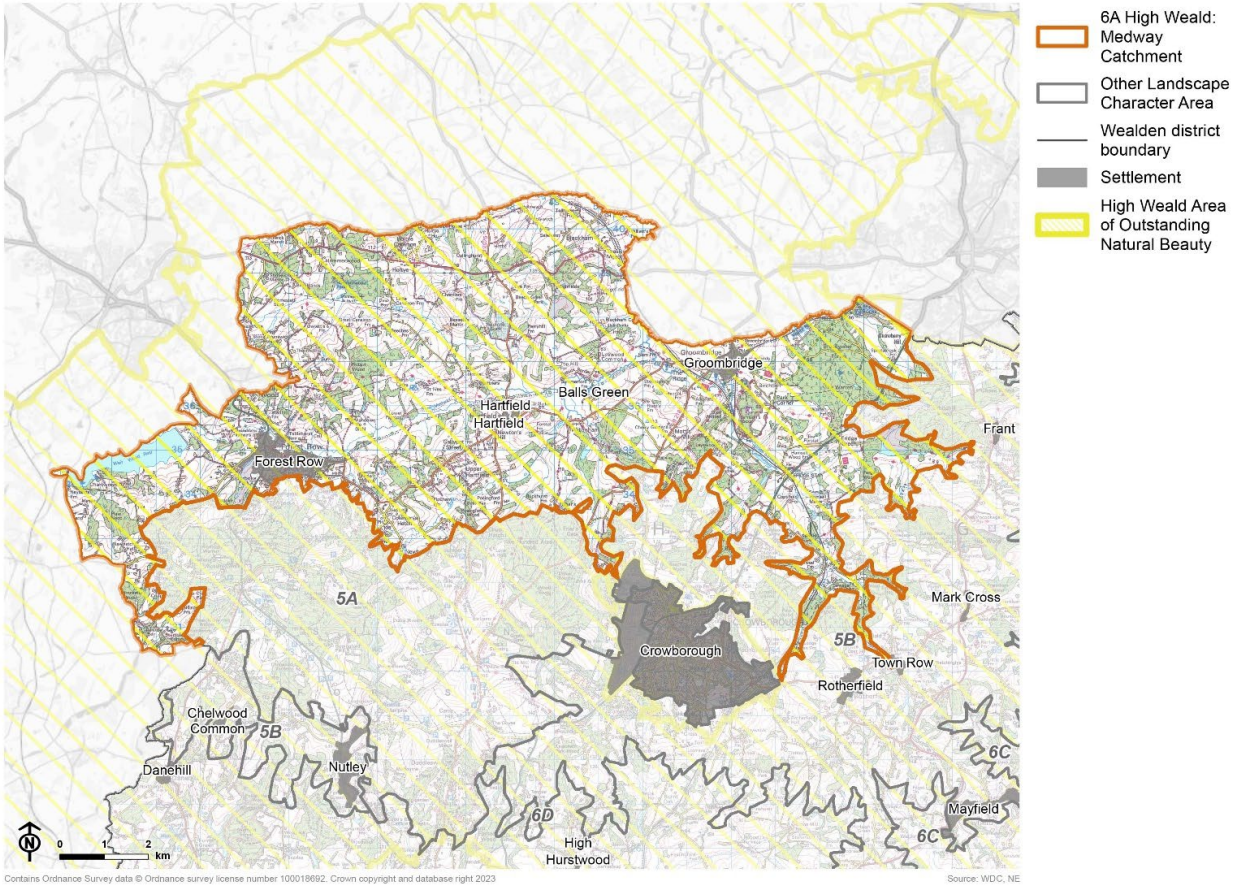
- Consider views from the wider AONB, particularly from lower-lying landscapes (within LCA 6B/6C), siting development where well enclosed by vegetation and white it would relate to the existing ridgeline settlement pattern.
- Avoid 'spilling' beyond the ridge crest onto heavily wooded valley sides and the lower-lying incised stream valleys of LCA 6B/6C.
- Avoid areas of habitat interest, notably ancient woodland, semi-improved grasslands and lowland meadows.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain or replace hedgerow or in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.

- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts located throughout the assessment unit.
- Ensure it does not adversely affect the intact historic form and character of the villages of Wadhurst, Pell Green and Cousley Wood.
- Retain and enhance the historic settlement edges of Conservation Areas, particularly where development would influence the linear form of the historic villages.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[32], 'Guidance on the selection and use of colour in development'[33] and objectives of the High Weald AONB Management Plan[34].
- Ensure development does not adversely affect the parkland landscape setting of the Wadhurst Castle Registered Park and Garden.
- Minimise the potential for further coalescence between Wadhurst and Durgates, maintaining the separation between the settlements.
- Consider views from popular public rights of way when siting and designing development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Consider views from the wider landscape of the High Weald AONB, particularly lower-lying landscapes to the north and south (LCA 6B/6C), towards the prominent ridgelines of the assessment unit.
- Ensure it does not affect the scenic rural character of the landscape, and areas of relative tranquillity, and where the defining components of character relating to the High Weald AONB are most strongly expressed.

[32] https://www.highweald.org/look-after/planning/design-guide.html
[33] https://www.highweald.org/look-after/planning/colour-study.html
[34] https://www.highweald.org/high-weald-aonb-management-plan.html

Landscape character area 6A: High Weald – Medway Catchment

Figure A.146: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

The High Weald - Medway Catchment is a rolling landscape of ridges and valleys containing the River Medway and its tributaries that drain northwards from Ashdown Forest into Sevenoaks District. A heavily wooded landscape with a pattern of small irregular fields, streams and scattered picturesque and historic settlements including Groombridge, Forest Row and Hartfield. The entirety of the LCA is located within the High Weald AONB.

Existing settlement pattern

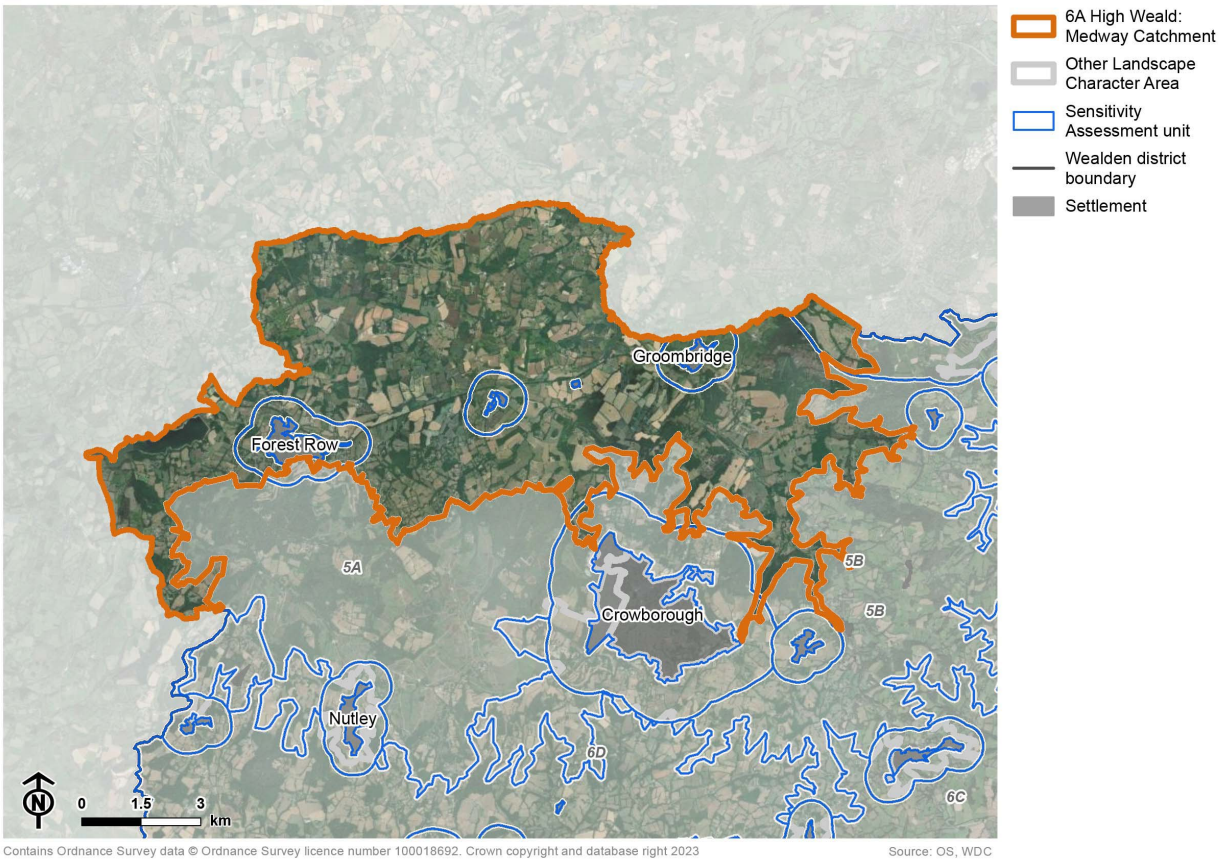
Larger villages are located on slight spurs overlooking the river valley and developed with the arrival of the railway from the mid-19th century. A number of these settlements, including Forest Row, Hartfield, Withyham and Eridge Green have designated Conservation Areas. Some smaller late Medieval villages, dispersed farmsteads and cottages are located along more elevated ridges and rural roads. The dispersed settlement pattern is a defining component of character of the High Weald AONB. A number of large country houses with formal gardens and parkland, including Hammerwood Park, Buckhurst Park, Penns in the Rocks and Groombridge Place, are scattered throughout the LCA.

The 20th century expansion of settlements most notably at Forest Row, Groombridge and Upper Hartfield influences the rural character of parts of the LCA.

Summary of landscape qualities

- The distinctive landform of ridges, spurs and valleys associated with the River Medway.
- The ponds, streams and open water (including the Wier Wood Reservoir SSSI).
- The woodland, riparian vegetation and wetland habitats of the Medway catchment.
- The extensive woodland cover (with a high proportion of ancient woodland), shaws, trees and mature hedgerows
- Coppicing of woodland.
- Semi-natural habitats including deciduous woodland, semi-improved grassland and wet meadows, some designated as SSSI.
- Distinctive sandstone outcrops, that are recognised through designation at Harrison's Rocks and the Eridge Green, Penn's Rocks and High Rocks SSSIs.
- The small-scale medieval field patterns, with sinuous hedgerow boundaries.
- Hammer ponds, coppiced woodlands and remnants of iron works that provide a link to the Wealden iron industry.
- The dispersed pattern of ridge-top villages (whose value is recognised through designation as Conservation Areas) linked by winding hedged lanes.
- The vernacular architecture of brick, oak and sandstone which reflects the locally available materials.
- The 18th-19th century parkland and gardens of Hammerwood Park, Buckhurst Park and Kidbrooke Park.
- The extensive network of public rights-of-way.
- The harmonious small-scale landscape pattern of mixed farms, dense woodland and open views across the wooded ridges and valleys.
- The strong sense of tranquillity and experience of dark night skies, particularly on the wooded valley floors and within larger woodlands.
- Associations with Winnie the Pooh and Ashdown Forest.

Figure A.147: Aerial map of assessment units within the LCA



Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- The wider area of the LCA;
- Tunbridge Wells South-West;
- Forest Row;
- Hartfield;
- Groombridge; and
- Crowborough North (extends into LCA 5B) **See LCA 5B for assessment.**

Assessment Unit	LCA 6A wider area
Landscape Character Area	**LCA 6A: High Weald – Medway Catchment**

Assessment unit description

LCA 6A is located in the north of Wealden District and Is a rolling landscape of ridges and valleys containing the River Medway and its tributaries that drain northwards from Ashdown Forest into Sevenoaks District. A heavily wooded landscape with a pattern of small irregular fields and streams. The entirety of the LCA is located within the High Weald AONB. This assessment unit excludes the areas covered by settlement assessment units within LCA 6A (the Forest Row, Hartfield, Groombridge, Tunbridge Wells South-West and part of Crowborough North assessment units), which are assessed separately.

Absolute Constraints

Areas along the River Medway and some of its tributaries, which are located within Environment Agency Flood Zone 3, have been scoped out of the assessment due to flood risk.

LCA 6A: Wider area

Figure A.148: Location of LCA 6A Wider Area assessment unit

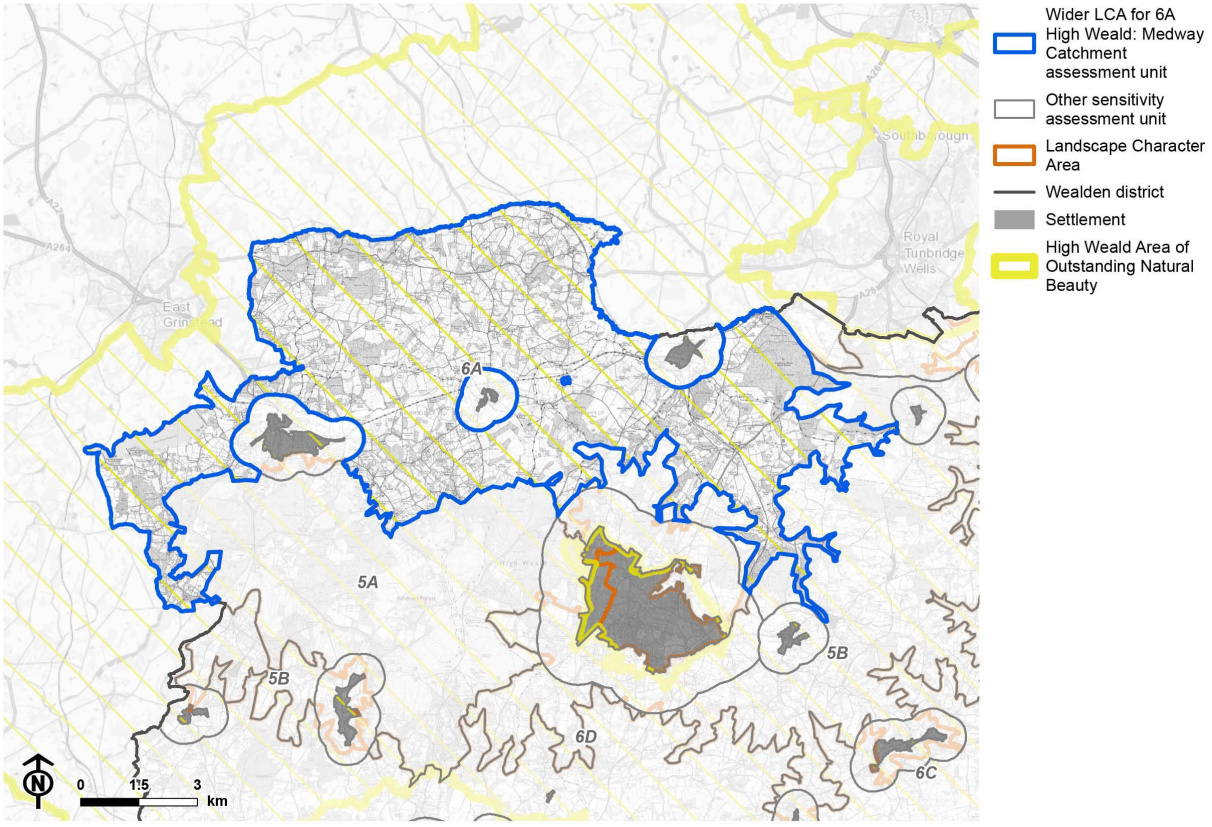


Figure A.149: Absolute constraints in LCA 6A Wider Area assessment unit

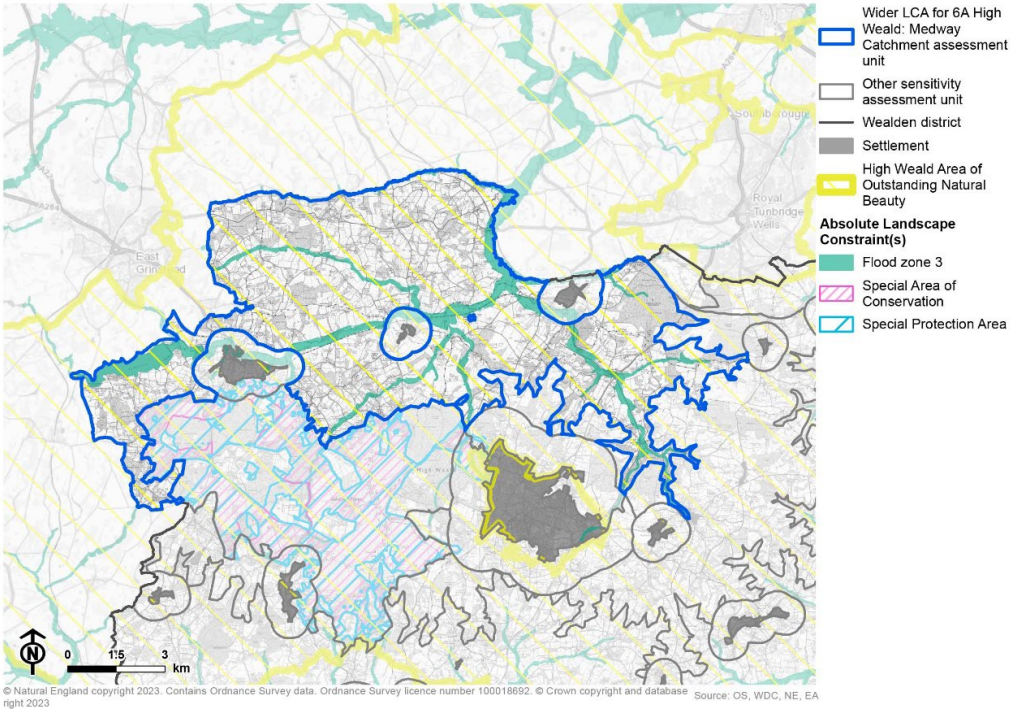


Figure A.150: Environmental designations in LCA 6A Wider Area assessment unit

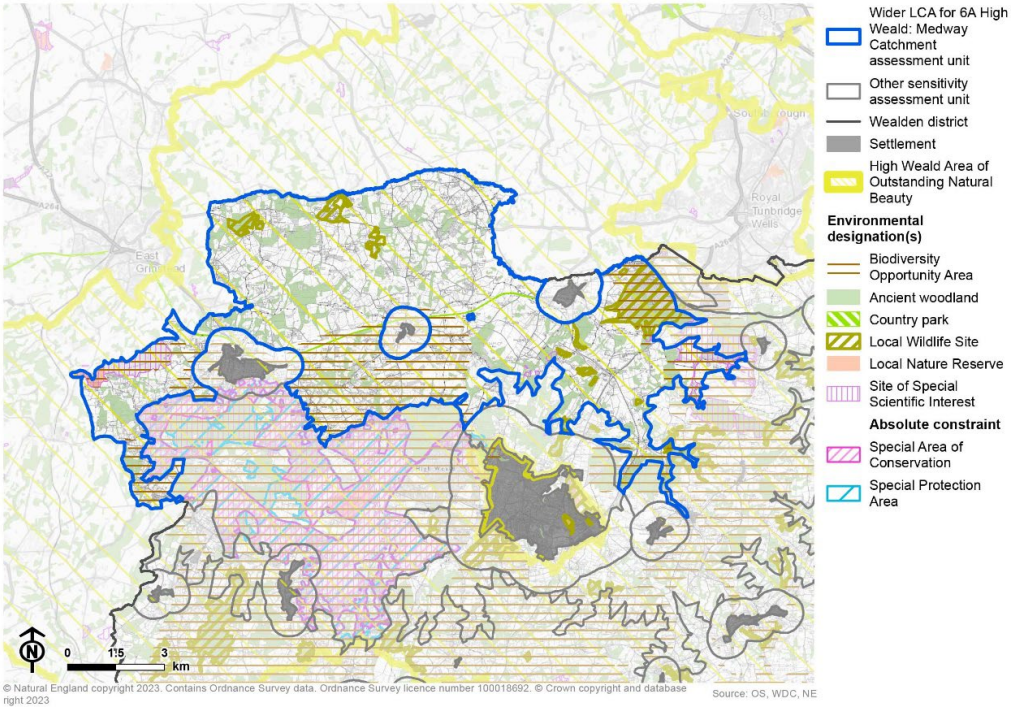
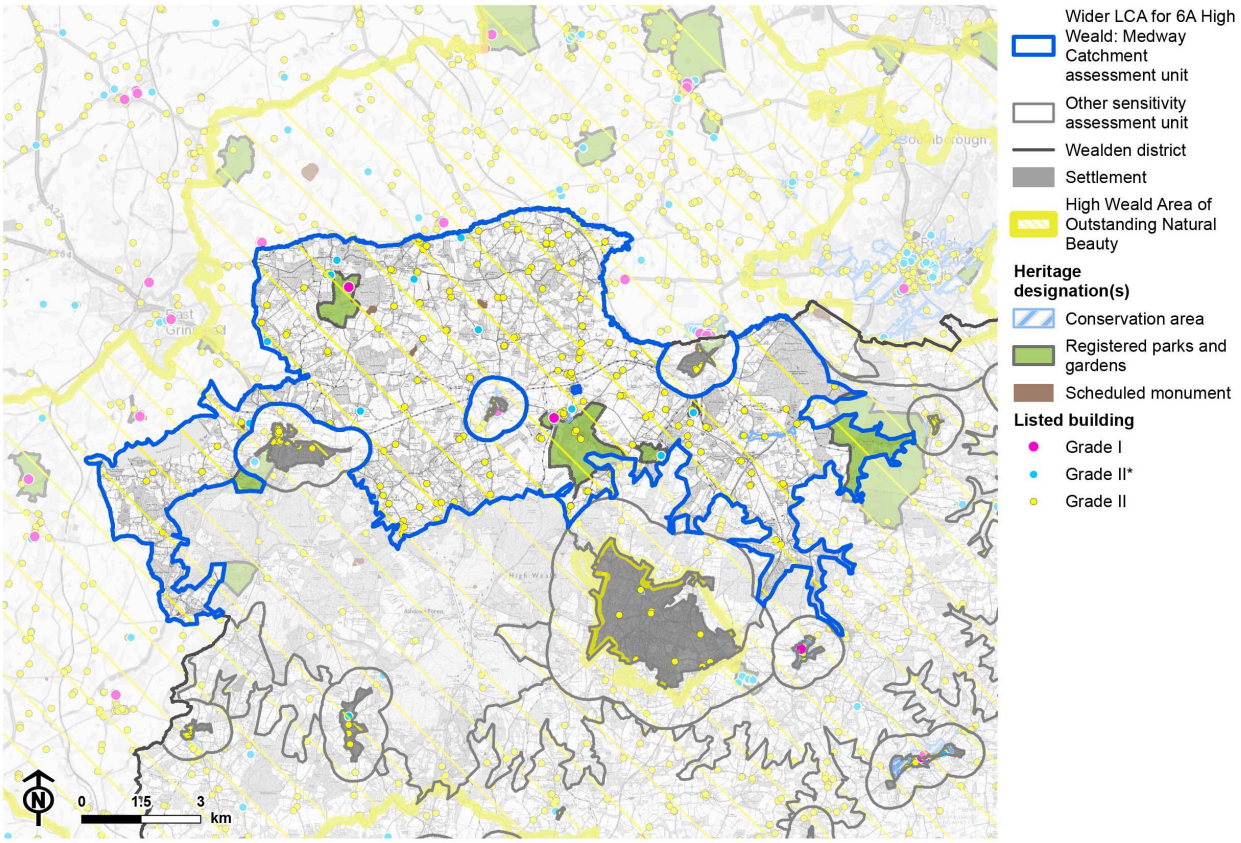


Figure A.151: Heritage designations for LCA 6A Wider Area assessment unit



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Source: OS, WDC

Representative photos



Views across arable fields in the river valley towards enclosing wooded ridges.



Wooded incised gill streams cross the rolling valley, with more distant views towards the wooded ridges of the High Weald AONB.



Pastoral fields with semi-enclosed character, bounded by mature hedgerow and woodland.



Linear woodland encloses Forest Way Country Park, which provides recreational access to the wider assessment unit.

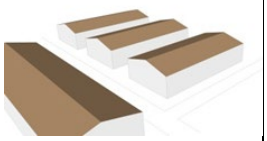
Assessment Unit	**LCA 6A wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridge and valley landform, which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
■ 'Natural' character	■ A mosaic landscape of woodland and pastoral/arable fields bound by shaws, mature hedgerows and hedgerow trees. Interconnecting priority habitat deciduous woodland including linear riparian woodland, many ancient in origin (a defining component of character of the High Weald AONB). Occasional priority habitat floodplain grazing marsh, lowland meadows and good quality semi-improved grassland. The Western Ouse Streams and Ashdown Forest BOA, Eridge and Broadwater BOA, and Medway, Ouse and Rother Watershed BOA cross the assessment unit.	**Higher sensitivity**
	■ The wooded and pastoral character is occasionally influenced by urban fringe elements near Forest Row, a golf course in the north and scattered modern agricultural buildings, however woodland limits influence.	Areas of moderate sensitivity
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale assarts (which are a defining component of character of the High Weald AONB) interspersed with areas of piecemeal enclosure. Ancient semi-natural woodland, particularly on steep slopes and elevated ridgelines in the west and north of the LCA, contribute to time depth.	**Higher sensitivity**
	■ Some modern field amalgamation within lower-lying areas of the valley, and a golf course in the north have eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Numerous historic features contribute to landscape character, including Registered Parks and Gardens (Kidbrooke Park, Hammerwood Park, Buckhurst Park, Penns in the Rocks, Glen Andred Garden and Eridge Park),Scheduled Monuments, listed buildings and Conservation Areas at Withyham, Eridge Green and Forstal.	**Higher sensitivity**
Settlement form	■ A dispersed settlement pattern, a defining component of character of the AONB, with farmsteads and cottages strung along rural roads, and ridgetop villages (Hammerwood, Holtye and Upper Hartfield). Development within the lower lying valleys could relate poorly to the existing settlement pattern.	**Higher sensitivity**
Settlement setting and coalescence	■ The wider assessment unit provides a wooded and pastoral backdrop to settlements, particularly those occupying an elevated position with views over the lower-lying valley as noted in the Conservation Area appraisal for Withyham, Eridge Green and Forstal	**Higher sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence.	**Lower sensitivity**
	■ There is some existing coalescence along the B2110 between Hartfield, Upper Hartfield and Forest Row. Further development within this part of the assessment unit may exacerbate the perception of coalescence between settlements.	Areas of higher sensitivity
Recreational value	■ Abundant recreational opportunities, including the High Weald Landscape Trail, Vanguard Way and Sussex Border Path, Forest Way Country Park and rock climbing at Harrison's Rocks, Eridge Green, Penn's Rocks and High Rocks.	**Higher sensitivity**

Perceptual aspects	■ A scenic landscape, typical of the AONB designation, with a sense of tranquillity and dark skies away from railway lines in the east, the A264, Forest Row and the neighbouring towns of East Grinstead and Royal Tunbridge Wells.	**Higher sensitivity**
Visual prominence	■ Semi-enclosed character due to dense woodland, tree-lined lanes and containment by the ridged landform.	**Moderate sensitivity**
	■ Occasional longer views afforded from open ridgetop roads and across the river valley floor, with the landscape visible from elevated open ridges within the Ashdown Forest.	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Mature hedgerows, hedgerow trees and shaws.
- Mature interconnected deciduous woodlands (many of which are ancient in origin).
- Areas of priority habitat floodplain grazing marsh, lowland meadows, good quality semi-improved grassland.
- Intact historic field pattern of small to medium scale assarts and piecemeal enclosure.
- Numerous historic features contribute to the time-depth of the landscape, including Registered Parks and Gardens, Scheduled Monuments, and the Withyham, Eridge Green and Forstal Conservation Areas.
- The strongly dispersed settlement pattern.
- The wooded rural backdrop provided by the landscape to nearby settlements.
- The strong network of public rights of way and recreational opportunities.
- The strong rural character with areas of remoteness and tranquillity.
- Location within and some intervisibility with the wider High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**
Commercial/ industrial e.g. industrial units or hotels						**H**

Summary of overall landscape sensitivity

The LCA 6A Wider Area assessment unit has **high sensitivity** to all development types as the landscape and visual characteristics/ values are very susceptible to change and development would erode key landscape features.

The complex landform; strong natural character with broadleaved woodland, floodplain grazing marsh, lowland meadows and good quality semi-improved grassland; the historic field pattern; historic features including registered parks and gardens, scheduled monuments, conservation areas and listed buildings; the strongly dispersed settlement pattern; the rural backdrop

provided to adjacent settlements; the strong network of public rights of way and recreational areas; the rural character with areas of remoteness; tranquillity and dark night skies; and location within, and occasional intervisibility with, the wider High Weald AONB increase sensitivity to development.

Variations in landscape sensitivity

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Avoid areas of habitat interest, notably deciduous woodland and priority habitat floodplain grazing marsh, lowland meadows and good quality semi-improved grassland.
- Retain interconnecting broadleaved woodland, including linear riparian woodland along watercourses, in line with the aims of the Western Ouse Streams and Ashdown Forest, Eridge and Broadwater and Medway, Ouse and Rother Watershed BOAs.
- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage).
- Replace any unavoidable losses of trees, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network in line with the aims of the BOAs which are located within the unit. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Ensure it does not adversely affect the historic qualities and setting of known historic features within the assessment unit, including the Kidbrooke Park, Hammerwood Park, Buckhurst Park, Penns in the Rocks, Glen Andred Garden and Eridge Park Registered Parks and Gardens, the numerous Scheduled Monuments, and Withyham, Eridge Green and Forstal Conservation Areas.
- Consider key views, as noted in the Conservation Area appraisals, to the surrounding countryside experienced from the Withyham, Eridge Green and Forstal Conservation Areas.
- Consider characteristic views of the rural river valley from open ridgetop roads and ridgetop settlements.
- Retain the historic settlement pattern which relates to the underlying ridged landform with its characteristic pattern of ridgetop villages and limit the amount and scale of development in the lower valley.
- Consider views from popular public rights of way, including the High Weald Landscape Trail, Vanguard Way, Sussex Border Path and the Forest Way Country Park.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape and native where possible.
- Consider views of development from the wider High Weald AONB, particularly in open and elevated views from Ashdown Forest.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High

Weald Housing Design Guide'[35], 'Guidance on the selection and use of colour in development'[36] and objectives of the High Weald AONB Management Plan[37].

- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[35] https://www.highweald.org/look-after/planning/design-guide.html
[36] https://www.highweald.org/look-after/planning/colour-study.html
[37] https://www.highweald.org/high-weald-aonb-management-plan.html

Assessment Unit	**Forest Row**
Landscape Character Area	**LCA 6A: High Weald – Medway Catchment**

Settlement description

Forest Row is a nucleated village located in the north of Wealden District and within the High Weald AONB. The historic core of the village is designated as a Conservation Area and is centred on the Parish Church of the Holy Trinity and Swan Inn public house, which are located where the A22 and B2110 converge. The village originated as a small hamlet associated with the royal hunting park at Ashdown Forest to the south. Further growth can be attributed to the introduction of a turnpike road in the 18th century, and the railway in the 19th century (however, the railway subsequently closed to passengers in 1985). The village is located on the southern slopes of the River Medway Valley.

The historic form of the settlement has been eroded by significant 20th and 21st century development extending south from the Conservation Area towards the Ashdown Forest. Development consists primarily of one and two storey detached and semi-detached houses, with some historic terraced properties within the settlement core. Some urban fringe elements, including the Station Road Industrial Estate, influence the northern settlement boundary. The River Medway and Forest Row Country Park (located along the disused railway line) form boundary features to the north of the settlement. The Ashdown Forest forms a soft boundary feature to the south of the settlement. Kidbrooke Park Registered Park and Garden forms a soft boundary feature to the south-west.

Absolute Constraints

An area extending through the centre of the assessment unit has been scoped out of the assessment due to Flood Risk (Environment Agency Flood Zone 3). The south of the assessment unit has been scoped out of the assessment due to nature conservation constraints (the area is within 400m of the Ashdown Forest SPA as well as the SAC).

Forest Row

Figure A.152: Location of Forest Row assessment unit

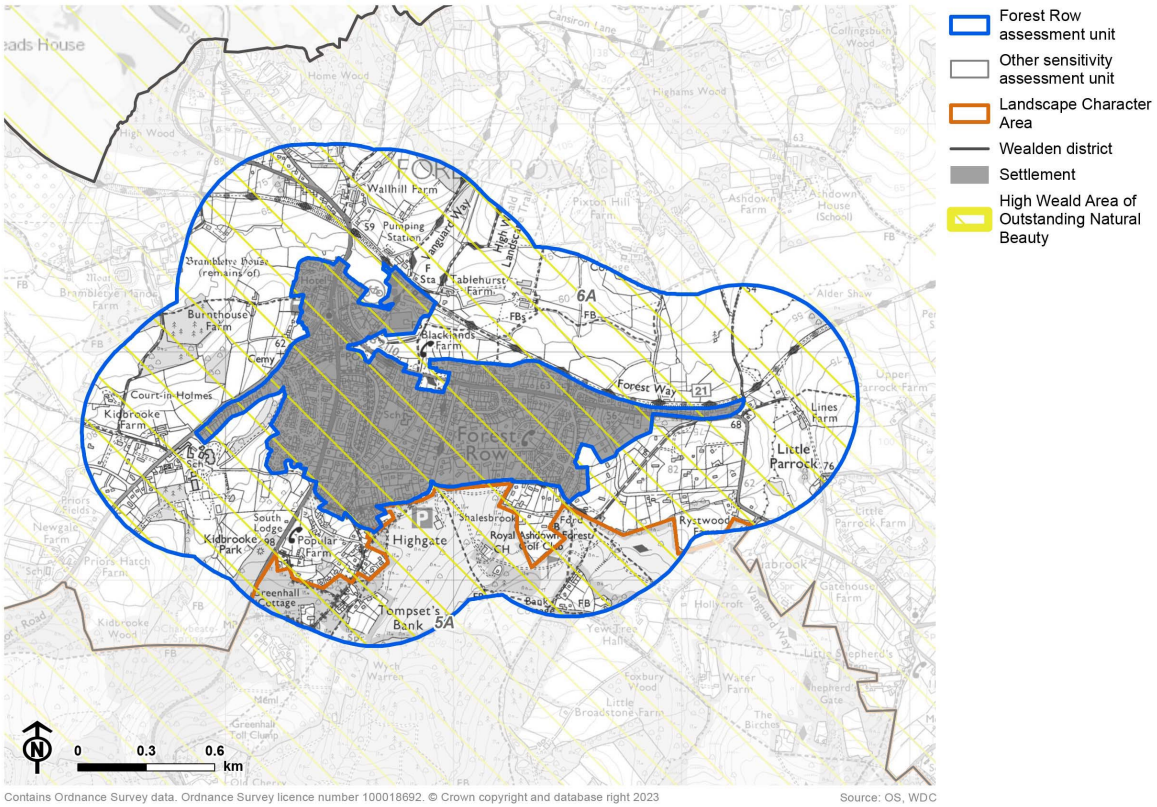
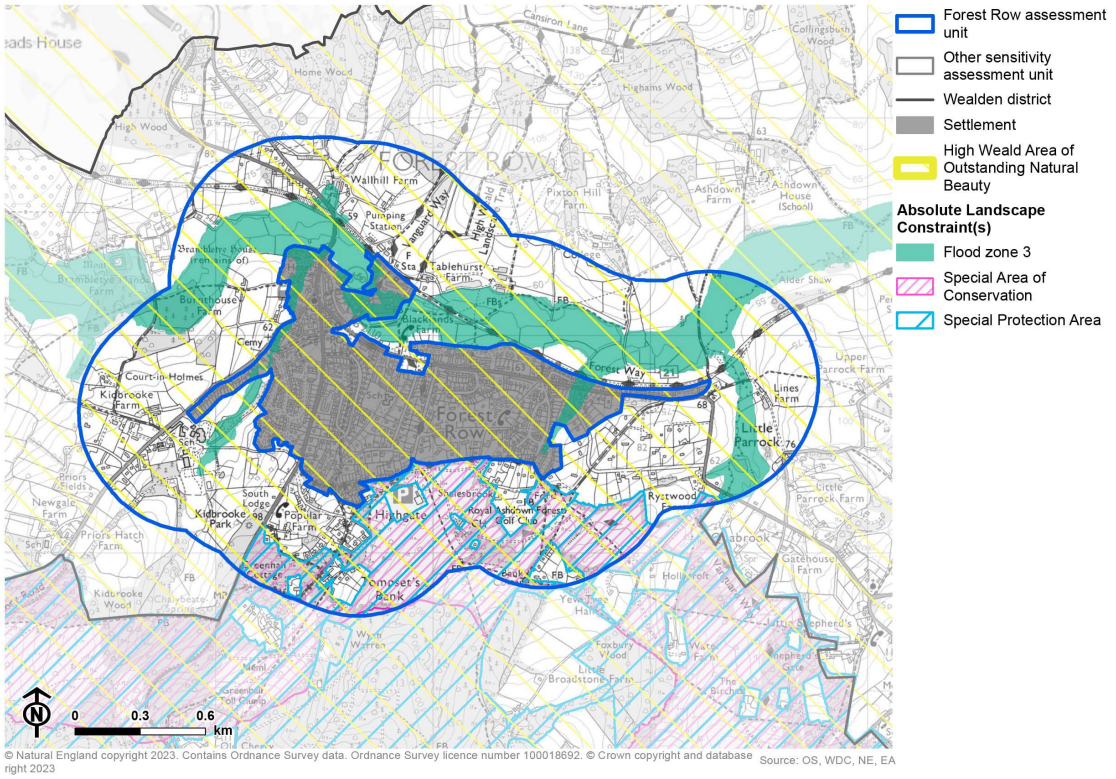


Figure A.153: Absolute constraints in Forest Row assessment unit



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Source: OS, WDC, NE, EA

Figure A.154: Environmental designations Forest Row assessment unit

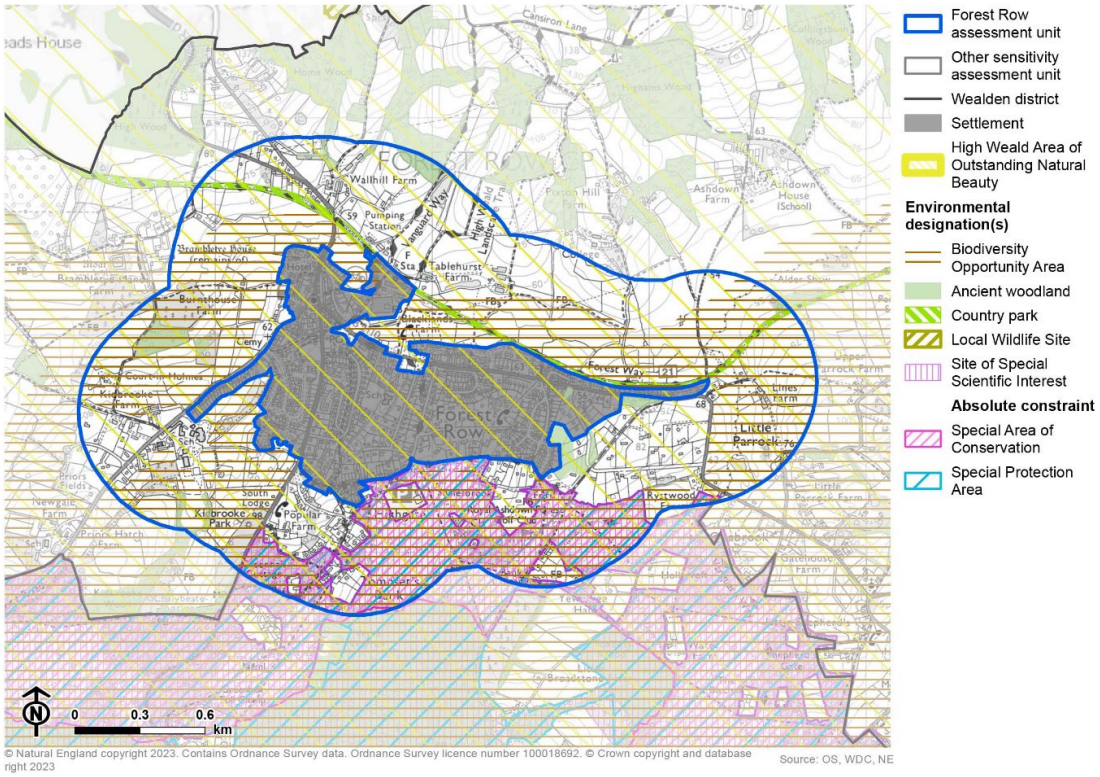
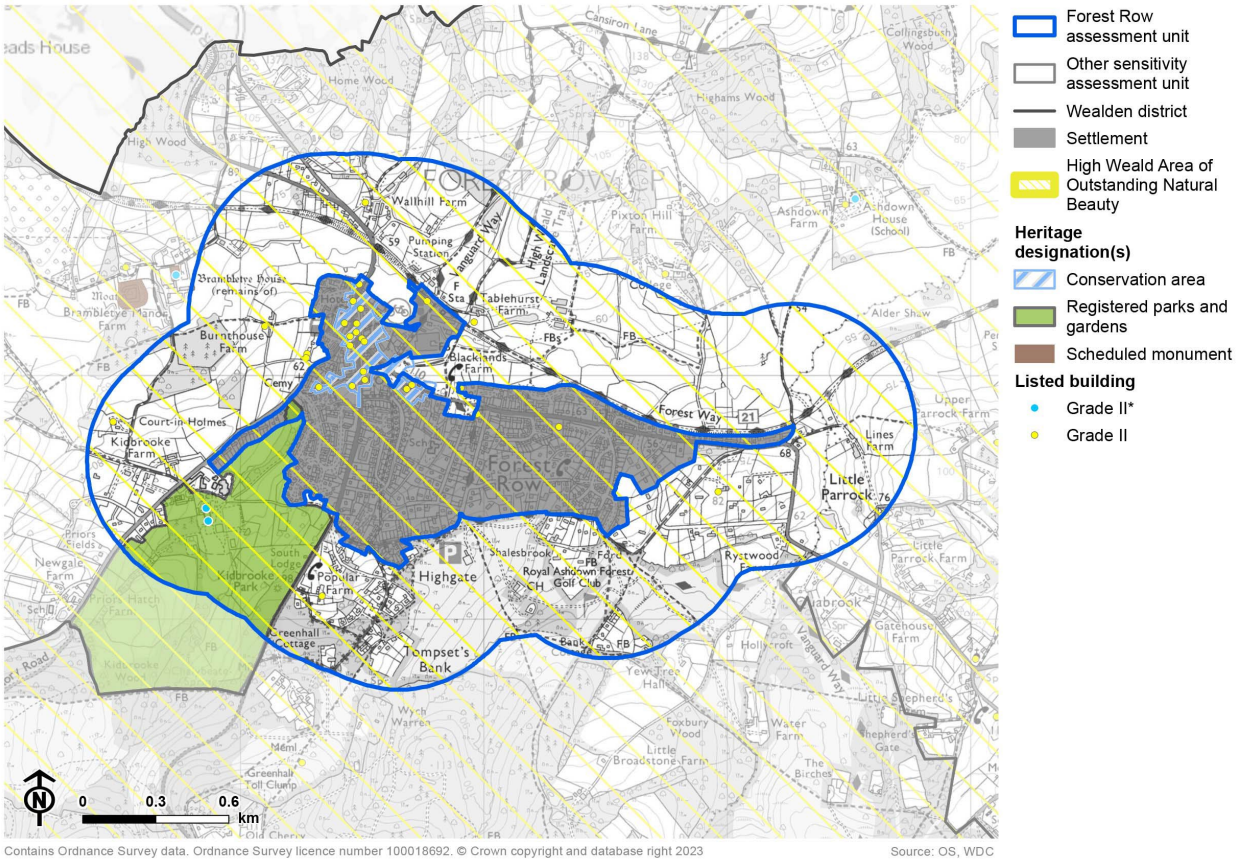


Figure A.155: Heritage designations in Forest Row



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Representative photos



Looking towards the northern settlement edge from the River Medway floodplain.



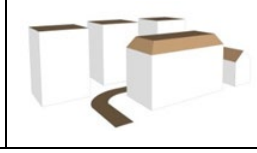
Pastoral fields and woodland along the northern settlement edge with field boundaries influenced by horse tape and post and wire fencing.

Assessment Unit	**Forest Row**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating river valley landform which rises in elevation to the south towards the Ashdown Forest. The landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ Pastoral fields are bound by mature hedgerows, shaws and hedgerow trees with interconnecting priority habitat deciduous woodlands (many ancient in origin), a defining component of character of the High Weald AONB. Western Ouse Streams and Ashdown Forest BOA extends across much of the assessment unit. Some smaller areas of priority habitat semi-improved grassland and traditional orchards in the south.	**Higher sensitivity**
	■ Urban fringe elements along northern settlement edge and occasional modern agricultural development influences the wooded and pastoral character locally.	Areas of lower sensitivity
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale assarts in the north and west and occasional piece meal enclosure along the settlement edge. Formal parkland in the south-west at Kidbrooke Park adds time depth of the landscape.	**Higher sensitivity**
	■ Some field amalgamation in the east and subdivision of fields with horse tape has eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Few known historic features within the wider assessment unit, apart from some listed buildings associated with dispersed historic farmsteads and cottages.	**Lower sensitivity**
	■ The Registered Park and Garden and listed buildings at Kidbrooke Park contribute to landscape character in the south-west of the assessment unit.	Areas of higher sensitivity
	■ Forest Row Conservation Area extends east of the settlement edge to encompass Rystwood House (Grade II) and its associated informal parkland.	Areas of higher sensitivity
Settlement form and edge	■ The nucleated historic settlement form of the village is influenced by modern residential development extending south and by ribbon development in the north and west.	**Moderate sensitivity**
	■ The settlement edge is mostly characterised by modern residential development but is typically fringed by woodland and pastoral fields and well-integrated into the surrounding landscape.	**Moderate sensitivity**
	■ Development to the north and east of the Conservation Area could adversely affect the historic settlement edge, although much of the Conservation Area is surrounded by modern development. The River Medway and Forest Way Country Park to the north, and Ashdown Forest and Kidbrooke Park to the south provide boundary features.	Areas of higher sensitivity
Settlement setting and coalescence	■ Woodland and undulating pastoral fields form a scenic backdrop that is experienced from the settlement edge and elevated properties in the south of the settlement, with views focused across the River Medway floodplain.	**Higher sensitivity**
	■ The assessment unit does not play an important role in settlement separation.	**Lower sensitivity**

Recreational value	■ A strong network of public rights of way, including the Forest Way Country Park along the northern settlement edge, connecting to Ashdown Forest to the south and the High Weald Landscape Trail.	**Higher sensitivity**
Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation	**Higher sensitivity**
	■ Some signs of modern development, including urban fringe elements and the Station Road Industrial Estate along the northern settlement edge and scattered modern agricultural buildings. Areas close to the settlement edge and the A22 have reduced experience of dark night skies and sense of tranquillity, particularly given the location of the settlement on the prominent southern valley slopes.	Areas of moderate sensitivity
Visual prominence	■ Woodland and hedgerows result in a semi-enclosed landscape.	**Moderate sensitivity**
	■ Occasional open views afforded between woodland and hedgerows, particularly in the broader sections of the river valley and from more open ridgetop roads and rising slopes above the Medway in the north and south of the unit.	Areas of higher sensitivity
	■ Lower-lying areas along the River Medway are relatively well contained by woodland and landform in views from the wider AONB.	Areas of lower sensitivity

Key landscape sensitivities

- The complex undulating valley landform.
- Mature deciduous woodlands (many ancient in origin) and areas of priority habitat semi-improved grassland and traditional orchards within the Western Ouse Streams and Ashdown Forest BOA.
- Intact historic field patterns, particularly medieval assarts in the north and west of the assessment unit.
- The Kidbrooke Park Registered Park and Garden and associated listed buildings in the south-west of the assessment unit.
- The Forest Row Conservation Area which extends into the north-east of the assessment unit.
- Settlement boundary features to the north and south formed by the River Medway, Forest Way Country Park, Ashdown Forest and Kidbrooke Park.
- The network of public rights of way, particularly those which provide access to Ashdown Forest.
- The strong rural character with areas of remoteness and tranquillity and the scenic backdrop that the landscape provides to Forest Row.
- Location within and intervisibility with more distant areas of the High Weald AONB from rising valley slopes.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**

Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Forest Row assessment unit has **high sensitivity** to all development types as the landscape and visual characteristics/ values are very susceptible to change and development would very likely erode key landscape features.

The complex landform; strong natural character with priority habitat woodland semi-improved grassland and traditional orchards; historic field pattern including medieval assarts; Kidbrooke Park Registered Park and Garden; the Forest Row Conservation Area; boundary features to the north and south of the settlement; the low-rise residential character of the existing settlement edge; the strong network of public rights of way and the location within, and visual relationship with, the wider High Weald AONB increase sensitivity to development.

However, balanced against this is the presence of modern development, including urban fringe elements such as the Station Road Industrial Estate and modern farm buildings, as well as the dilution of the historic settlement edge by 20th and 21st century development, all of which reduce the assessment unit's sensitivity to development.

An area extending through the centre of the assessment unit has been scoped out of the assessment due to Flood Risk (Environment Agency Flood Zone 3). The south of the assessment unit has been scoped out of the assessment due to nature conservation constraints (the Ashdown Forest SPA and SAC).

Variations in landscape sensitivity

A small area to the east of the settlement edge, east of Lines Lane and a small area to the north of the Station Road Industrial Estate, that is characterised by modern development and field amalgamation, is considered to be of moderate-high sensitivity to small scale development.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Be located within lower-lying areas in proximity to the east of the settlement, in areas characterised by modern development and field amalgamation, and where well enclosed by vegetation and where development would be less visible and have less influence on landscape character.
- Consider views towards and glimpsed outward views from prominent slopes of the Ashdown Forest to the south and ridgelines to the north of the assessment unit.
- Retain broadleaved woodland, including linear riparian woodland along watercourses. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain or replace hedgerow trees and in-field trees as well as roadside trees along the A22, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Take up biodiversity opportunities listed in the Western Ouse Streams and Ashdown Forest BOA where possible, including woodland and wetland habitat creation.
- Avoid sites in areas of habitat interest, notably deciduous woodland, riparian habitat along stream corridors and the areas which form the setting to the Ashdown Forest SSSI, SPA, SAC (excluded from the assessment).
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the north and west.

- Protect and enhance the historic designed landscape at Kidbrooke Park, ensuring holistic management of the property where possible, and enhancing parkland tree planting where appropriate. Minimise encroachment of further built development into the parkland landscape and protect key designed views.
- Consider views from public rights of way, including the Forest Row Country Park, High Weald Landscape Trail and footpaths within the Ashdown Forest.
- Retain and enhance woodland within the Forest Row Country Park to screen views towards development from the promoted route.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[38], 'Guidance on the selection and use of colour in development'[39] and objectives of the High Weald AONB Management Plan[40].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[38] https://www.highweald.org/look-after/planning/design-guide.html
[39] https://www.highweald.org/look-after/planning/colour-study.html
[40] https://www.highweald.org/high-weald-aonb-management-plan.html

Groombridge

Assessment Unit	Groombridge
Landscape Character Area	**LCA 6A: High Weald – Medway Catchment**

Settlement description

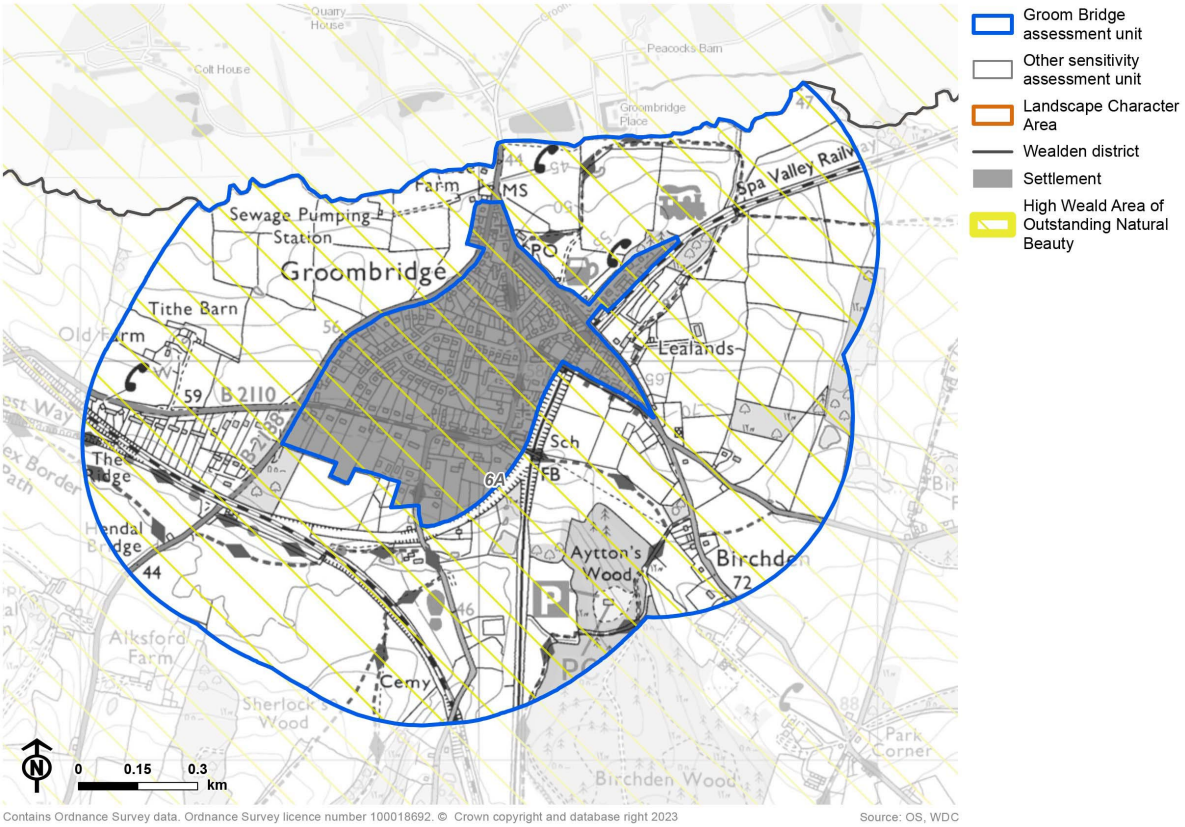
Groombridge is a village located in the north of Wealden, within the High Weald AONB. The village is located within a relatively broad area of the undulating River Medway Valley and is framed by the lower-lying River Grom and Eridge Stream corridors to the north and south respectively. The historic core of the village is relatively linear and situated along the B2188 (extending north of the district boundary and designated as a Conservation Area within Tunbridge Wells Borough). The village has medieval origins as a chapelry and market town and historically several prominent families were resident in the area, including the Russells at Groombridge Place. The introduction of the railways in the 19th century resulted in modest growth of the village. Whilst the main railway line closed to passengers in 1985, the town still forms the terminus of the Spa Valley Heritage Railway.

The historic linear form of settlement was eroded by modern development in the 20th and 21st centuries, resulting in the nucleated form of the settlement present today between the B2188 and Station Road in the north and the railway to the south. This primarily consists of one and two storey detached and semi-detached houses. The village is bound by the B2188 and Station Road in the north, the wooded railway line to the south and east. Settlement is typically fringed by woodland, which is denser in the south and east, and mature field boundaries. Views looking west from the settlement edge are relatively open.

Absolute Constraints

Areas along the northern and southern assessment unit boundaries have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.156: Location of Groombridge assessment unit



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Figure A.157: Absolute constraints in Groombridge assessment unit

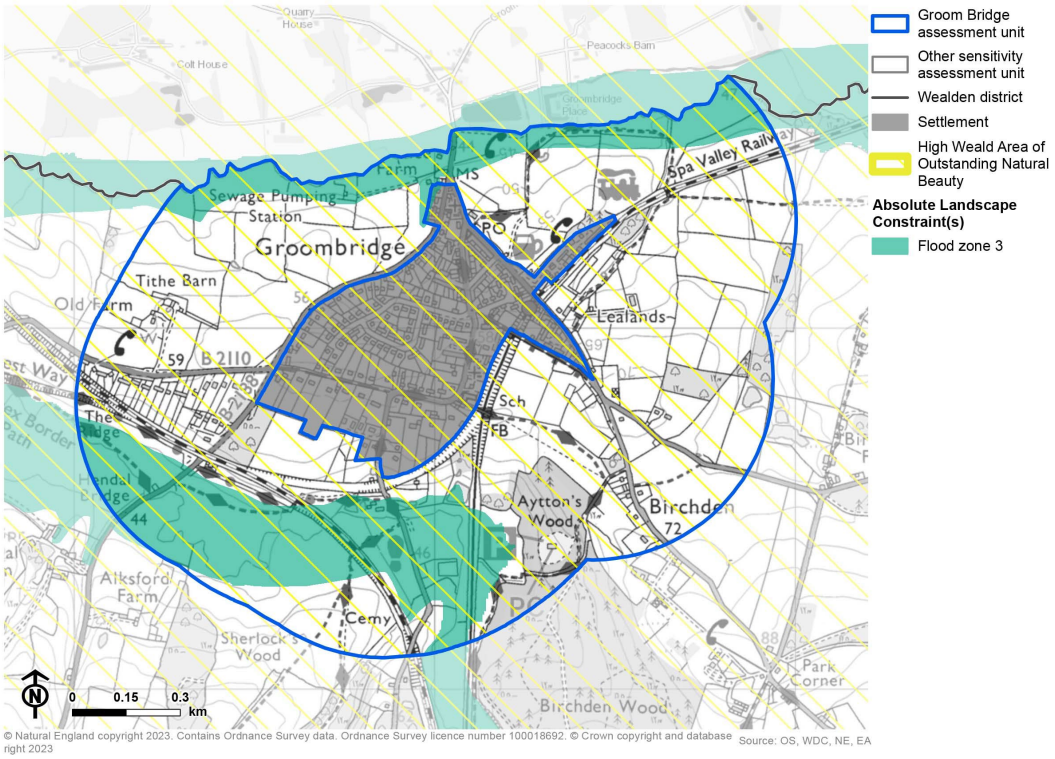


Figure A.158: Environmental designations in Groombridge assessment unit

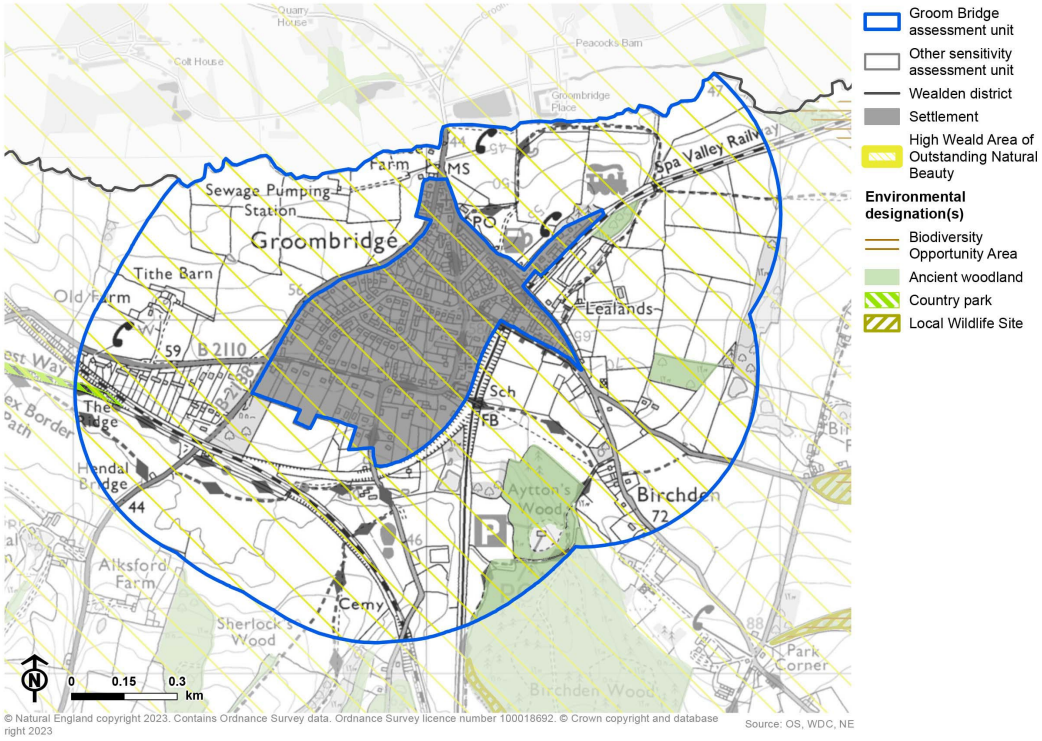
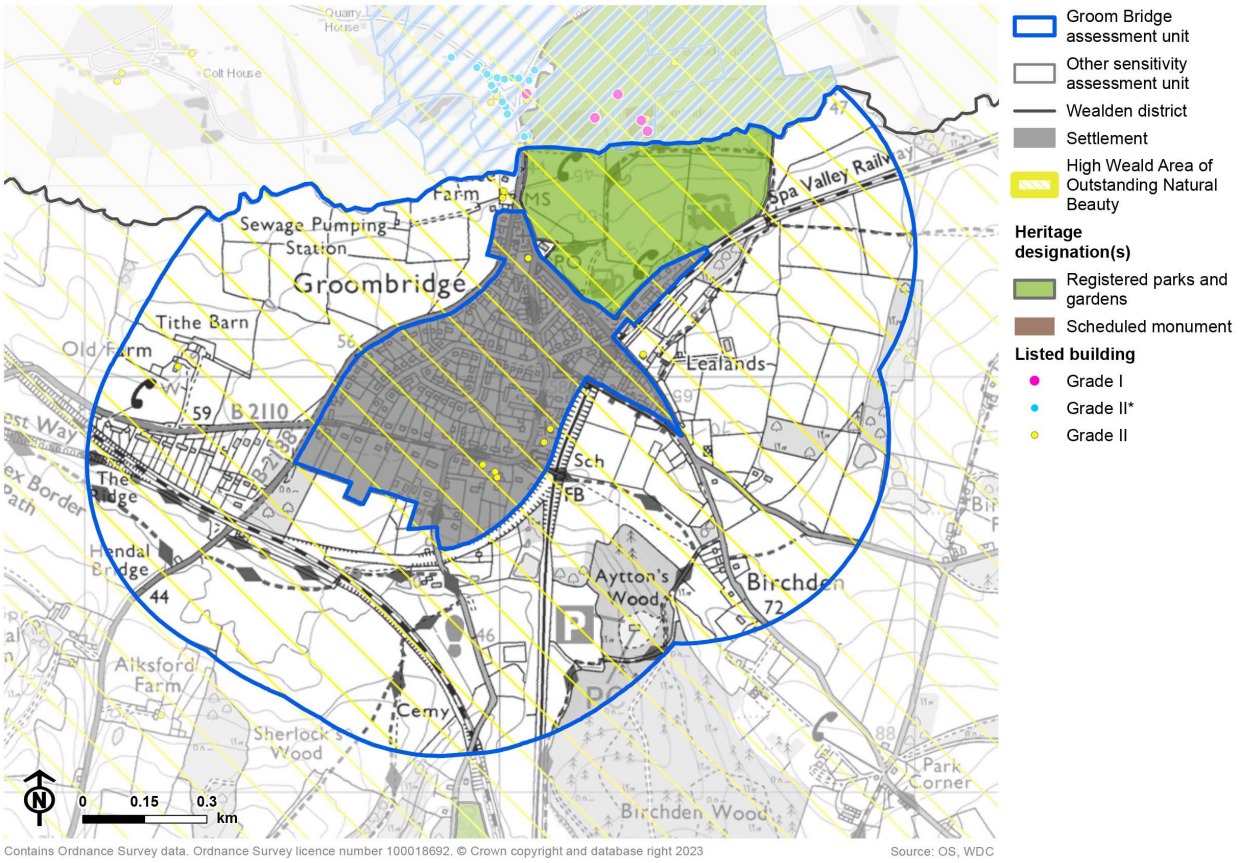


Figure A.159: Heritage designations in Groombridge assessment unit



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Representative photos



Gently undulating pastoral fields with occasional woodland and in field trees at Groombridge Place (Registered Park and Garden).



Views across undulating pastoral fields and the wooded the River Medway valley from the western settlement edge.

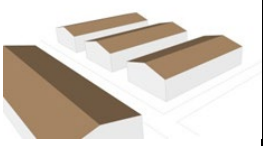
Assessment Unit	**Groombridge**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Relatively broad undulating valley landform with incised stream corridors to the north and south, which forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A predominantly pastoral landscape. Fields are bound by mature hedgerows, shaws and hedgerow trees. Existing development including modern farm buildings and the railway reduce sensitivity locally, however woodland limits influence.	**Moderate sensitivity**
	■ Small priority habitat deciduous woodlands, some ancient, including Birchden Wood in the south-east.	Areas of higher sensitivity
Landscape pattern and time depth	■ A mixed field pattern predominantly consisting of piecemeal enclosure, with some smaller areas of assarts in the west, formal enclosure in the east and informal parkland in the north associated with Groombridge Place.	**Higher sensitivity**
	■ Sports fields to the south of the settlement, and the subdivision of fields with post and wire fencing for paddocks, influence the historic field pattern locally.	Areas of moderate sensitivity
Historic features	■ Few known historic features within the wider assessment unit apart from some listed buildings associated with dispersed historic farmsteads.	**Lower sensitivity**
	■ Groombridge Place (Registered Park and Garden) in the north of the assessment unit, and Spa Valley Heritage Railway, in the north-east contribute to landscape character. Groombridge Conservation Area is located north of the District boundary (adjacent to the assessment unit).	Areas of higher sensitivity
Settlement form and edge	■ The settlement edge of Groombridge is relatively well defined by boundary features formed by the B2110 and Station Road in the north, the wooded railway line to the south and east. Development in the assessment unit may be perceived to cross these boundary features.	**Higher sensitivity**
	■ Some development extends beyond the railway line and Station Road along the eastern settlement edge, and ribbon development along roads south-west of the settlement edge.	Areas of moderate sensitivity
Settlement setting and coalescence	■ Woodland and undulating pastoral fields form a scenic backdrop that is experienced throughout much of the settlement, with dramatic views to the surrounding landscape and wider AONB.	**Higher sensitivity**
	■ The assessment unit does not play a role in settlement separation.	**Lower sensitivity**
Recreational value	■ A strong network of public rights of way and footpaths, including the Forest Way Country Park and Sussex Border Path in the west and footpaths in Birchden Wood, which forms the setting to Harrison's Rocks (outside of the assessment unit). The Spa Valley Heritage Railway crosses the east of the assessment unit.	**Higher sensitivity**
Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation. Dark night skies and tranquillity can be experienced from much of the assessment unit, with occasional influence along the settlement edge.	**Higher sensitivity**

Visual prominence	■ Located within the High Weald AONB, with occasional intervisibility with the wooded ridgelines north and south above the river valley, particularly in the west of the unit and along the B2110.	**Higher sensitivity**
	■ Semi-enclosed character along the railway line, Forest Way Country Park, where mature hedgerows are present and within small areas of woodland, particularly in the south.	Areas of moderate sensitivity

Key landscape sensitivities

- Complex undulating river valley landform with incised stream corridors to the north and south.
- Small areas of deciduous woodland, some of which are ancient in origin.
- Intact historic field pattern, particularly assarts in the west.
- Groombridge Place Registered Park and Garden in the north.
- The network of public rights of way, including the Forest Way Country Park, Sussex Border Path and footpaths in Birchden Wood.
- The boundary features formed by the B2110, Station Road and the wooded current and former railway corridors, which define the settlement edge.
- The strong rural character with areas of tranquillity and experience of dark skies, which forms the backdrop to the settlement.
- Location within and intervisibility with areas of the High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing						H
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Groombridge assessment unit has **high sensitivity** to all development types as the landscape and visual characteristics/ values are very susceptible to change and development would very likely erode key landscape features.

The complex landform; strong natural character including deciduous woodland; historic features including Groombridge Place Registered Park and Garden; defined settlement edge; low-rise residential character of the existing settlement edge; the strong rural and scenic character of the surrounding landscape; the attractive rural landscape backdrop provided to the settlement; and the location within, and intervisibility with, the wider AONB increase sensitivity to development.

However, the presence of ribbon development, few historic features in the wider assessment unit, and contained nature of views in some areas, all reduce the assessment unit's sensitivity to development.

Variations in landscape sensitivity

A small area to the east and south-east of the settlement edge, near to the existing settlement which has extended beyond the railway line along Station Road, and which is well enclosed by surrounding vegetation is considered to be of moderate-high sensitivity to small scale development.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Minimise the influence of development in significant views afforded from the settlement, particularly along the B2110, looking towards the wooded ridges of the High Weald AONB and across the pastoral valley landscape.
- Retain broadleaved woodland, including at Birchden Wood. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage).
- Replace any unavoidable losses of trees, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain or replace hedgerow trees, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows, and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or deterioration in, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the west.
- Ensure development does not adversely affect the historic qualities and setting of the Groombridge Place Registered Park and Garden.
- Consider key views from the Groombridge Conservation Area.
- Avoid crossing the distinctive boundary features formed by the B2110, Station Road, and wooded railway lines which contain the settlement.
- Consider views of development from popular public rights of way, including the Forest Row Country Park, Sussex Border Path and footpaths within Birchden Wood.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape and native where possible.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[41], 'Guidance on the selection and use of colour in development'[42] and objectives of the High Weald AONB Management Plan[43].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[41] https://www.highweald.org/look-after/planning/design-guide.html
[42] https://www.highweald.org/look-after/planning/colour-study.html
[43] https://www.highweald.org/high-weald-aonb-management-plan.html

Assessment Unit	Hartfield
Landscape Character Area	**LCA 6A: High Weald – Medway Catchment**

Settlement description

Hartfield is a village located in the north-west of the district and within the High Weald AONB. The village occupies a slight spur above the River Medway. The historic core of the village is relatively linear and centred around the High Street and Church Street. The town has medieval origins, with significant growth from the 15th century onwards resulting from the iron industry in the locality. Further growth in the 19th century can be attributed to agriculture and the introduction of the railways (which subsequently closed to passengers in 1967). However, most significant growth from the historic core occurred in the late 20th century. Development consists predominantly of one and two-storey detached and semi-detached properties, with some older terraced properties located in the historic settlement core. There are also some 20th and 21st century two storey terraced properties along the northern settlement edge. The village has retained much of its historic form, with some modest urban expansion to the east along Castlefield and the B2110, and south along the B2026. The Forest Way Country Park and promoted route and River Medway form soft boundary features to the north of the settlement. The village is fringed by woodland and mature field boundaries.

Absolute Constraints

The north of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Hartfield

Figure A.160: Location of Hartfield assessment unit

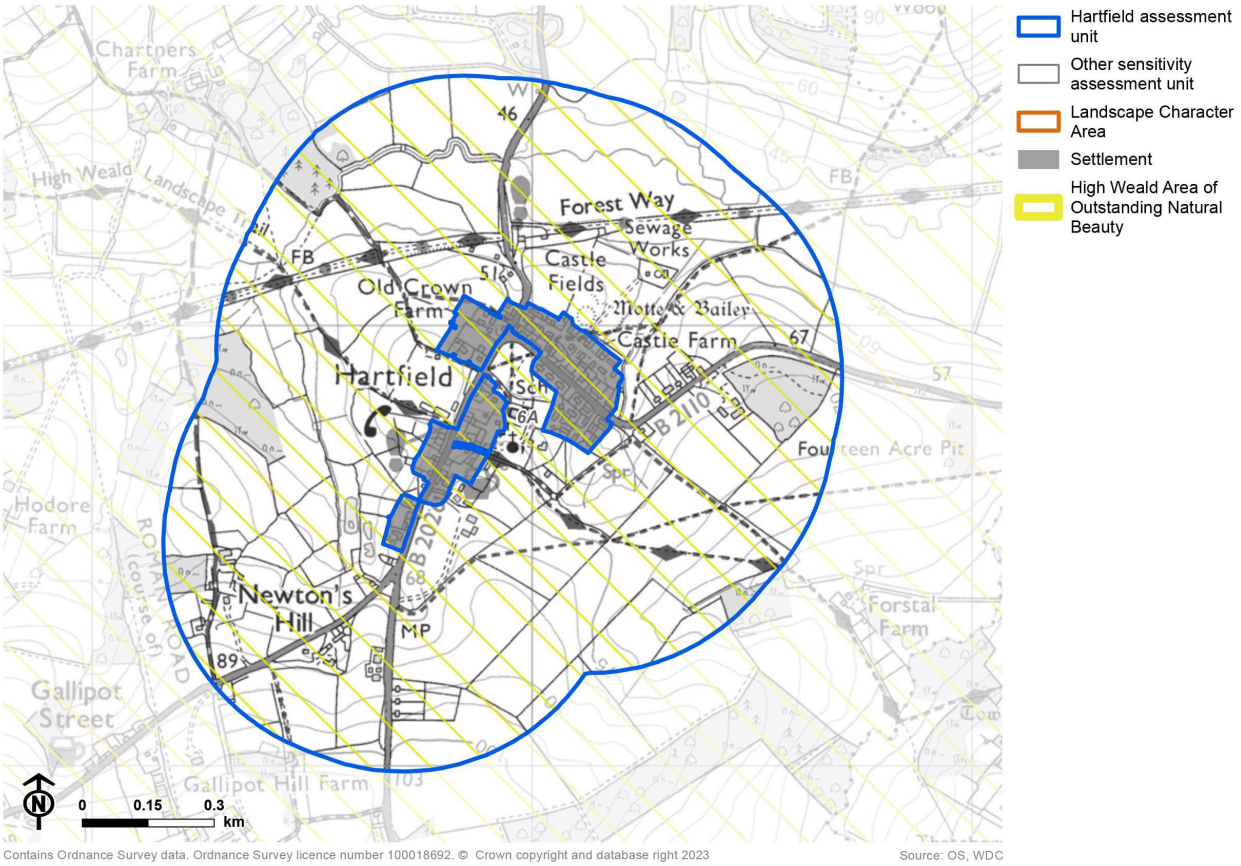


Figure A.161: Absolute constraints in Hartfield assessment unit

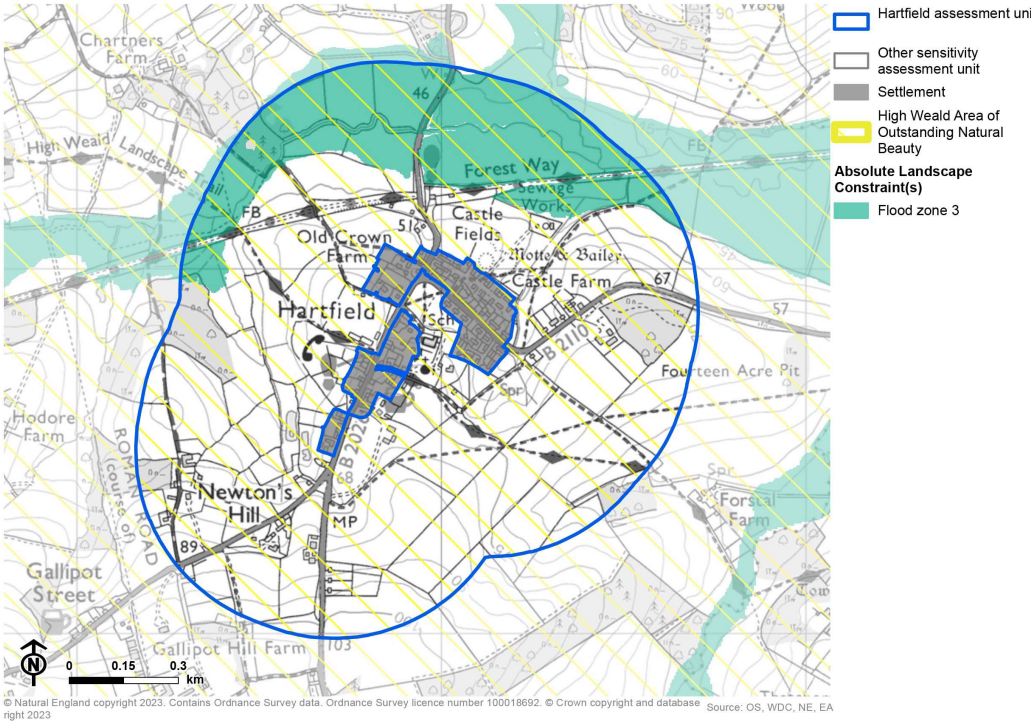


Figure A.162: Environmental designations In Hartfield assesment unit

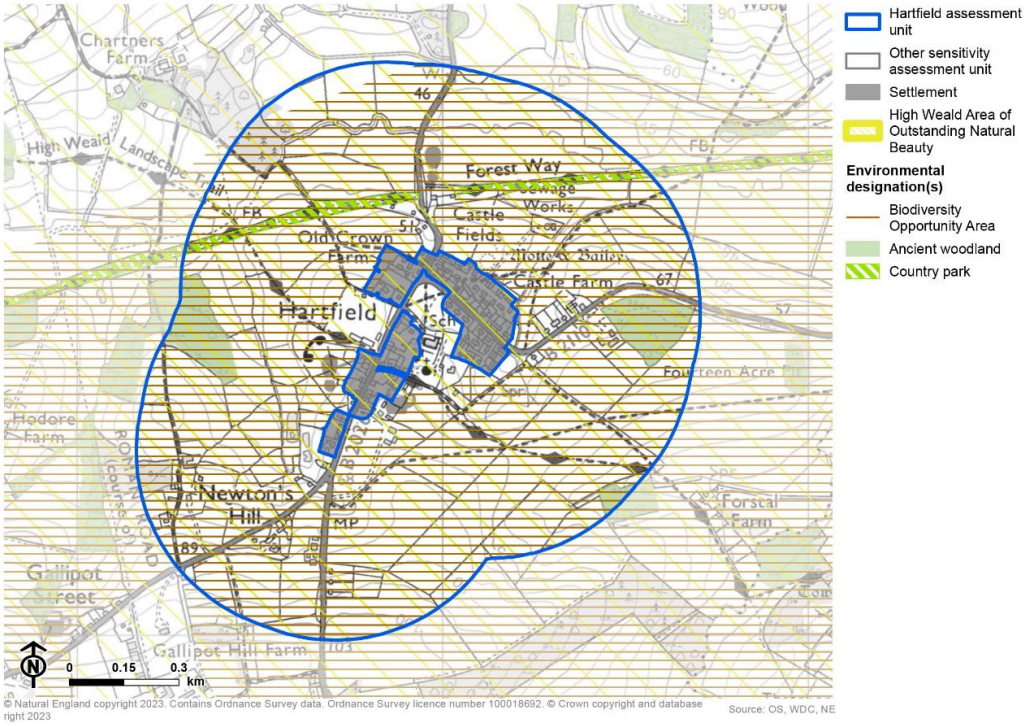
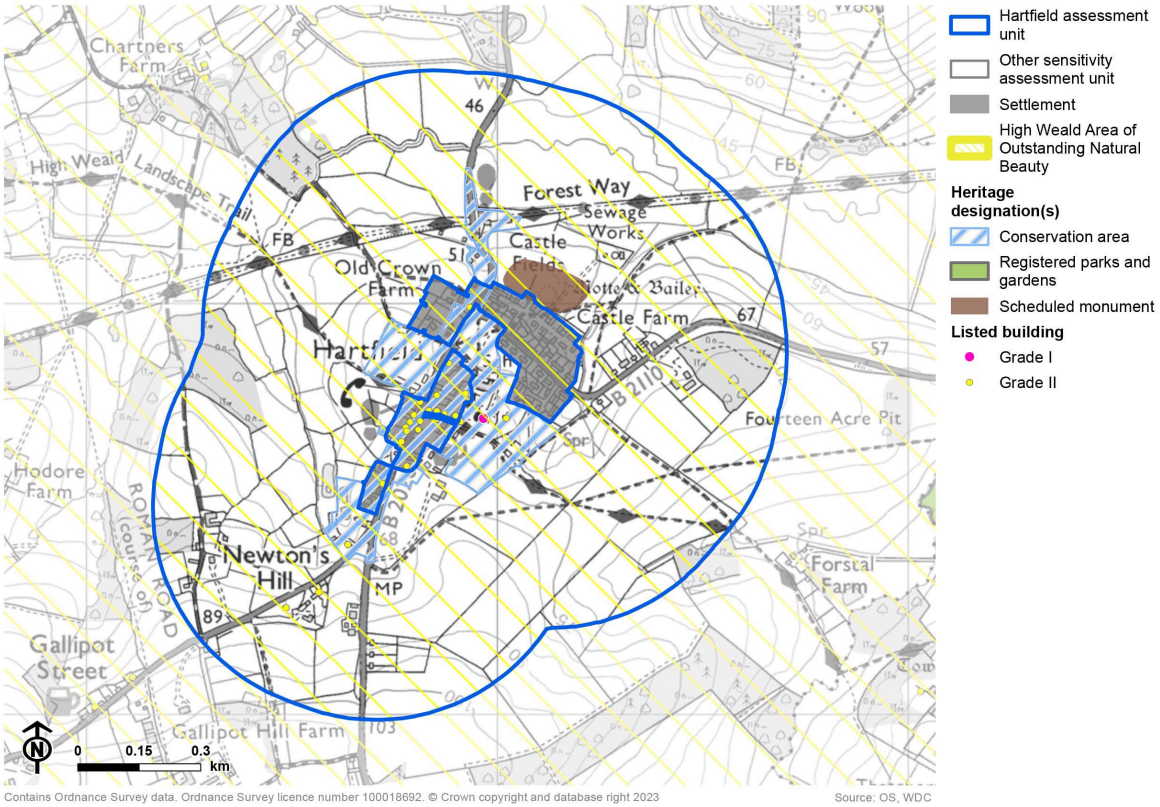


Figure A.163: Heritage designations In Hartfield assessment unit



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Representative photos



Views looking towards the distinctive spire of the Parish Church of St Mary and the western settlement edge.



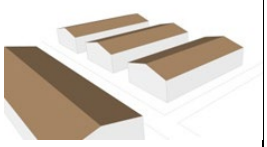
Gently undulating elevated pastoral fields overlooking the river valley.

Assessment Unit	**Hartfield**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating river valley, rising to ridged landform in the south. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ Predominantly pastoral landscape. Fields are bound by mature hedgerows, shaws and hedgerow trees with some deterioration of hedgerows in the south.	**Moderate sensitivity**
	■ Small areas of semi-natural priority habitats, with interconnecting deciduous woodland (including linear woodland along Forest Way Country Park), ancient woodland on the west and east fringes of the unit, and semi-improved grassland in the west and south-east. The Western Ouse Streams and Ashdown Forest BOA extends across much of the assessment unit.	Areas of higher sensitivity
	■ Sewage works north of the settlement and modern farm buildings in the south-west reduce sensitivity locally, however woodland limits influence.	Areas of lower sensitivity
Landscape pattern and time depth	■ A mixed field pattern of relatively small-scale piecemeal enclosure (predominantly in the north), planned private enclosure in the south-east, and some small scale assarts in the west.	**Moderate sensitivity**
	■ Sports fields have eroded the historic field pattern to the west of the settlement edge.	Areas of lower sensitivity
Historic features	■ Some visible historic features that contribute to landscape character including listed buildings in the south of the unit, and earthworks associated with the Castle Mound (Scheduled Monument) in the north.	**Moderate sensitivity**
	■ The Hartfield Conservation Area extends to the north, west and east of the settlement edge to include the historic village green, Parish Church of St Mary and its grounds and former railway station. An architectural vernacular of brick, timber, weather boarding and tile hanging is strongly expressed within and adjacent to the Conservation Area.	Areas of higher sensitivity
Settlement form and edge	■ Hartfield has largely retained its historic settlement form, except for some modest urban expansion along the B2110 to the east and B2026 to the south.	**Higher sensitivity**
	■ Development could adversely affect the settlement edge, which is typically fringed by woodland and pastoral fields integrating it with the surrounding landscape.	**Moderate sensitivity**
	■ The strongly expressed historic settlement edge adjacent to the Conservation Area is particularly sensitive.	Areas of higher sensitivity
Settlement setting and coalescence	■ Woodland and undulating pastoral fields form a scenic backdrop to the settlement as noted in the Hartfield Conservation Area appraisal. Dramatic views to the surrounding landscape and AONB are experienced from much of the unit.	**Higher sensitivity**
	■ The landscape plays a role in separation between Hartfield and more modern development at Upper Hartfield to the south-west.	**Moderate sensitivity**

Recreational value	■ A strong interconnected network of public rights of way, including the Forest Way Country Park and public right of way along the northern settlement edge and the High Weald Landscape Trail.	**Higher sensitivity**
Perceptual aspects	■ A strong sense of rural character and scenic quality,typical of the High Weald AONB designation. Dark night skies and tranquillity can be experienced from much of the assessment unit.	**Higher sensitivity**
	■ Occasional signs of modern development including modern farm buildings, although woodland and mature field boundaries limit their influence.	Areas of moderate sensitivity
Visual prominence	■ Intervisibility with the wider AONB is focused across the River Medway valley and contained by wooded ridges north and south of the settlement, with open views from parts of the settlement edge and its context. The village church spire forms a prominent skyline feature.	**Higher sensitivity**
	■ Semi-enclosed character along the partially wooded corridor of the B2026, along Forest Way Country Park, where mature hedgerows are present and within small woodlands.	Areas of moderate sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Small areas of mature deciduous woodlands (many of which are ancient in origin), particularly in the west and east.
- Intact historic field patterns, particularly medieval assarts in the west of the assessment unit.
- The Hartfield Conservation Area and Castle Mound Scheduled Monument.
- Strongly expressed historic settlement edge with a strong relationship to the surrounding pastoral landscape.
- The strong rural character with areas of remoteness and tranquillity, which forms the context for outward views from the Hartfield Conservation Area.
- Location within and intervisibility with more distant areas of the High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**
Commercial/ industrial e.g. industrial units or hotels						**H**
Summary of overall landscape sensitivity						

The Hartfield assessment unit has **high sensitivity** to all development types as the landscape and visual characteristics/ values are very susceptible to change and development would very likely erode key landscape features.

The complex landform; historic features associated with the Hartfield Conservation Area and Castle Mound Scheduled Monument; retained historic settlement edge; low-rise residential character of existing settlement edge; the strong rural and scenic character of the surrounding landscape; and the location within, and visual relationship with, the wider High Weald AONB increase sensitivity to development.

However, the occasional semi-enclosed character; the presence of modern development such as modern farm buildings and sewage works; and relatively few known historic features throughout the wider assessment unit (outside of the Hartfield Conservation Area) all reduce the assessment unit's sensitivity to development.

Variations in landscape sensitivity

Limited areas to the east of the B2026, where 21st century development along Sackville Lane has already influenced the historic settlement edge and field pattern is relatively linear, with containment by surrounding woodland, are considered to be of lower sensitivity to small scale residential development.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Consider views from the River Medway valley towards the prominent wooded slopes of the High Weald AONB to the south.
- Retain broadleaved woodland, including linear woodland in the Forest Way Country Park. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage).
- Replace any unavoidable losses of trees, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain or replace hedgerow trees, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows, especially in the south of the assessment unit and take opportunities to strengthen the local habitat network in line with the aims of the Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the west.
- Ensure it does not adversely affect the intact historic form, character and key outward views from the Hartfield Conservation Area. Particular attention should be given to the historic settlement edges of Conservation Area, where development would influence the relatively small-scale form of the settlement.
- Ensure there is no perceived, or actual, coalescence between Hartfield and more modern development at Upper Hartfield to the south-west.
- Minimise influence of development in significant views afforded from the Hartfield Conservation Area, looking towards the wooded ridges of the High Weald AONB and across the River Medway Valley.
- Consider views from popular public rights of way, including the Forest Row Country Park and High Weald Landscape Trail.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High

Weald Housing Design Guide'[44], 'Guidance on the selection and use of colour in development'[45] and objectives of the High Weald AONB Management Plan[46].

- Ensure it does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[44] https://www.highweald.org/look-after/planning/design-guide.html
[45] https://www.highweald.org/look-after/planning/colour-study.html
[46] https://www.highweald.org/high-weald-aonb-management-plan.html

Tunbridge Wells South-West

Assessment unit	Tunbridge Wells South-West
Landscape Character Area	**LCA 6A: High Weald – Medway Catchment**

Settlement description

Tunbridge Wells is a large town located within Tunbridge Wells Borough, just to the north of Wealden District. The town is excluded from, but surrounded in all directions by, the High Weald AONB. The origins of the town date to the 17th century when Tunbridge Wells was established as a spa retreat due to the presence of a chalybeate spring. Rising popularity of the town's healing springs led to further expansion in the 18th century. The historic core of the settlement is located along the Pantiles promenade, which extends south-west from the wells. Railway services were introduced in the 19th century, and given its proximity to London, the town grew steadily throughout the 19th and 20th centuries. The settlement edge is relatively sprawling, however settlement is often fringed by woodland or contained by roads.

The south-western edge of Tunbridge Wells consists mostly of one and two storey detached and semi-detached houses, and is partially defined by the flood zone of the River Grom (a tributary of the River Medway), the Spa Valley Railway and associated woodlands. The southern settlement edge is less defined due to the expansion of late 20th century development south of the River Grom at Ramslye. The settlement edge here is fringed by woodland, which is denser along the River Grom.

Figure A.164: Location of Tunbridge Wells South-West

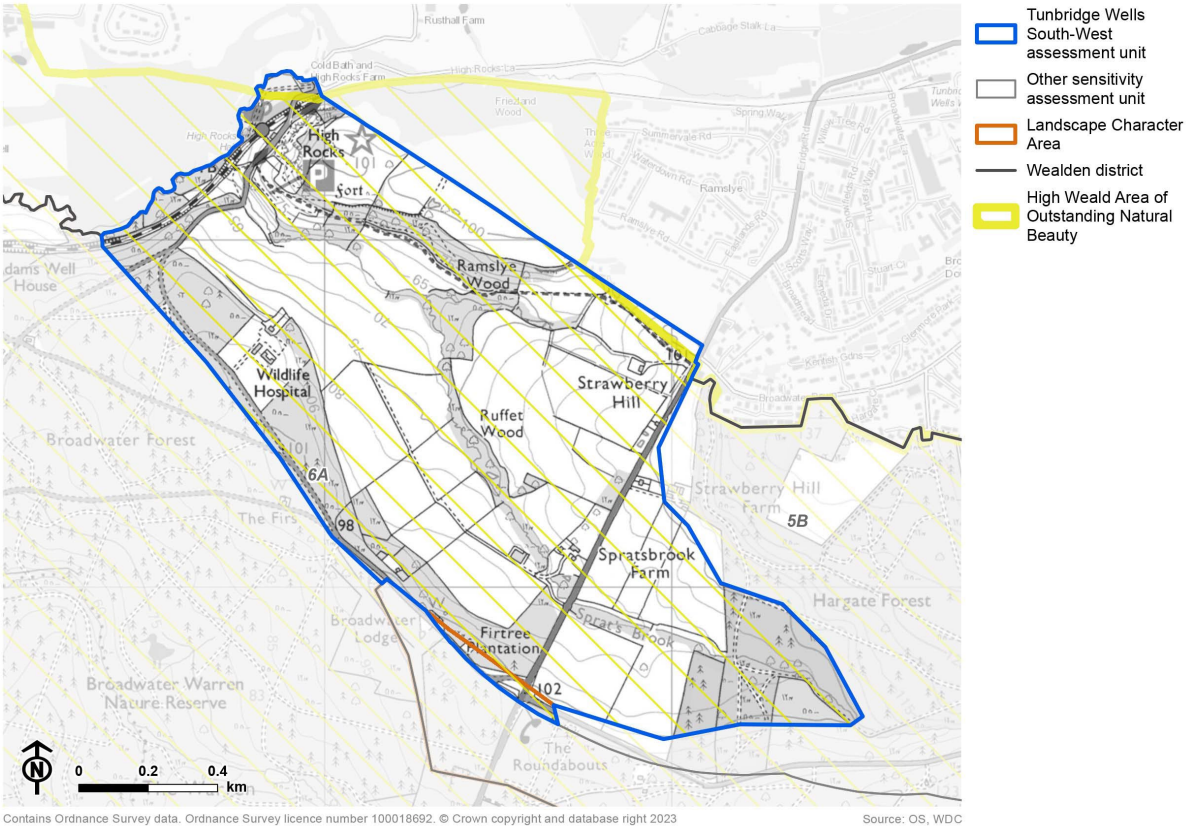


Figure A.165: Absolute constraints in Tunbridge Wells South-West assessment unit

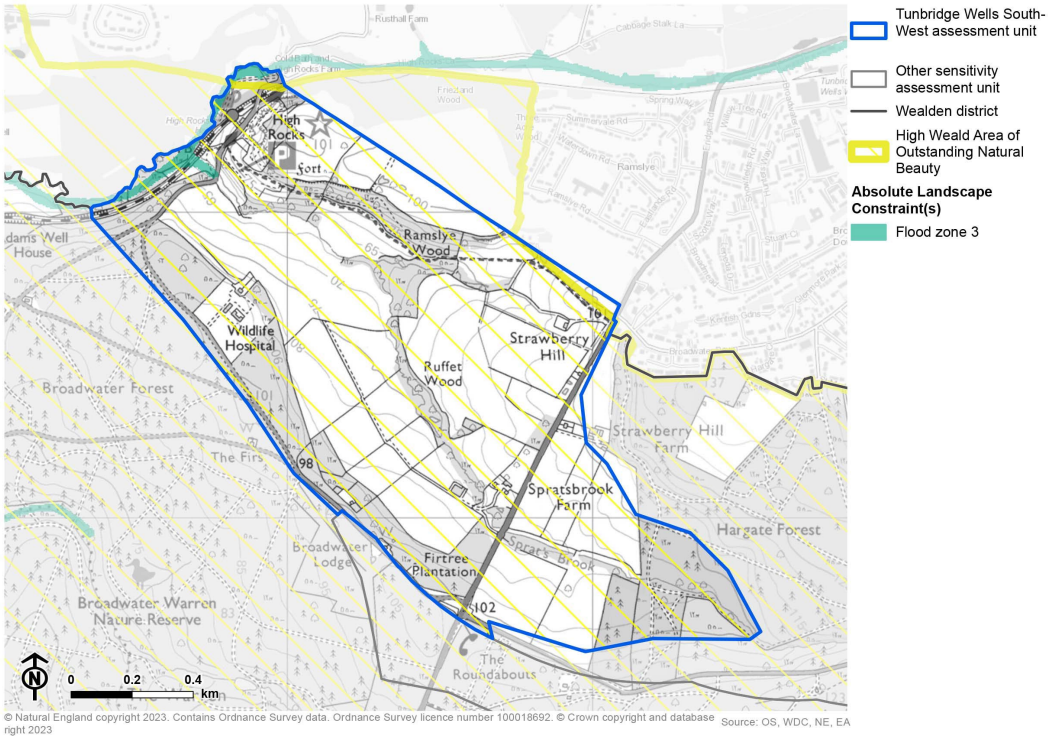


Figure A.166: Environmental designations in Tunbridge Wells South-West assessment unit

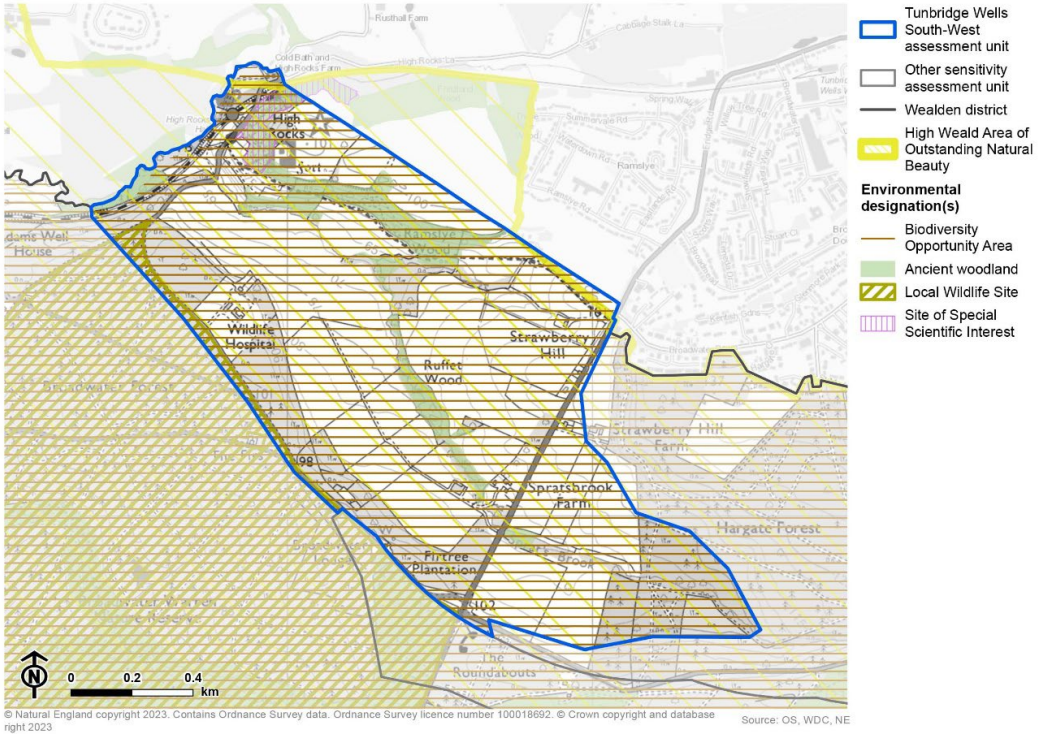
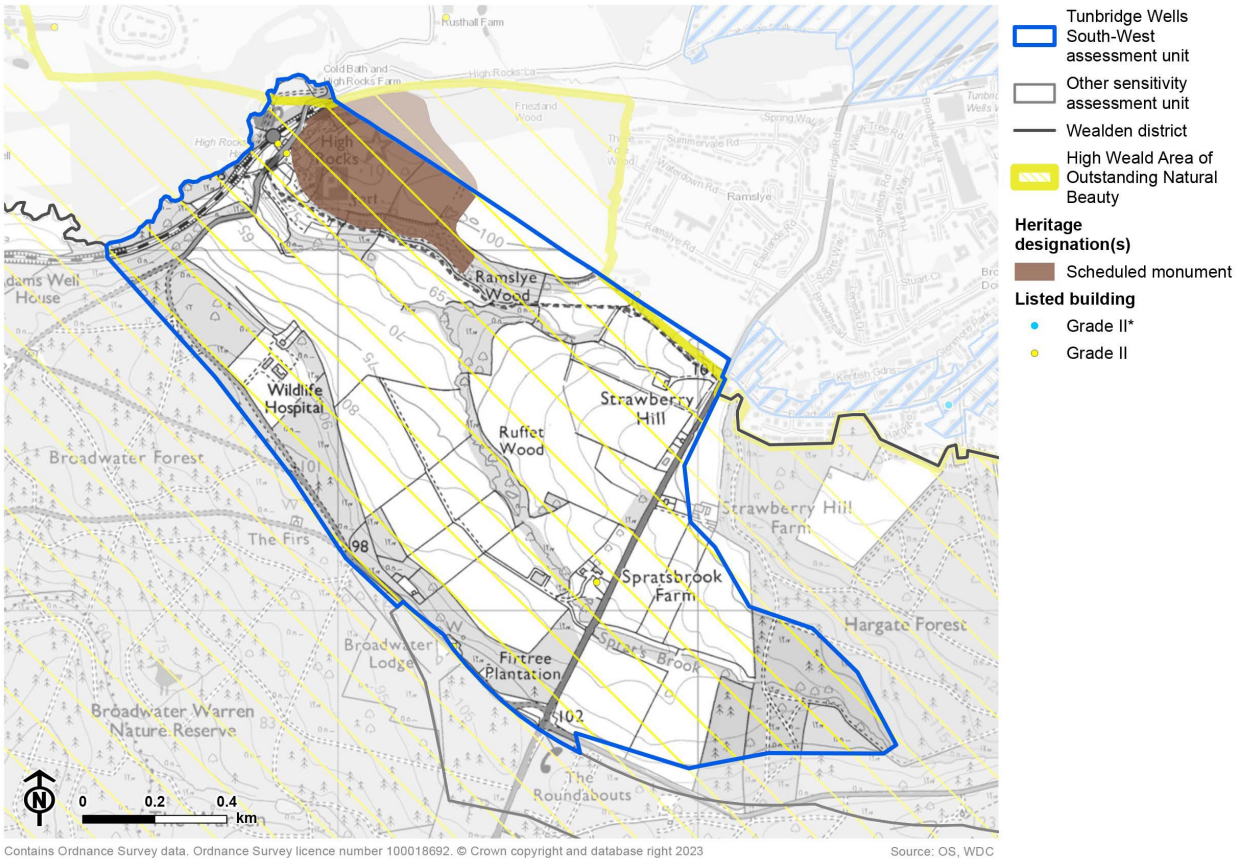


Figure A.167: Heritage designations in Tunbridge Wells South-West assessment unit



Representative photos



Views across pastoral fields and woodland looking towards the southern settlement edge of Tunbridge Wells.



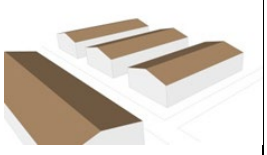
Undulating landform falling towards wooded stream corridors.

Assessment unit	**Tunbridge Wells South-West**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating landform associated with the River Grom to the west and the Sprat's Brook stream valley which rises towards ridgelines in the north, east and south. Landform forms part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ Predominantly arable fields bound by mature hedgerows with hedgerow trees, some deteriorated or in poor condition and reinforced by post and wire fencing, particularly in the centre and west of the assessment unit.	**Moderate sensitivity**
	■ Interconnected broadleaved woodlands (mostly priority habitat and ancient in origin) extend along streams and ghylls. Distinctive sandstone outcrops at the High Rocks SSSI.	Areas of higher sensitivity
	■ Mixed woodland forms the edge to the larger woodland at Broadwater Forest and the Warren & Broadwater Forest Local Wildlife Site to the south. The Eridge and Broadwater BOA covers the entire assessment unit.	Areas of higher sensitivity
Landscape pattern and time depth	■ A mixed field pattern of medium scale planned private enclosure fields with discrete areas of small-scale assarts in the north. Ancient woodland extending along the stream corridor near High Rocks and at Ruffet Wood contributes to time depth	**Higher sensitivity**
	■ Some field amalgamation in the west.	Areas of moderate sensitivity
Historic features	■ Few historic features through the wider assessment unit.	**Lower sensitivity**
	■ Small concentration of historic features in the north-west of the assessment unit, including the prehistoric rock shelters and hillfort at High Rocks (Scheduled Monument) and listed buildings associated with the High Rocks Inn, as well as the Spa Valley Heritage Railway. The Tunbridge Wells Conservation Area is located immediately north-east of the assessment unit.	Areas of higher sensitivity
Settlement form and edge	■ The settlement edge of Tunbridge Wells relates well to the underlying landform. Development in the assessment unit would extend the settlement beyond the ridge crest into the valley, which would be perceived as advancement into the countryside.	**Higher sensitivity**
	■ Very limited areas in the north-east of the assessment unit are located at slightly higher elevation above the valley landscape and are slightly less sensitive to development.	Areas of moderate sensitivity
	■ Limited settlement within the assessment unit, apart from a few dispersed farmsteads, some of which are historic. A strongly dispersed settlement pattern is a defining component of character of the High Weald AONB.	**Higher sensitivity**
Settlement setting and coalescence	■ Woodland and rolling fields of the High Weald AONB provide a scenic rural backdrop, and areas of relative tranquillity to the southern edge of Tunbridge Wells, particularly at Ramslye.	**Moderate sensitivity**

	■ The area does not play a role in settlement separation.	**Lower sensitivity**
Recreational value	■ Relatively few public rights of way, excluding one public right of way which passes from west to east through woodland along the stream corridor.	**Lower sensitivity**
	■ Some recreational value in the north-west, associated with the High Rocks and Spa Valley Heritage Railway.	Areas of higher sensitivity
Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the High Weald AONB designation.	**Higher sensitivity**
	■ Proximity to 20th century settlement at Ramslye (within the settlement of Tunbridge Wells), the A26, and occasional modern farm buildings have some influence on the experience of dark night skies and the sense of rurality/tranquillity, however surrounding woodland contains these effects to localised areas.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape where the surrounding woodland and rising landform limits more distant views, particularly across the wider AONB to the south.	**Lower sensitivity**
	■ Occasional open views across the assessment unit between woodland and hedgerows.	Areas of moderate sensitivity

Key landscape sensitivities

- The undulating valley landform.
- Interconnecting mature deciduous woodlands (many of which are ancient in origin) within the Eridge and Broadwater BOA.
- The ecological, historic and recreational value associated with the High Rocks Scheduled Monument and SSSI.
- The strong rural character and dispersed settlement pattern with areas of relative remoteness and tranquillity.
- The rural context that the area forms for views south from Tunbridge Wells towards the High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H
Summary of overall landscape sensitivity						

The Tunbridge Wells South-West assessment unit has **moderate-high sensitivity** to small scale residential housing, as landscape and visual characteristics/ values are very susceptible to change.

Sensitivity increases to **high** for medium-scale residential or commercial/industrial development which would be out of character with the low-rise residential character of the existing settlement edge of the area and the strong rural and scenic character of the surrounding landscape within the High Weald AONB.

The complex landform; ecological, historic and recreational values, particularly associated with the High Rocks Scheduled Monument and SSSI; strong rural character and dispersed settlement pattern and the location within the High Weald AONB increase sensitivity to development. However, the presence of modern farm buildings and field amalgamation; visual enclosure by woodland and hedgerows; and proximity to Tunbridge Wells and the busy A26 reduce the sensitivity.

Variations in landscape sensitivity

Areas to the north-west have a high sensitivity due to the High Rocks Scheduled Monument and SSSI. The broadleaved woodland along the stream corridor in the centre of the area and mixed woodland along the southern edge are sensitive features of this assessment unit.

Limited elevated areas in the north-east adjacent to the settlement edge have a moderate sensitivity, due to the existing influence of 20th century development and potential for development to relate to the existing pattern of ridgeline settlement.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

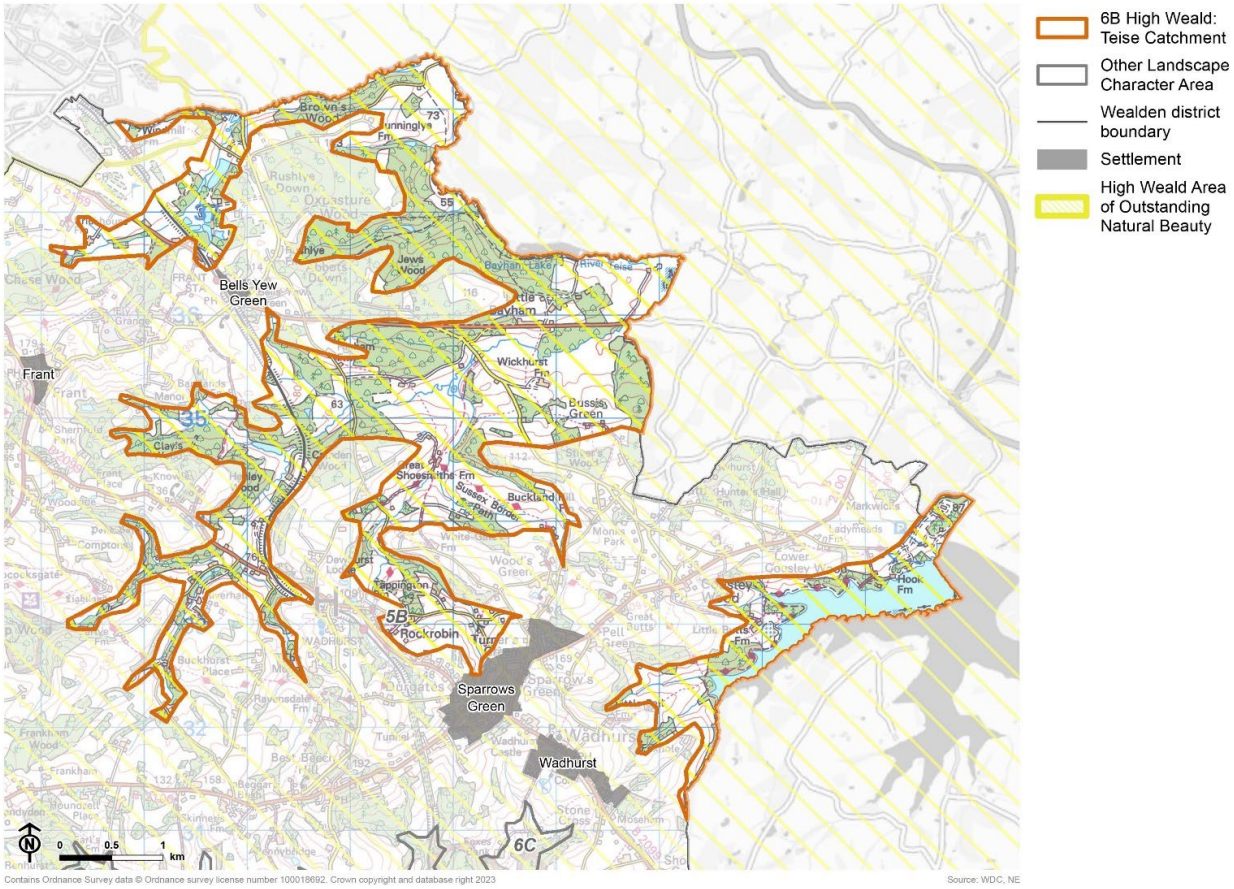
- Be located on elevated ground in close proximity to settlement to the north-east, where development would better relate to the existing pattern of ridgetop development. Avoid the perception of development 'spilling' into the valley landscape.
- Avoid the valley sides and in the incised and heavily wooded stream valleys in the centre and north-west of the assessment unit.
- Retain broadleaved woodland, including linear riparian woodland along watercourses. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands in this area and allow an appropriate buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Take up biodiversity opportunities listed in the Eridge and Broadwater BOA, especially woodland management and restoration, where possible.
- Retain in-field and roadside trees along the A26, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows, particularly where field boundaries are deteriorated in the centre and west of the assessment unit and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Avoid sites in areas of habitat interest, notably deciduous woodland, the High Rocks SSSI and riparian habitats along the River Grom.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the north.
- Ensure development does not adversely affect the historic qualities of the High Rocks Scheduled Monument and listed buildings associated with the High Rocks Inn.
- Retain woodland along the public rights of way, the Spa Valley Heritage Railway and near the High Rocks Scheduled Monument to maintain the wooded landscape character and screen views towards development.
- Be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape, preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.

- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[47], 'Guidance on the selection and use of colour in development'[48] and objectives of the High Weald AONB Management Plan[49].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[47] https://www.highweald.org/look-after/planning/design-guide.html
[48] https://www.highweald.org/look-after/planning/colour-study.html
[49] https://www.highweald.org/high-weald-aonb-management-plan.html

Landscape character area 6B: High Weald – Teise Catchment

Figure A.168: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

The High Weald – Teise Catchment is a gently rolling valley landscape containing the River Teise and its tributaries that drain north-eastwards from the Central High Weald into Tunbridge Wells District. The landscape comprises fields on valley slopes (including ancient fields and assarts), woods (many of ancient origin), small winding streams, ponds, part of Bewl Water (a flooded valley), dispersed historic farmsteads and scattered dwellings. The LCA is in two sections, separated by LCA 5B High Weald – Central. The LCA is located within the High Weald AONB.

Existing settlement pattern

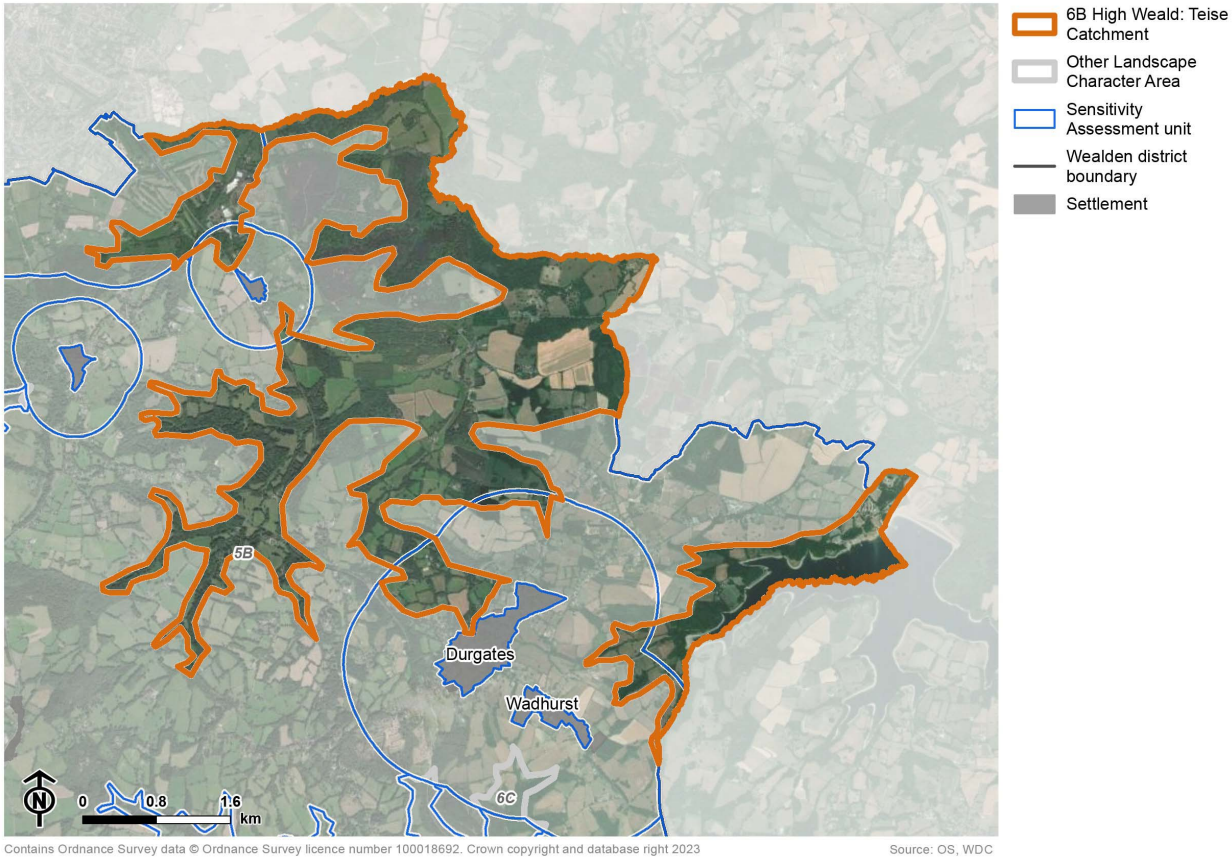
The settlement pattern of LCA 6B is strongly dispersed and consists of farmsteads and cottages strung along rural roads.

Summary of landscape qualities

- The distinctive landform of ridges and valleys associated with the River Teise and its many tributaries, and Bewl Water
- The extensive areas of woodland (with a high proportion of ancient woodland), shaws, trees and mature hedgerow boundaries
- Semi-natural habitats including deciduous woodland, lowland meadows and semi-improved grassland
- The small-scale medieval field patterns with sinuous hedgerow boundaries

- The historic settlement pattern of dispersed cottages and farmsteads linked by winding hedged lanes
- The vernacular architecture of brick and oak
- Bayham Abbey and the surrounding parkland landscape
- Bewl Water offers water and land-based recreational opportunities including public rights of way
- The harmonious small-scale landscape pattern of low density, dispersed settlement, mixed farms and dense woodland
- The strong sense of tranquillity and experience of dark night skies throughout the LCA

Figure A.169: Aerial map of assessment units within the LCA



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Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- The wider area of the LCA; and
- Wadhurst (primarily located within LCA 5B, extending into LCA 6B and LCA 6C – **see LCA 5B for assessment**).

LCA 6B: Wider area

Assessment Unit	LCA 6B wider area
Landscape Character Area	**LCA 6B: High Weald – Teise Catchment**

Assessment unit description

LCA 6B is located in the north-east of Wealden District and is a gently rolling valley landscape containing the River Teise and its tributaries that drain north-eastwards from the Central High Weald into Tunbridge Wells District. The landscape comprises fields on valley slopes (including ancient fields and assarts), woods, small winding streams, ponds, part of Bewl Water (a flooded valley), dispersed historic farmsteads and scattered dwellings. The LCA is in two sections, separated by LCA 5B High Weald – Central. The entirety of the LCA is located within the High Weald AONB. This assessment unit excludes the areas covered by settlement assessment units within LCA 6B (parts of the Tunbridge Wells South-East, Bells Yew Green and Wadhurst assessment units), which are assessed separately.

Absolute Constraints

Areas along the River Teise and some of its tributaries which are located in Environment Agency Flood Zone 3 have been scoped out of the assessment due to flood risk.

Figure A.170: Location of LCA 6B Wider Area assessment unit

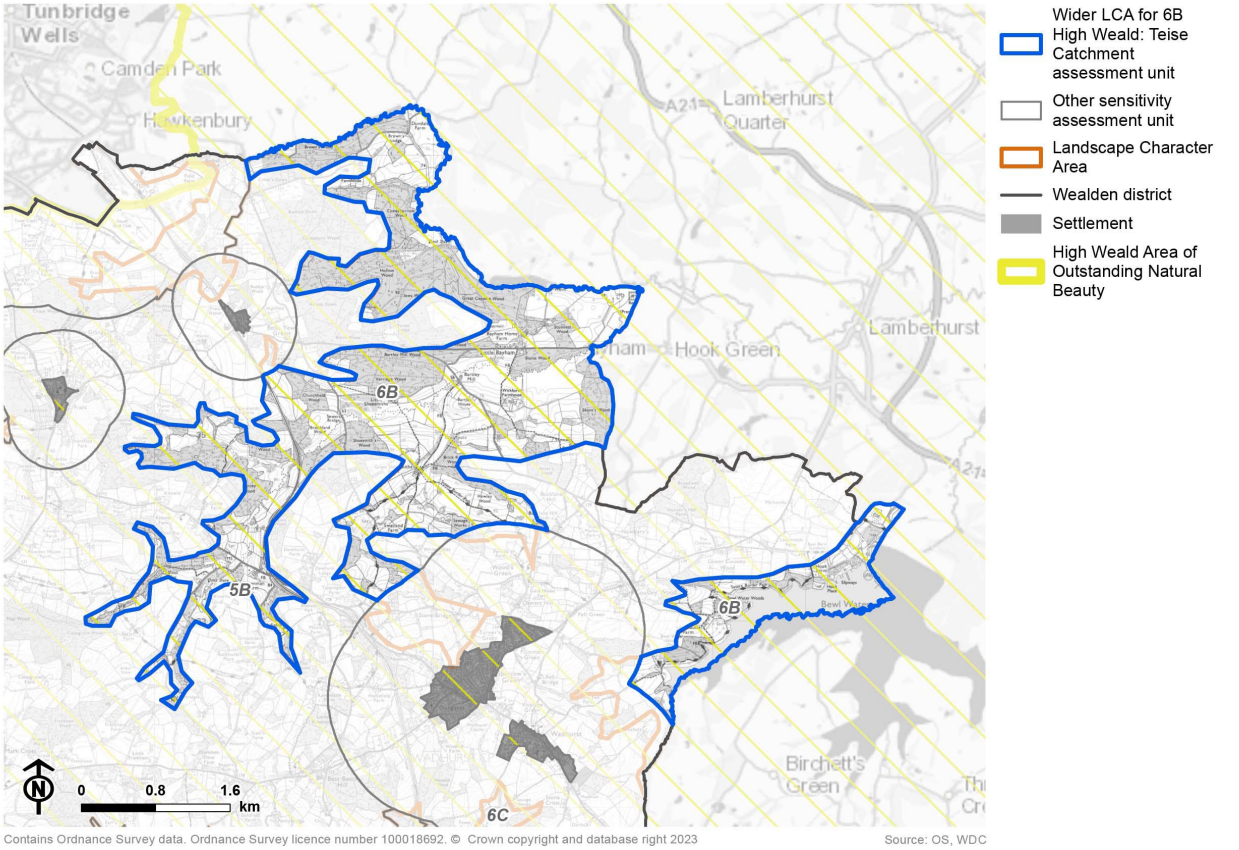


Figure A.172: Absolute constraints in LCA 6B Wider Area assessment unit

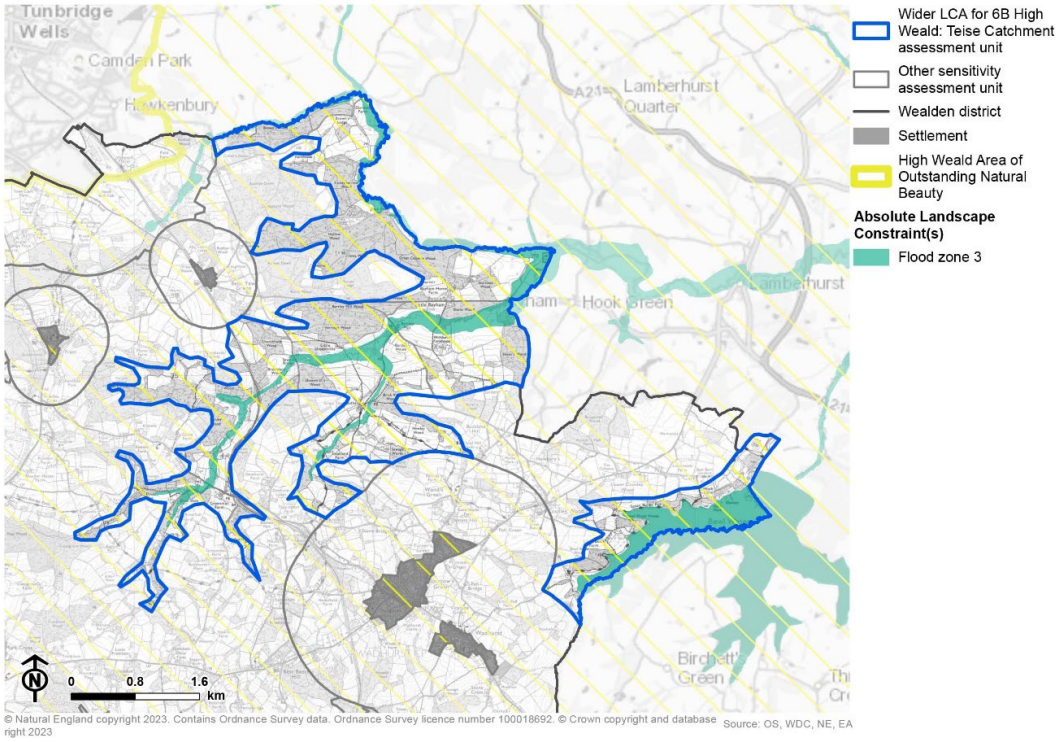


Figure A.173: Environmental designations in LCA 6B Wider Area assessment unit

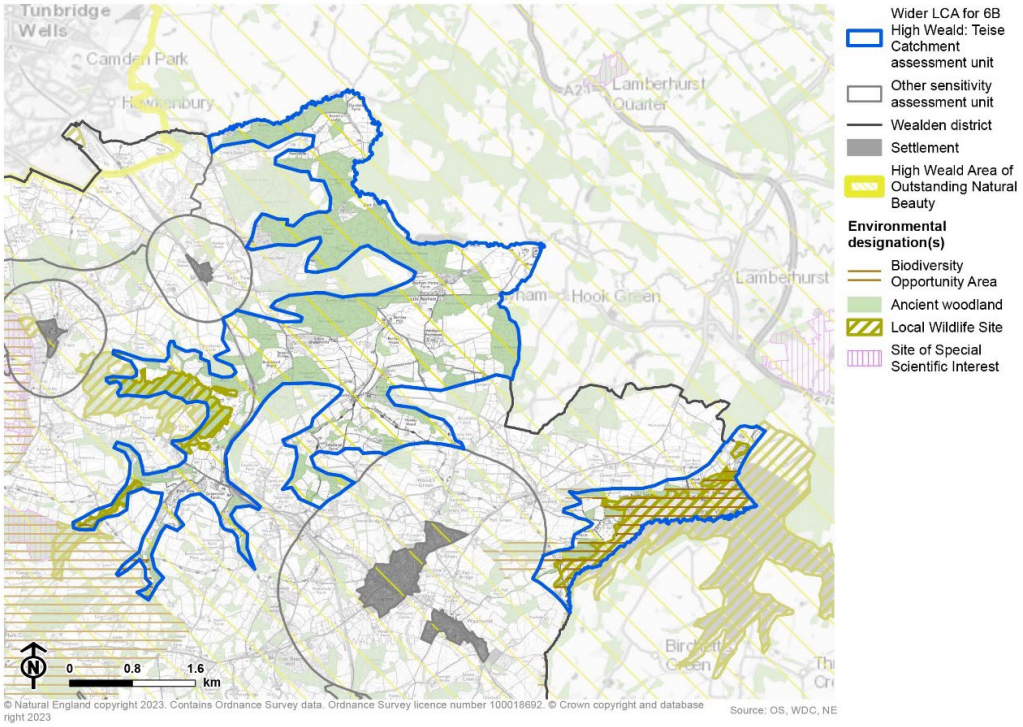
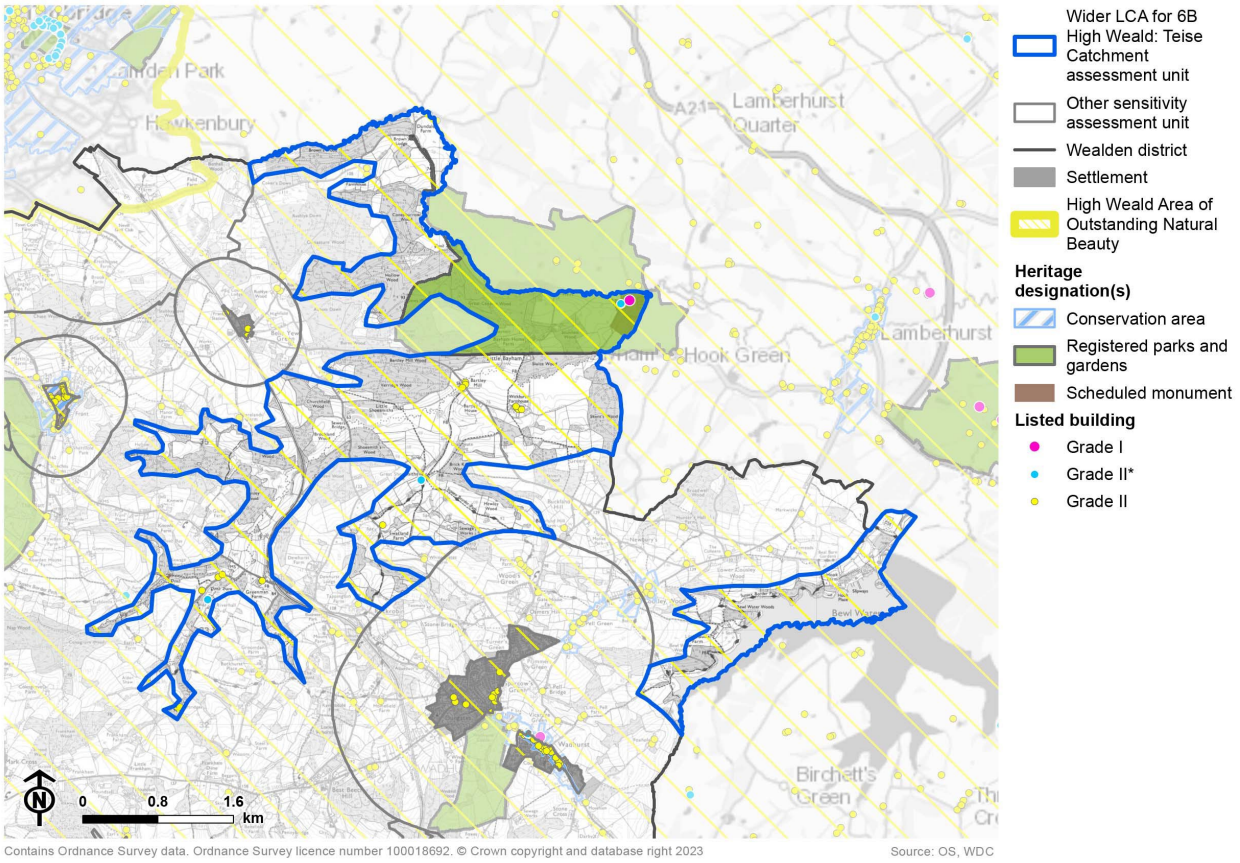


Figure A.174: Heritage designations in LCA 6B Wider Area assessment unit



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Representative photos


Medium scale fields with wooded field boundaries.


Areas of deciduous woodland with an enclosed character.



Views toward distant wooded ridges glimpsed between mature hedgerows.



Bewl Water provides recreational opportunities.

Assessment Unit	**LCA 6B wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating and incised valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A mosaic of woodland and pastoral/arable fields bound by shaws, mature hedgerows and hedgerow trees. Interconnecting priority habitat deciduous woodland including riparian woodland, many ancient in origin (a defining component of character of the High Weald AONB). Smaller areas of priority habitat lowland meadows and semi-improved grassland. The Bewl Water BOA is located in the south of the assessment unit.	**Higher sensitivity**
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale assarts, typically located on the slopes along the edges of the assessment unit, (which are a defining component of character of the High Weald AONB) interspersed with areas of piecemeal enclosure. Extensive areas of ancient woodland contribute to time depth.	**Higher sensitivity**
	■ Modern field amalgamation and the golf course in the north have influenced the historic field pattern locally.	Areas of moderate sensitivity
Historic features	■ Few recorded historic features within the wider assessment unit apart from some scattered listed buildings associated with historic farmsteads.	**Lower sensitivity**
	■ The Bayham Abbey Registered Park and Garden and Scheduled Monument contributes to landscape character in the north-east of the assessment unit.	Areas of high sensitivity
Settlement form	■ A strongly dispersed settlement pattern of farmsteads and cottages strung along rural roads, a defining character of the AONB. Further development could relate poorly to this historic settlement pattern.	**Higher sensitivity**

Settlement setting and coalescence	■ The assessment unit forms part of the wooded pastoral context in outward views from adjacent ridgetop settlements, including Bells Yew Green and Frant in the north, Durgates and Wadhurst in the south.	**Moderate sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence.	**Lower sensitivity**
Recreational value	■ Some public rights of way including the promoted Sussex Border Path and Bewl Water, which provides further recreational opportunities. Limited public rights of way and recreational opportunities in the north of the assessment unit.	**Moderate sensitivity**
Perceptual aspects	■ A strong sense of rural character and scenic quality, typical of the AONB designation, with a sense of tranquillity and dark skies away from the influence of Tunbridge Wells, Frant, Durgates and Wadhurst.	**Higher sensitivity**
Visual prominence	■ Enclosed character, due to the dense woodland and containment by surrounding ridged landform.	**Lower sensitivity**
	■ Longer views are afforded looking across Bewl Water with occasional glimpsed views between woodlands and hedgerows.	Areas of moderate sensitivity
	■ Intervisibility with the wooded ridges of the wider AONB, which contain the river valley.	Areas of higher sensitivity

Key landscape sensitivities

- The complex and incised valley landform.
- Mature deciduous woodlands (many of which are ancient in origin).
- Areas of priority habitat lowland meadows and semi-improved grassland.
- Intact historic field pattern of small to medium scale assarts and piecemeal enclosure.
- Bayham Abbey Registered Park and Garden and Scheduled Monument which contributes to landscape character.
- The strongly dispersed settlement pattern.
- The wooded rural backdrop provided by the landscape to the settlements of Bells Yew Green, Frant, Durgates and Wadhurst.
- The strong rural character with areas of remoteness, tranquillity and dark night skies.
- Location within and intervisibility with more distant areas of the High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**

Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The LCA 6B Wider Area assessment unit would has **high** sensitivity to all development types as the landscape and visual characteristics/ values are very susceptible to change.

The complex landform; strong natural character; historic field pattern; the strongly dispersed settlement pattern, the rural setting provided to adjacent settlements; the strong network of public rights of way; the rural character with areas of remoteness and tranquillity and location within and intervisibility with the wider High Weald AONB increase sensitivity to built development.

However, the semi-enclosed character and few recorded historic features within the unit, reduce the assessment unit's sensitivity to development.

Variations in landscape sensitivity

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

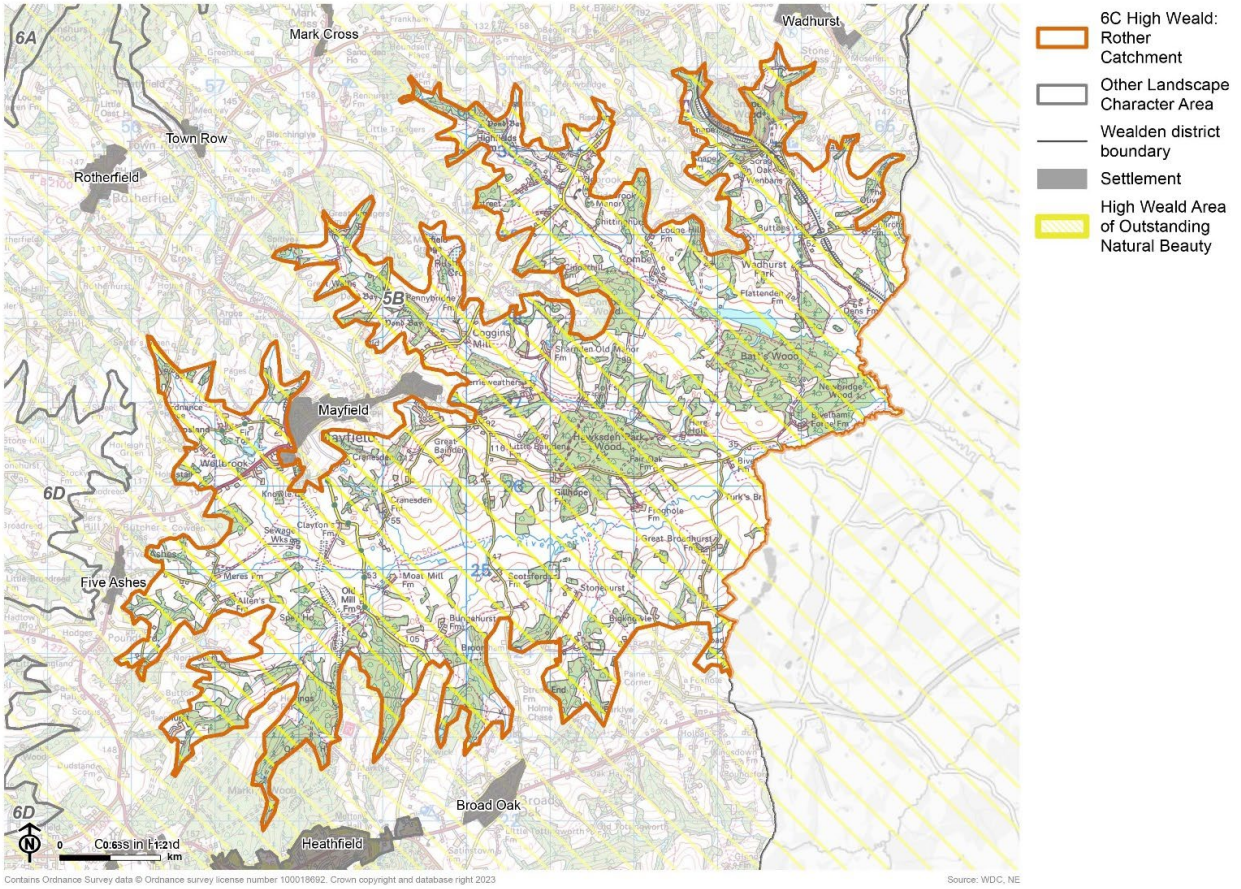
- Avoid areas of habitat interest, notably deciduous woodland and priority habitat lowland meadows and semi-improved grassland.
- Protect and maintain wetland habitats, including riparian woodland, in line with the aims of the Bewl Water Biodiversity Opportunity Area.
- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage).
- Replace any unavoidable losses of trees or woodlands, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network in line with the aims of the BOAs which are located within the unit. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, typically located on the slopes along the edges of the assessment unit.
- Ensure the historic qualities and setting of the Bayham Abbey Registered Park and Garden and Scheduled Monument are not affected.
- Consider key views, as noted in the Conservation Area appraisals, to the surrounding countryside experienced from the Withyham, Eridge Green and Forstal Conservation Areas.
- Protect the characteristic dispersed settlement pattern of cottages and farmsteads by carefully considering the amount and scale of development in rural areas.
- Consider views from popular public rights of way, including the Sussex Border Path.
- Ensure opportunities to access and enjoy the landscape and ensure these are preserved and enhanced, whilst minimising disturbance of sensitive habitats, in line with the aims of the Bewl Water Biodiversity Opportunity Area.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.

- Consider views from the wider High Weald AONB, particularly in distant elevated views from ridgetop settlements within the AONB including Frant, Durgates and Wadhurst.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[50], 'Guidance on the selection and use of colour in development'[51] and objectives of the High Weald AONB Management Plan[52].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[50] https://www.highweald.org/look-after/planning/design-guide.html
[51] https://www.highweald.org/look-after/planning/colour-study.html
[52] https://www.highweald.org/high-weald-aonb-management-plan.html

Landscape character area 6C: High Weald – Rother Catchment

Figure A.175: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

The High Weald – Rother Catchment is a rolling landscape of ridges and valleys containing the River Rother and its tributaries that drain eastwards from the Central High Weald into Rother District. A heavily wooded landscape with a pattern of small irregular fields (including ancient fields and assarts) with scattered cottages and farmsteads, many of which are historic. The entirety of the LCA lies within the High Weald AONB.

Existing settlement pattern

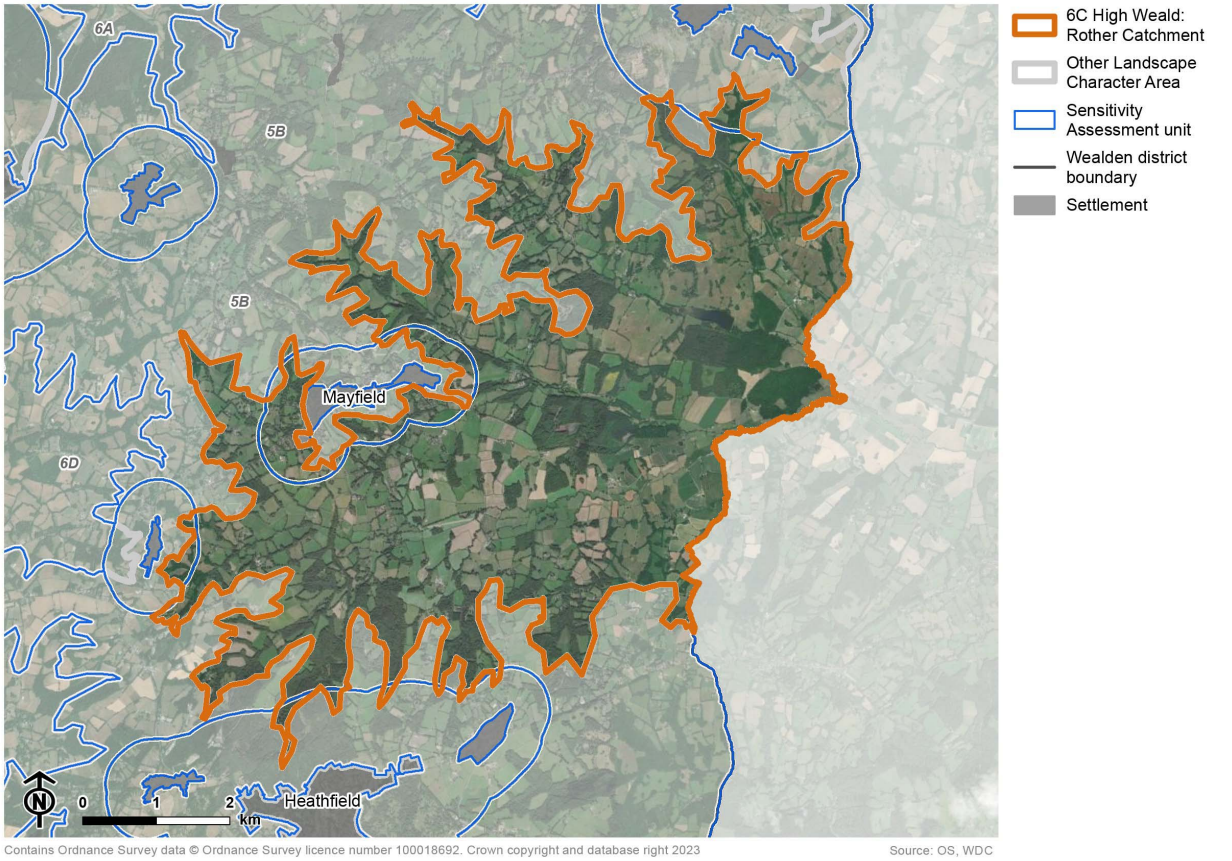
The settlement pattern of LCA 6C is strongly dispersed and consists of occasional farmsteads, gentrified manors and cottages strung along rural roads. There are some clusters of residential settlement in the north, extending as ribbon development to the west of Mayfield, and at Coggins Mills (designated as a Conservation Area).

Summary of landscape qualities

- The distinctive landform of ridges, spurs and valleys associated with the River Rother
- The numerous streams and ponds
- The woodland, riparian vegetation and wetland habitats of the Rother catchment
- The extensive woodland cover (with a high proportion of ancient woodland), shaws, trees and hedgerow boundaries

- Semi-natural habitats including deciduous woodland, grassland and wet meadows, some designated as SSSI such as the Paines Cross Meadow SSSI
- The small-scale medieval field patterns, with sinuous hedgerow boundaries
- Hammer ponds, coppiced woodlands and remnants of iron forges
- The dispersed pattern of ridge-top villages (whose value is recognised through designation as Conservation Areas) linked by winding rural lanes
- The vernacular of brick, oak, sandstone and flint
- The extensive public rights of way network
- The harmonious small-scale landscape pattern of pastoral fields, areas of dense, often ancient, woodland and low density of settlement contribute to the strong scenic quality of the area, reflected in its designation as an AONB
- The strong sense of tranquillity and experience of dark night skies, except in proximity to Mayfield, along the north-western boundary of the LCA

Figure A.176: Aerial map of assessment units within the LCA



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Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- The wider area of the LCA;
- Mayfield (primarily located within LCA 5B, extending into LCA 6C – **see LCA 5B for assessment**); and

Assessment Unit	LCA 6C wider area
Landscape Character Area	**LCA 6C: High Weald – Rother Catchment**

Assessment unit description

LCA 6C is located in the east of Wealden District and is a rolling landscape of ridges and valleys containing the River Rother and its tributaries that drain eastwards from the Central High Weald into Rother District. A heavily wooded landscape with a pattern of small irregular fields (including ancient fields and assarts) with scattered cottages and farmsteads, many of which are historic. The entirety of the LCA is located within the High Weald AONB. This assessment unit excludes the areas covered by settlement assessment units which extend into LCA 6C (parts of the Wadhurst, Mayfield, Five Ashes and Heathfield assessment units), which are assessed separately.

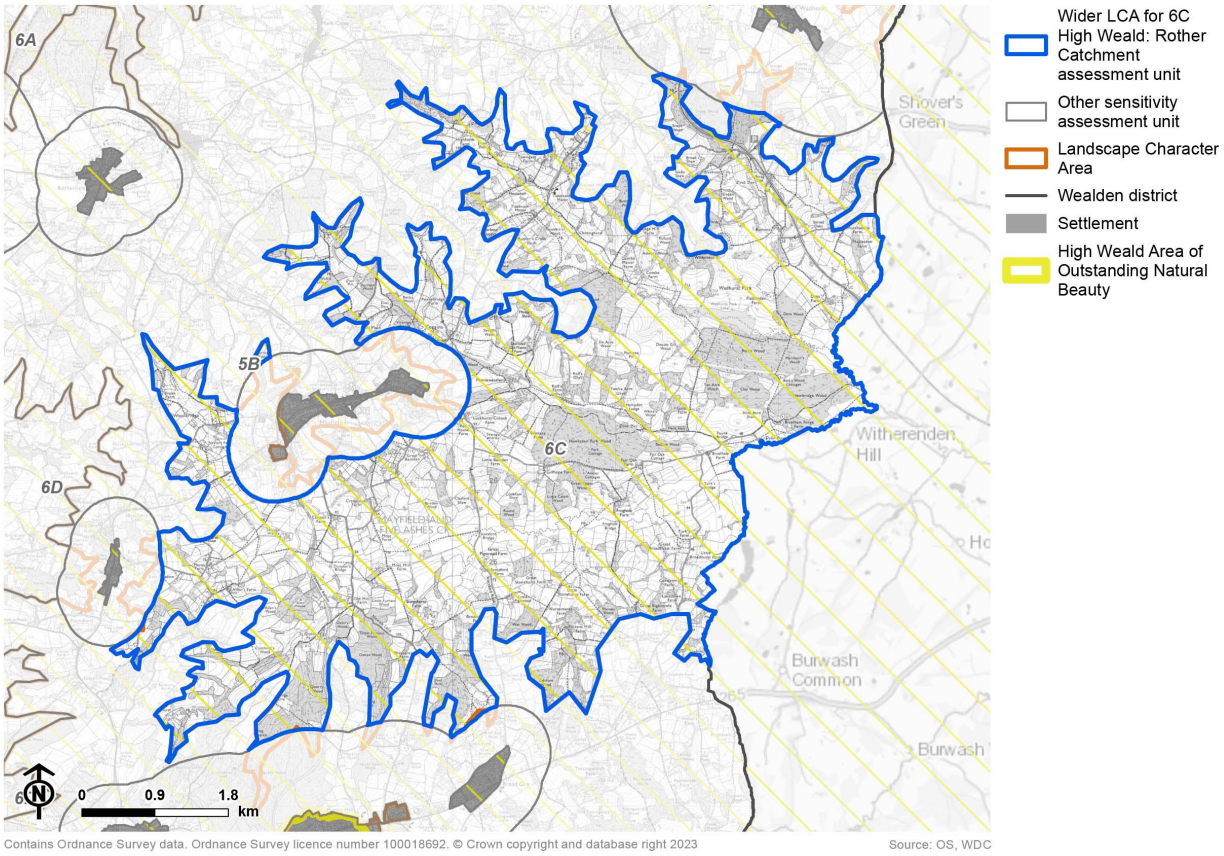
Absolute Constraints

Areas along the River Rother and some of its tributaries which are located in Environment Agency Flood Zone 3 have been scoped out of the assessment due to flood risk.

- Wadhurst (primarily located within LCA 5B, extending into LCA 6B and LCA 6C – **see LCA 5B for assessment**).

LCA 6C: Wider area

Figure A.177: Location of LCA 6C Wider Area assessment unit



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Source: OS, WDC

Figure A.179: Absolute constraints in LCA 6C Wider Area assessment unit

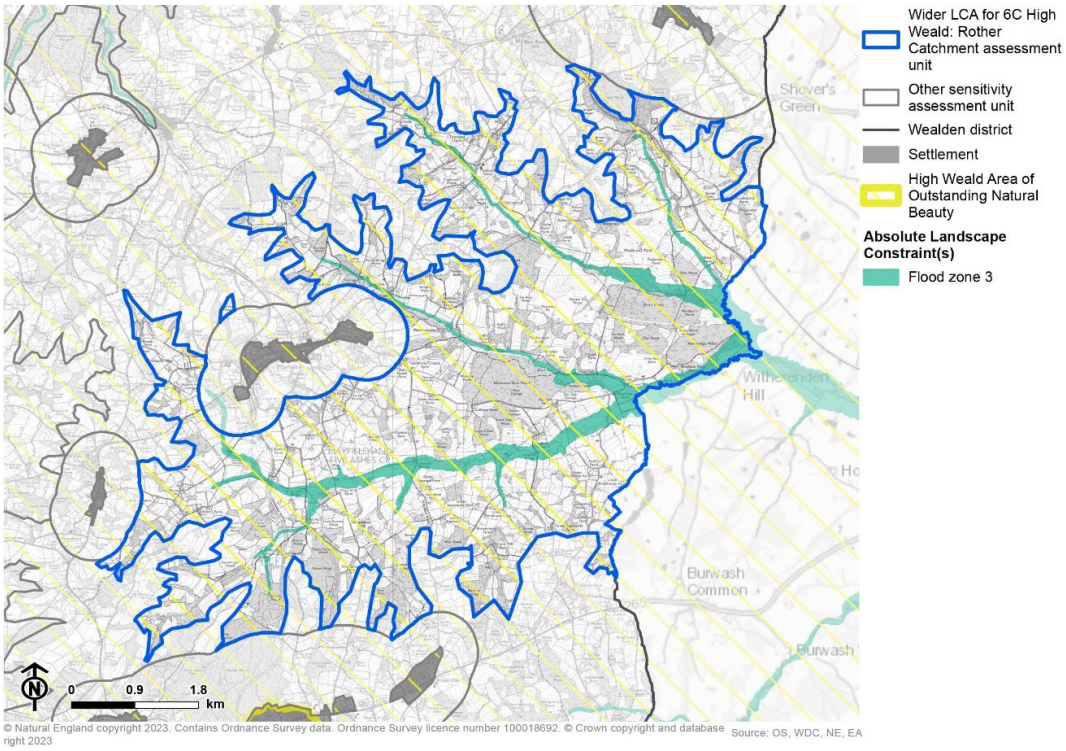


Figure A.180: Environmental designations in LCA 6C Wider Area assessment unit

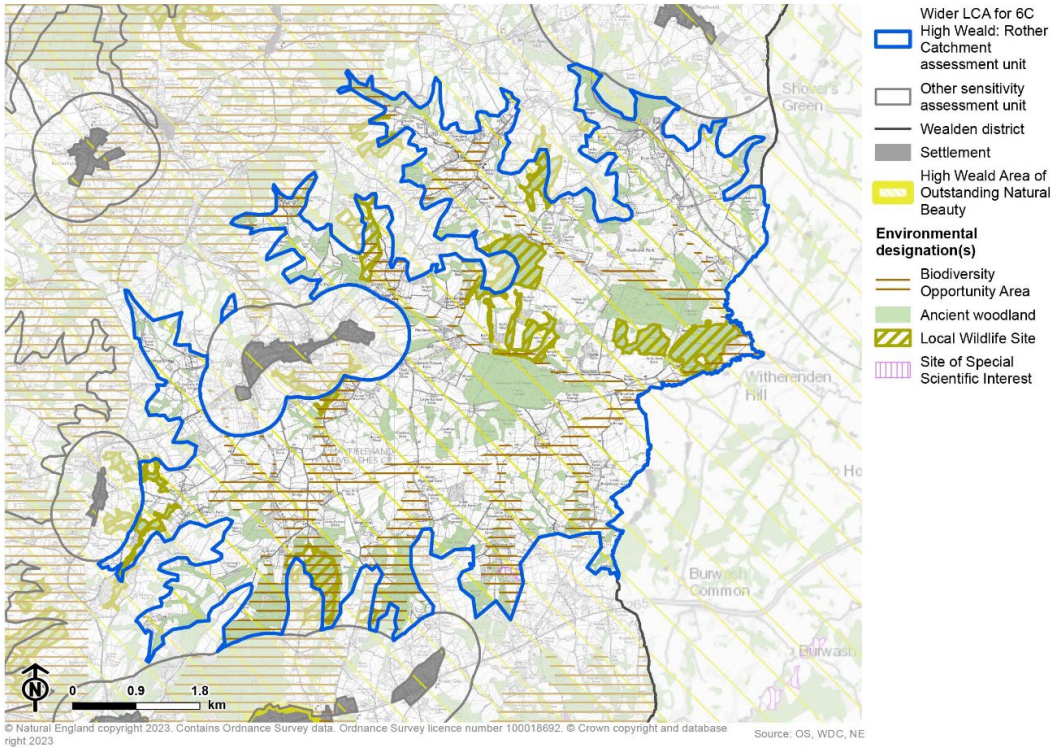
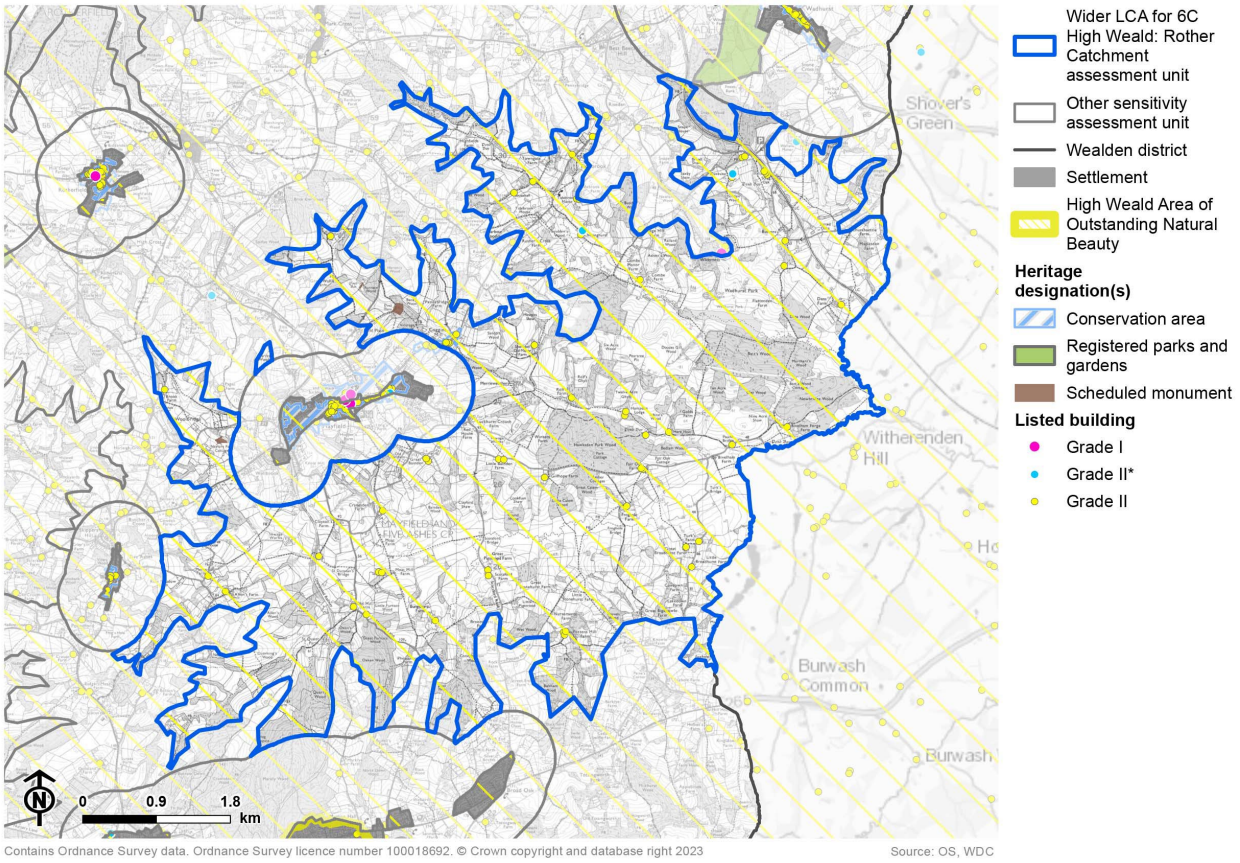


Figure A.181: Heritage designations in LCA 6C Wider Area assessment unit



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Representative photos



Open views from valley sides across the rolling and partially wooded valley floor.



Fields with wooded boundaries, with views towards more distant wooded ridges.


Enclosed character in areas of deciduous woodland.


Pastoral fields bound by hedgerow and shaws.

Assessment Unit	**LCA 6C wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform which falls to incised stream valleys, part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ A mosaic of woodland and pastoral/arable fields bound by shaws, mature hedgerows, and hedgerow trees. Interconnecting priority habitat deciduous woodland including riparian woodland many ancient in origin, which are a defining component of character of the High Weald AONB. Smaller areas of priority habitat lowland meadows and good quality semi-improved grassland throughout the assessment unit. Two BOAs (the Rother, Brede and Tillingham Woods and Heathfield Habitat Link BOAs) cross the assessment unit.	**Higher sensitivity**
Landscape pattern and time depth	■ A historic field pattern of small to medium scale irregular fields, derived from assarts and piecemeal enclosure across most of the assessment unit. Extensive ancient woodlands contribute to time depth.	**Higher sensitivity**
	■ Some influence of modern field amalgamation across the valley floor in the east.	Areas of lower sensitivity
Historic features	■ Occasional scattered listed buildings, typically associated with historic farmsteads and cottages.	**Moderate sensitivity**
	■ Historic features in the north of the unit contribute to landscape character, including the 16th century Mayfield and Woolbridge furnace (Scheduled Monuments) and Coggins Mill Conservation Area.	Areas of higher sensitivity
Settlement form	■ A strongly dispersed settlement pattern of farmsteads and cottages strung along rural roads (a defining component of character of the High Weald AONB). Further development could relate poorly to this historic settlement pattern.	**Higher sensitivity**

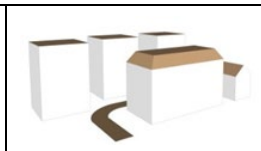
	■ Some ribbon development extends into the north of the assessment unit from Mayfield.	Areas moderate sensitivity
Settlement setting and coalescence	■ The landscape provides a scenic rural backdrop to settlements within the unit including Coggins Mill and more distant historic settlements on the adjoining ridgelines including Mayfield, Butcher's Cross, Heathfield and Broad Oak.	**Higher sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence across most of the assessment unit.	**Lower sensitivity**
	■ Further development in the north of the unit could exacerbate the existing coalescence between Mayfield (outside the unit), Coggins Mill and along the A267 (between Mayfield and Butcher's Cross).	Areas of higher sensitivity
Recreational value	■ A strong interconnected network of public rights of way.	**Higher sensitivity**
Perceptual aspects	■ A landscape with a strong sense of rural character and scenic quality, typical of the High Weald AONB designation. Dark night skies and tranquillity can be experienced away from the influence of the A267, Mayfield and Heathfield.	**Higher sensitivity**
Visual prominence	■ Semi-enclosed character due to dense woodland, with longer views generally contained by surrounding wooded ridgelines.	**Moderate sensitivity**
	■ Some intervisibility with the wider AONB, and ridgeline settlements located outside the unit, such as Mayfield, Butcher's Cross and Broad Oak. Open views are available across the rolling valley floor.	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform.
- Mature deciduous woodlands (many of which are ancient in origin) interconnecting with shaws and hedgerows.
- Areas of priority habitat lowland meadows and good quality semi-improved grassland.
- The historic field pattern, particularly medieval assarts.
- The 16th century Mayfield and Woolbridge furnace Scheduled Monuments and Coggins Mill Conservation Area which contribute to the time-depth of the landscape.
- The strongly dispersed settlement pattern.
- The wooded and rural backdrop provided to nearby ridgeline settlements.
- The strong network of public rights of way.
- The rural character with areas of remoteness, tranquillity and dark night skies.
- Location within and some intervisibility with the wider High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing						**H**

Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The LCA 6C Wider Areaassessment unit shas **high sensitivity** to all development types as the landscape and visual characteristics/ values are very susceptible to change and development would very likely erode key landscape features..

The complex landform; interconnecting woodland and shaws; lowland meadows and good quality semi-improved grassland; the small-scale historic field pattern; the historic features that add time-depth to the landscape; the strongly dispersed settlement pattern; the rural setting provided to nearby settlements; the strong network of public rights of way; the rural character with areas of remoteness and tranquillity and location within the High Weald AONB increase sensitivity to development.

Variations in landscape sensitivity

The semi-enclosed character of parts of the assessment unit reduces its sensitivity to development.

Areas to the west of Mayfield are considered to be of lower sensitivity to small-scale residential development due to the presence of ribbon development and the enclosed character.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

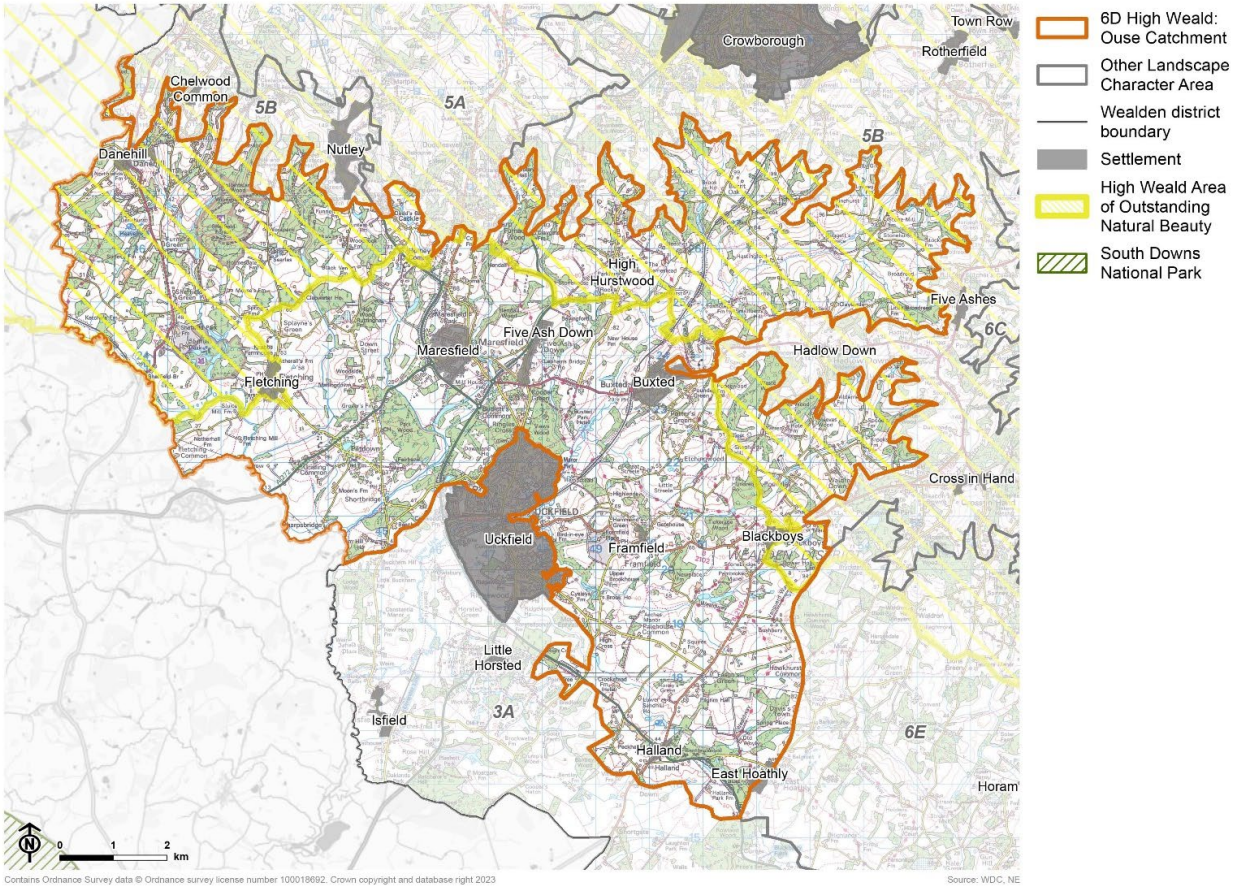
- Avoid areas of habitat interest, notably deciduous woodland, priority habitat lowland meadows and semi-improved grassland.
- Retain, and where possible restore, broadleaved woodland including linear riparian woodland along watercourses, in line with the aims of the Rother, Brede and Tillingham Woods and Heathfield Habitat Link Biodiversity Opportunity Areas (BOAs).
- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage).
- Replace any unavoidable losses of trees or woodland, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network in line with the aims of the BOAs which are located within the unit. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns located across most of the assessment unit (excluding areas of modern field amalgamation along the valley floor in the east).
- Ensure development does not adversely affect the historic qualities and setting of the 16th century Mayfield and Woolbridge furnace Scheduled Monuments and Coggins Mill Conservation Area.
- Consider key views, as noted in the Conservation Area appraisals, to the surrounding countryside experienced from Coggins Mill and key views towards the skyline features within historic settlements located along ridgelines outside of the assessment unit, such as Mayfield.

- Protect the characteristic dispersed settlement pattern of cottages and farmstead by carefully considering the amount and scale of development in rural areas.
- Consider views of development from popular public rights of way.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[53], 'Guidance on the selection and use of colour in development'[54] and objectives of the High Weald AONB Management Plan[55].
- Consider intervisibility of development from the wider High Weald AONB, particularly in distant elevated views from ridgetop settlements within the AONB including Mayfield, Butcher's Cross and Broad Oak, and key views towards the skyline features within these settlements.
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[53] https://www.highweald.org/look-after/planning/design-guide.html
[54] https://www.highweald.org/look-after/planning/colour-study.html
[55] https://www.highweald.org/high-weald-aonb-management-plan.html

Landscape character area 6D: High Weald – Ouse Catchment

Figure A.182: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

LCA 6D: The High Weald Ouse Catchment is a rolling landscape of ridges and valleys containing the River Ouse and its tributaries that drain south-westwards from Ashdown Forest and the Central High Weald into Lewes District. A wooded landscape with an intricate pattern of small irregular fields, streams and small, historic ridge-top settlements. The High Weald AONB extends into the north of this LCA, west of Fletching and east of Blackboys and Buxted.

Existing settlement pattern

The LCA lies adjacent to the urban edges of Uckfield, and has expanded north into the rural landscape. Major infrastructure routes such as the A272 and railway lines cross the area. Larger villages at Buxted and Maresfield have expanded in the 20th century.

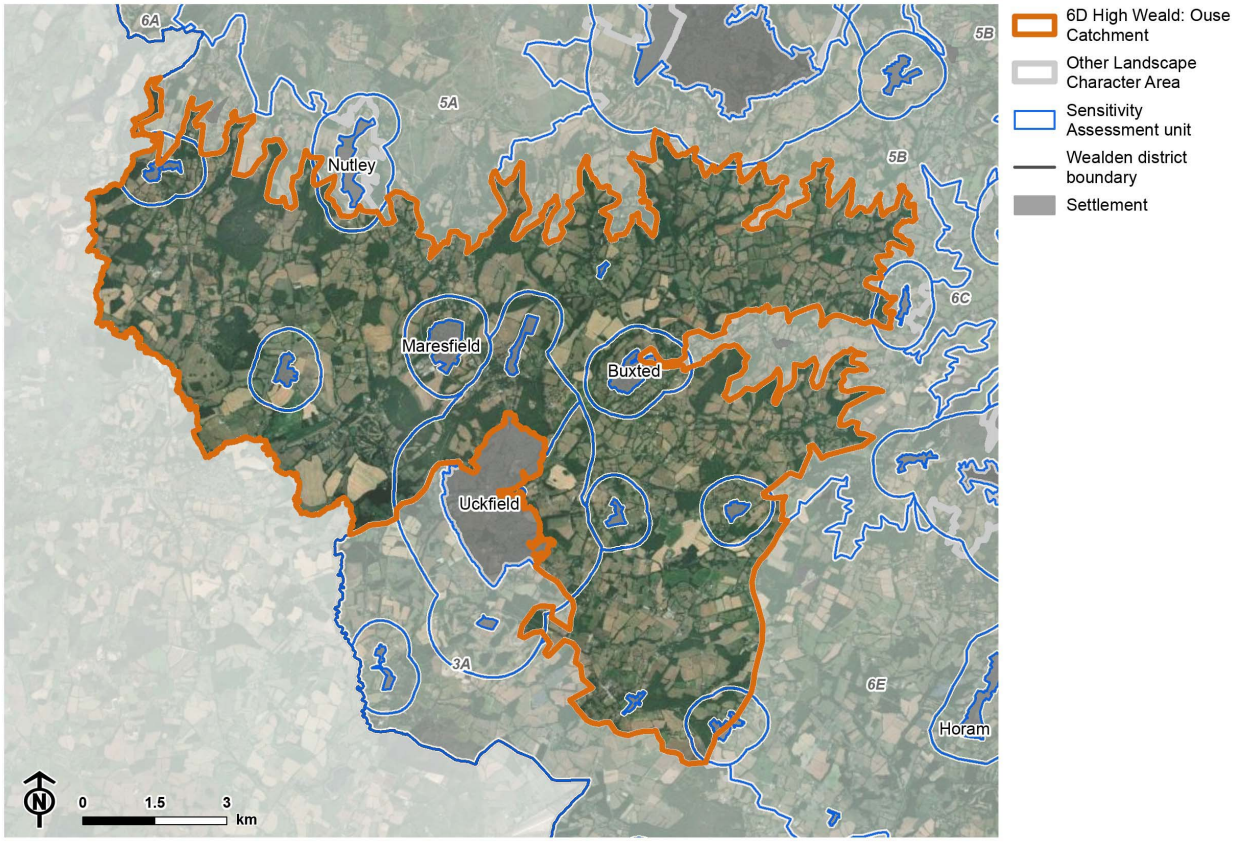
Outside of the larger villages, there is a low density and dispersed settlement pattern of small historic ridge-top villages. The villages at Danehill, Fletching and Splaynes Green, East Hoathly, Blackboys and Framfield (all designated as Conservation Areas except Blackboys) often have distinctive church spires and towers, which characterise this LCA. The use of timber, brick, stone and weather boarding are also characteristic of the LCA and reflect the historic availability of certain local materials. Farmsteads and hamlets are strung along the rural roads.

Summary of landscape qualities

- The distinctive landform of ridges and valleys associated with the River Ouse

- Hammer ponds and gill streams and their associated wetland habitats
- The numerous woodlands, trees, hedgerows and shaws
- The woodland, riparian vegetation, and wetland habitats of the Ouse and Uck catchments
- The ancient woodland, meadows, unimproved and acid grasslands and heathlands including Buxted Park SSSI and Stockland Farm Meadows SSSI.
- The intricate pattern of small irregular shaped fields predominantly of medieval origin, derived from piecemeal enclosure or assarting (fields created from woodland clearance).
- Designed parklands at Sheffield Park, Buxted Park and Framfield Place.
- Hammer ponds, coppiced woodlands and remnants of forges that provide a link to the Wealden iron industry.
- The public rights of way that provide recreational opportunities
- The low density of settlement pattern of ridge-top villages, dispersed farmsteads (outside Uckfield and the larger villages of Buxted and Maresfield).
- The sense of tranquillity, dark skies and even remoteness in some areas.

Figure A.183: Location of assessment units within the LCA



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Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- Wider area of the LCA;
- Blackboys;
- Buxted;
- Danehill;
- East Hoathly West;
- Fletching & Splaynes Green;
- Framfield;
- Maresfield;
- Uckfield North (Cooper's Green & Ringles Green); and
- Uckfield East.

LCA 6D: Wider area

Assessment unit	LCA 6D wider area
Landscape Character Area	**LCA 6D: High Weald Ouse Catchment**

Assessment unit description

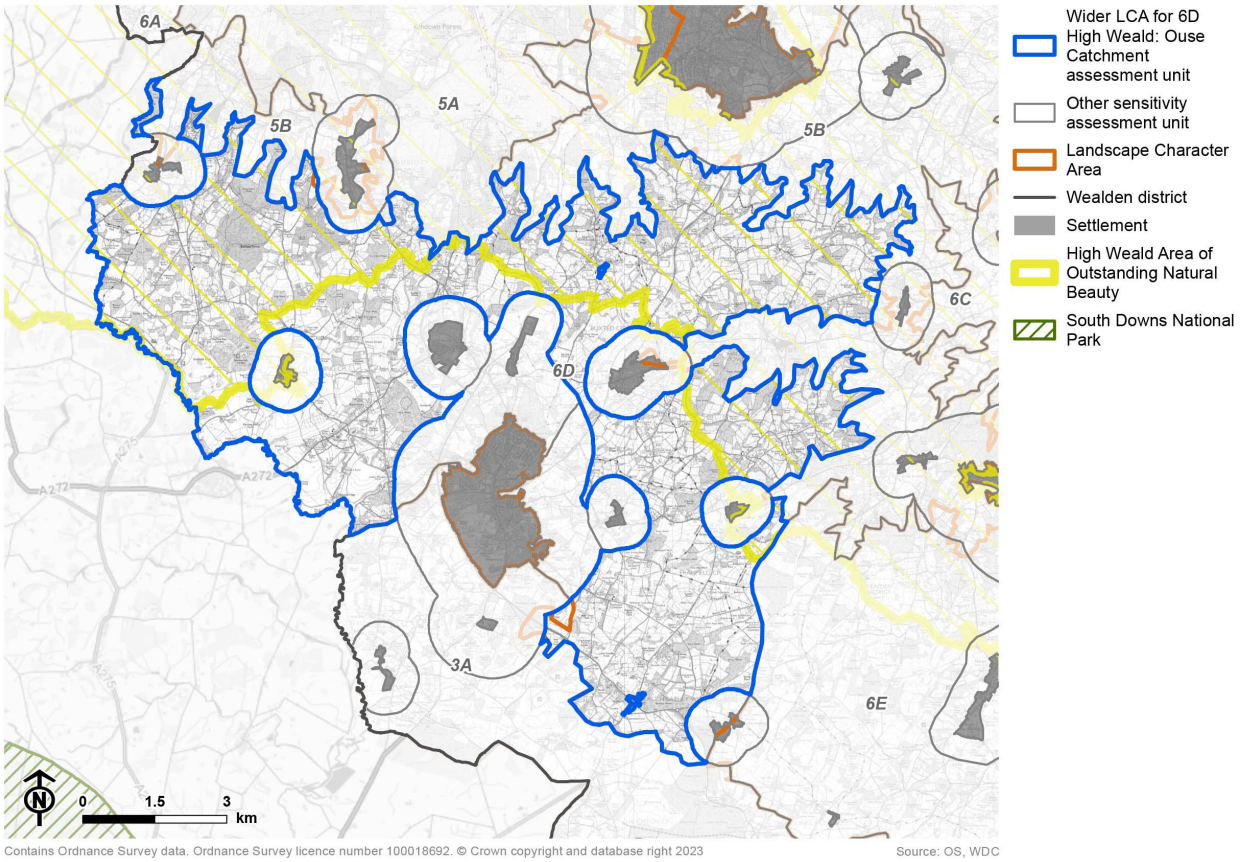
The wider LCA 6D lies in the west of the district, partially within the High Weald AONB. It is an undulating landscape, crossed by the river valleys of the Uck and its tributaries in the east and Ouse in the west. The landscape supports a patchwork of arable and pastoral fields, interspersed with areas of woodland, much of ancient origin, particularly in the north within the High Weald AONB and in proximity to Ashdown Forest. Scattered linear settlements and farmsteads are strung along the rural road network. The south edge of the LCA is strongly influenced by its proximity to Uckfield.

The assessment unit excludes the areas covered by settlement assessment units within LCA 6D above, which are assessed separately.

Absolute constraints

Small areas of land along the river corridors of the Uck and the Ouse have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.184: Location of LCA 6D Wider area assessment unit



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Source: OS, WDC

Figure A.185: Absolute constraints in LCA 6D Wider Area assessment unit

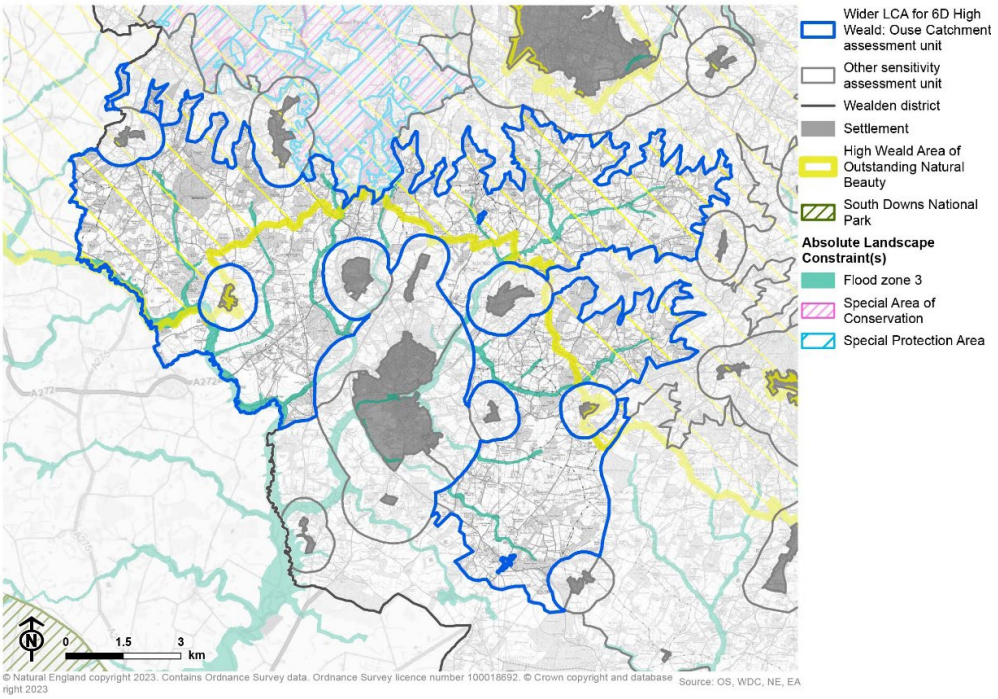


Figure A.186: Environmental designations in LCA 6D Wider Area assessment unit

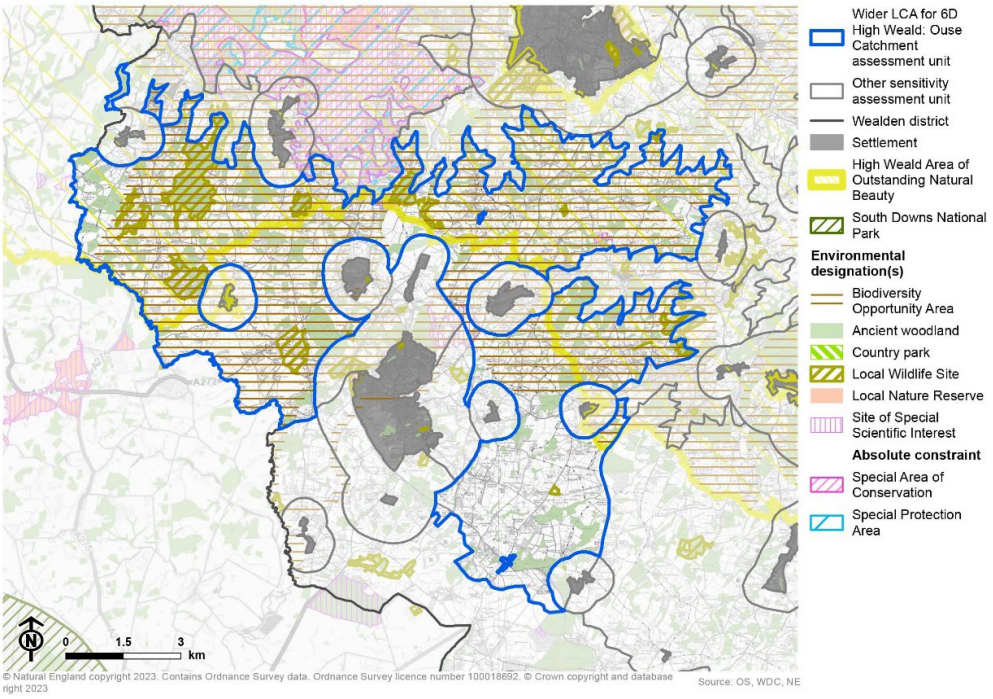
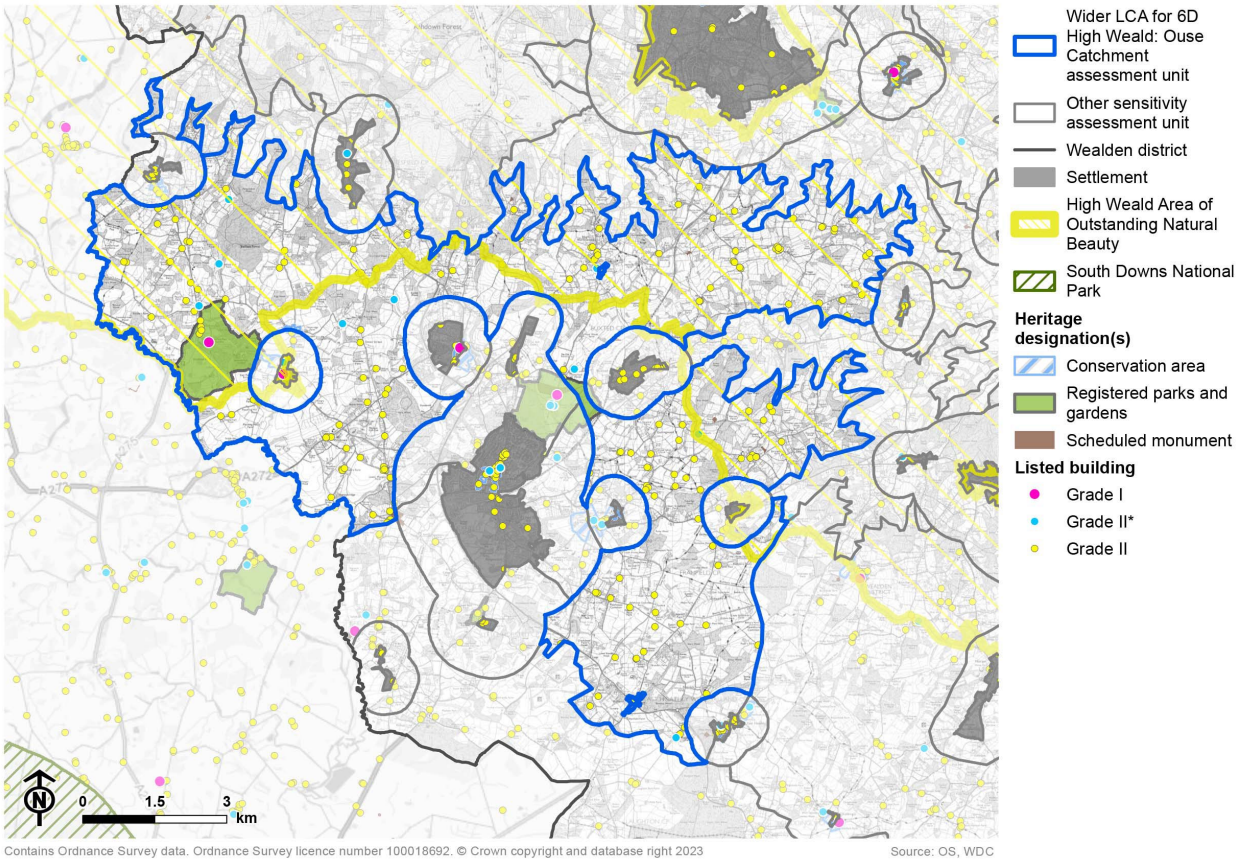


Figure A.187: Heritage designations in LCA 6D Wider Area assessment unit



Representative site photos


Sloping fields interspersed with pockets of woodlands, with the High Weald AONB providing a wooded backdrop.


Arable fields enclosed by dense woodlands.



Sloping fields bordered by ancient woodland, with the High Weald AONB providing a wooded backdrop.



Hedgerow-lined rural lanes bordering sloping pastoral fields.

Assessment unit	**LCA 6D Wider landscape area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Valley landforms associated with rivers and streams, transitioning to elevated ridges along the northern and eastern boundaries of the unit.	**Moderate sensitivity**
'Natural' character	■ A well-wooded landscape, with extensive priority habitat deciduous woodland, much of which is ancient, concentrated along valley sides and linking with the wooded ridges to the north (LCA 5A) and Ashdown Forest.	**Higher sensitivity**
	■ The Western Ouse Streams and Ashdown Forest BOA covers the west of the assessment unit, and the River Uck and its Headwaters BOA covers the east, with some areas of priority habitat lowland meadows, particularly in the east.	**Higher sensitivity**
	■ Mixed arable and pasture with intact hedgerows and hedgerow trees.	**Moderate sensitivity**
Landscape pattern and time depth	■ Considerable areas of cohesive assarts to the north and east of the assessment unit, a defining characteristic of the AONB. A mixture of assarts and piecemeal field enclosures in the west and south.	**Higher sensitivity**
	■ Larger areas of modern field amalgamations in the south.	**Lower sensitivity**
Historic features	■ Historic farmsteads and cottages (some Grade II) are scattered throughout the wider LCA. In the west the Sheffield Park estate can be traced to the 11th century, and contains the Grade I listed Sheffield Park House, and multiple Grade II structures.	**Moderate sensitivity**
	■ Multiple Scheduled Monuments (furnaces) are scattered in the east of the assessment unit, indicative of the important and historic iron industry in the Weald.	Areas of higher sensitivity
Settlement form and edge	■ The assessment unit is lightly settled, with a dispersed rural settlement pattern of farmsteads and houses, including several small hamlets.	**Higher sensitivity**

Settlement setting and coalescence	■ The assessment unit provides a rural backdrop to and a sense of separation between the scattered buildings and historic hamlets.	**Moderate sensitivity**
Recreational value	■ An extensive network of public rights of way crosses the assessment unit, radiating out from settlement centres. Both the Wealdway and Vanguard long-distance footpaths cross the LCA in a north-south direction.	**Moderate sensitivity**
Perceptual aspects	■ The assessment unit retains strongly rural, tranquil characteristics, with little development throughout, away from the A27/22 and the railway line.	**Moderate sensitivity**
Visual prominence	■ A generally visually enclosed landscape, which is not prominent in the wider landscape. Intact hedgerows, dense roadside vegetation, and wooded stream corridors provide a sense of enclosure.	**Lower sensitivity**
	■ In the north of the assessment unit, views to the High Weald AONB are afforded from locally prominent ridgelines. Occasional views to the South Downs National Park are available in the south-east of the assessment unit.	Areas of higher sensitivity

Key landscape sensitivities

- Gently rolling landscape, bisected by river and stream corridors, with elevated ridgelines to the north and east.
- Ecologically valued woodlands, including ancient woodland throughout the assessment unit.
- Intact historic field pattern, including assarts and co-axial fields, mostly concentrated within the High Weald AONB.
- Pasture and arable fields bound by hedgerows and mature hedgerow trees.
- Dispersed, rural settlement pattern.
- Role the landscape plays in the separation between settlements.
- Historic features including the historic farmsteads and houses, Scheduled Monuments and the Grade I listed Sheffield Park.
- Good access on public rights of way through the landscape, including the promoted Vanguard Way and Wealdway.
- Rural character with limited modern intrusions.
- Views to the High Weald AONB in the north and South Downs National Park (in the south-east of the LCA).

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The LCA 6D Wider Area assessment unit has **moderate-high sensitivity** to small scale residential development as landscape and visual characteristics/ values of the assessment unit are susceptible to change.

The ridge and valley landform; ecologically valued woodlands; historic field patterns with hedgerows and hedgerow trees; scenic rural character; location within the High Weald AONB; and dispersed settlement character increase sensitivity. However, the enclosed character of the assessment unit reduces its sensitivity to development.

The sensitivity of the assessment unit increases to high sensitivity to medium scale residential and commercial / industrial development as these would be out of character with the rural character, complex ridge and valley landforms, and limited settlement pattern of the wider LCA.

Variations in landscape sensitivity

Areas of intact, historic and intricate field patterns to the north and east of the assessment unit (within the High Weald AONB) are more sensitive to development.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Avoid development on elevated landforms and ridges, particularly those with intervisibility with the High Weald AONB.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and allow an appropriate buffer around them (for root protection).
- Retain in-field trees, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Take up biodiversity opportunities listed in the Western Ouse Streams and Ashdown Forest, River Uck and its Headwaters BOAs where possible, including wetland management.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.
- Ensure development does not adversely affect the historic qualities of Sheffield Park, or appreciation of historic features including listed buildings and Scheduled Monuments.
- Integrate any development carefully into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from popular public rights of way, such as the Vanguard Way and Wealdway, when siting and designing development in the landscape.
- Retain views to the High Weald AONB and occasional views to the South Downs.
- Ensure development does not affect the rural character, dark night skies or tranquillity of the landscape.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[56], 'Guidance on the selection and use of colour in development'[57] and objectives of the High Weald AONB Management Plan[58].

[56] https://www.highweald.org/look-after/planning/design-guide.html
[57] https://www.highweald.org/look-after/planning/colour-study.html
[58] https://www.highweald.org/high-weald-aonb-management-plan.html

- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly in the east and south where these are defining components of character relating to the High Weald AONB.

Assessment unit	Blackboys
Landscape Character Area	**LCA 6D High Weald: Ouse Catchment**

Settlement description

Blackboys is a small village located in the centre of the district, within Framfield parish and partially within the High Weald AONB. It is located on a low ridge, with a steep valley to the north. It is likely the village name is derived from the practice of charcoal burning, a common industry in the area through the late middle ages. The Blackboys Inn was established in the 14th century along Lewes Road/B2192, a charcoal and wood transport route linking the heavily wooded locale to larger towns.

The village had a roughly linear historic settlement pattern with buildings organised around converging road junctions. Isolated farmsteads are dispersed along radiating country lanes. Modern infill development between Lewes Road and High Street has modified the historic settlement pattern, introducing a nucleated settlement form. Modern development generally consists of two storey semi-detached buildings, integrated into the fringing landscape with mature hedgerows and trees.

Blackboys

Figure A.188: Location of Blackboys assessment unit

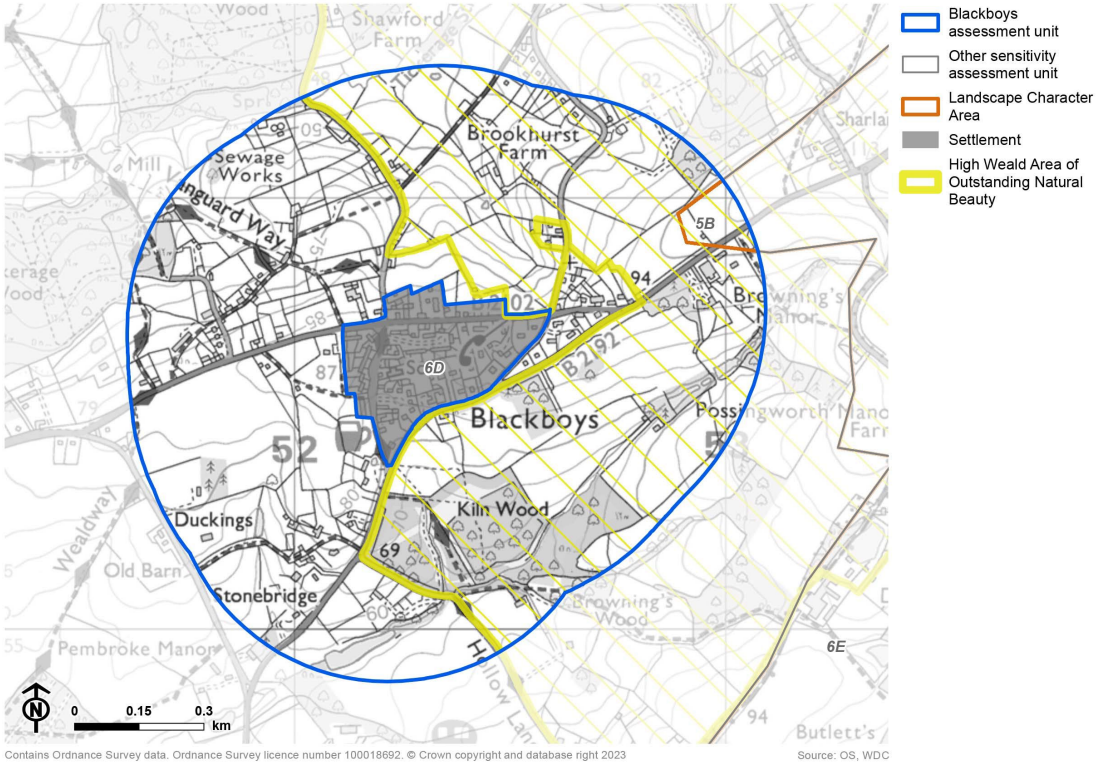
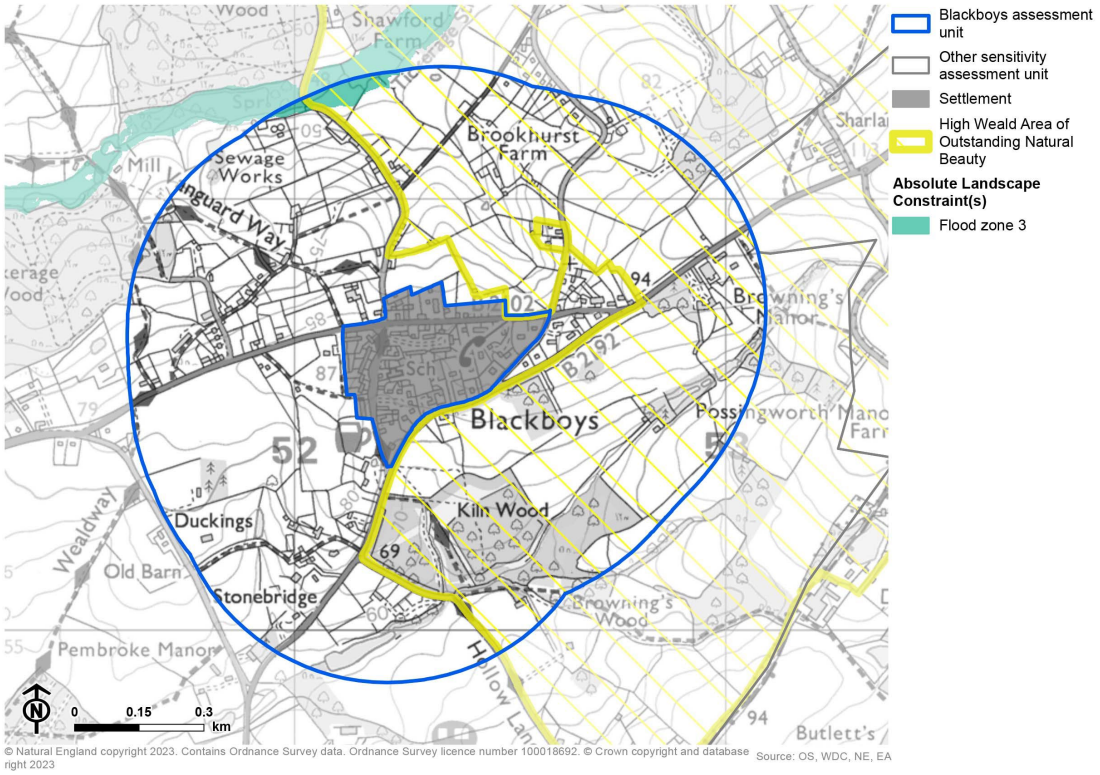


Figure A.189: Absolute constraints in Blackboys assessment unit



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Source: OS, WDC, NE, EA

Figure A.190: Environmental designations in Blackboys assessment unit

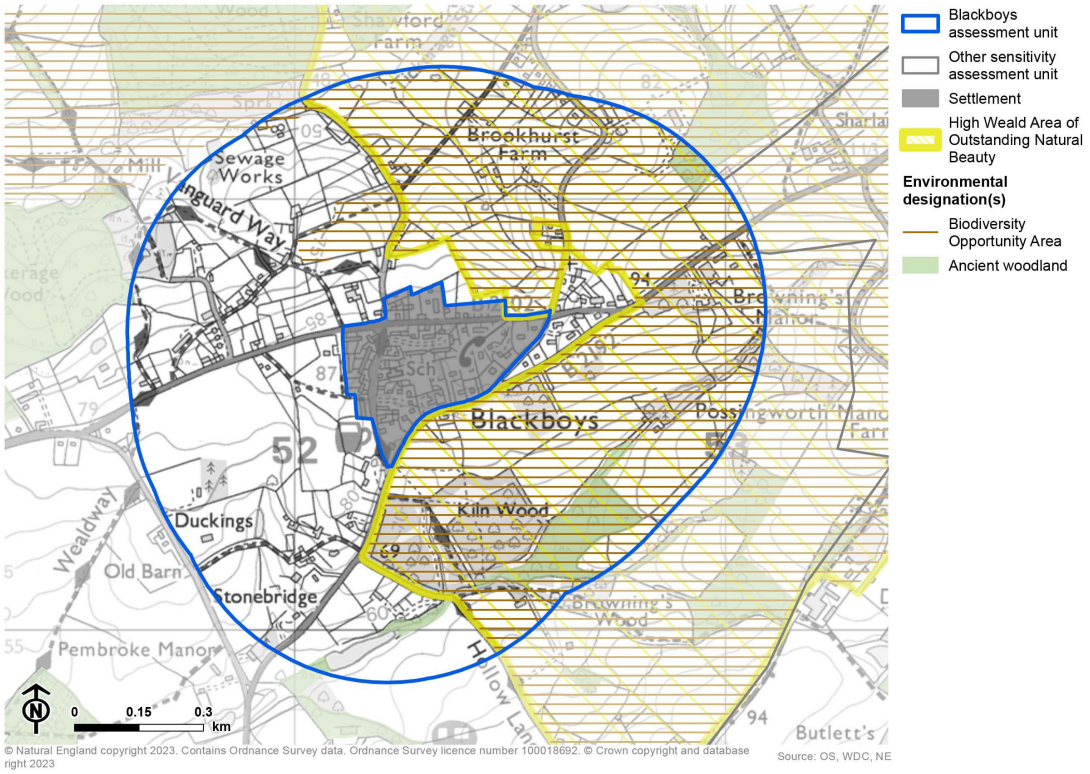
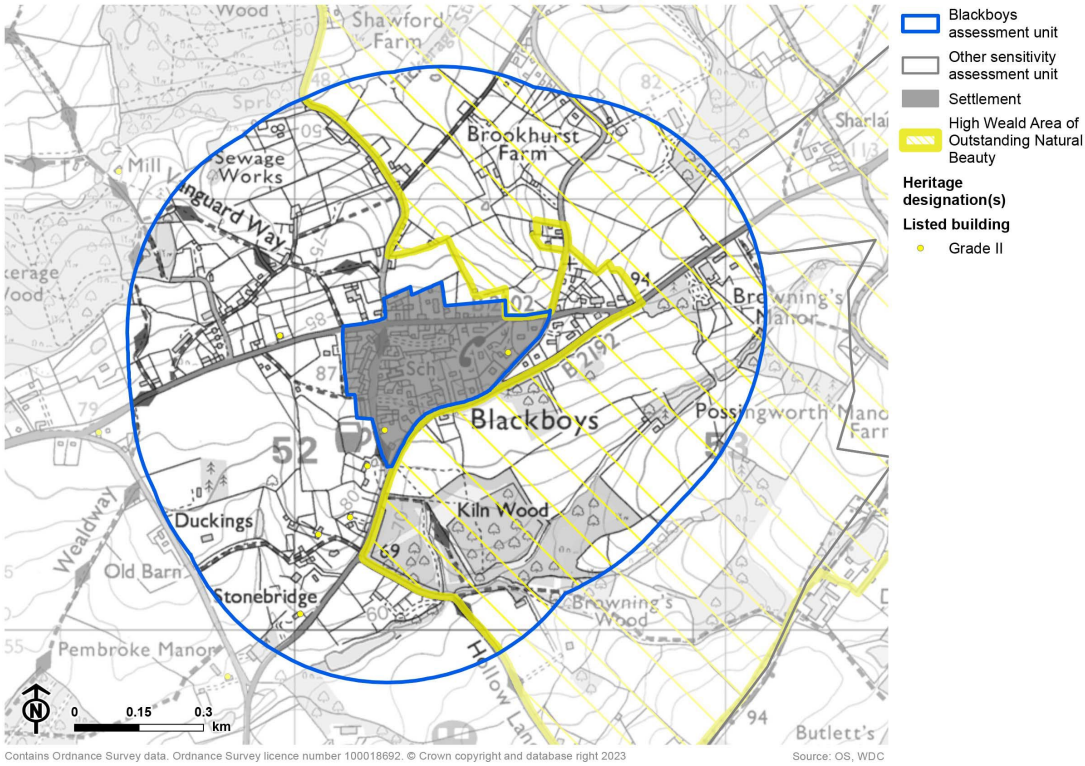


Figure A.191: Heritage designation In Blackboys



Representative photos

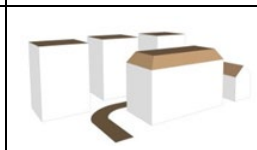
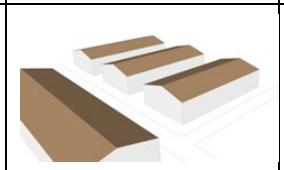

Undulating fields enclosed by dense, mature woodland.


A sloping, pastoral field bordered by mature woodland to the south.

Assessment unit	Blackboys	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity

Landform	■ A ridge and valley landform with a broad ridge which occupies the centre of the unit, falling from the village to the north and south. The complex landform is a defining characteristic of the AONB.	**Higher sensitivity**
'Natural' character	■ Thick hedgerow networks and mature trees and shaws characterise the whole of the assessment unit, a defining characteristic of the High Weald AONB. Pastoral fields dominate the unit to the north and east, with some areas of arable in the south.	**Higher sensitivity**
	■ Ancient and priority habitat woodlands are concentrated to the south and east of the unit at Kiln Wood and Browning's Wood and are contained within the 'River Uck and its Headwaters' BOA.	Areas of higher sensitivity
Landscape pattern and time depth	■ Planned and isolated enclosures cover the north of the unit, with cohesive assarts and informal parkland to east and south-east of the settlement, key sensitivities of the wider LCA.	**Higher sensitivity**
	■ Modern field amalgamations lie to the south.	Areas of lower sensitivity
Historic features	■ Limited presence of recorded heritage features in the assessment unit except for Grade II listed structures dispersed along Lewes Road in the south-west, including Blackboys Inn.	**Lower sensitivity**
	■ There are no other recorded heritage features in the assessment unit.	**Lower sensitivity**
Settlement form and edge	■ Blackboys is a ridgetop village typical of the wider LCA, situated on a ridge that extends into the assessment unit from the High Weald AONB to the east.	**Moderate sensitivity**
	■ The settlement edge is well integrated into the surrounding landscape, except on the more exposed western approach.	**Moderate sensitivity**
	■ Small-scale settlement to the north and south is dispersed along radiating rural lanes, with development well-integrated into surrounding landscape, consistent with the wider LCA.	**Higher sensitivity**
Settlement setting and coalescence	■ The landscape provides a scenic rural backdrop to Blackboys.	**Higher sensitivity**
	■ The landscape does not contribute to the separation between Blackboys and any other settlements.	**Moderate sensitivity**
Recreational value	■ Public rights of way pass north-south through the unit, including the promoted Vanguard Way, and the Wealdway.	**Higher sensitivity**
Perceptual aspects	■ A rural pastoral landscape, with strong tranquillity and experience of dark skies, particularly in the north and east, typical of the High Weald AONB.	**Higher sensitivity**
Visual prominence	■ A semi-enclosed visual character, with thick roadside vegetation and hedgerow network.	**Moderate sensitivity**
	■ Where not enclosed by roadside vegetation, views from the low ridgeline in the centre of the unit provide long reaching views north-east and south over the High Weald AONB's wooded valleys and undulating countryside.	Areas of higher sensitivity
Key landscape sensitivities		

- The complex ridge and valley landforms in the north and east of the area.
- Areas of ancient and priority habitat woodland at Kiln Wood and Browning's Wood, and the River Uck and its Headwaters BOA.
- Intact historic field patterns in the east including large areas of cohesive assarts.
- The strong network of thick hedgerows with hedgerow trees.
- Strong recreational opportunities, including the Vanguard Way and Wealdway.
- Location within and intervisibility with the High Weald AONB.
- Scenic rural character with areas of tranquillity and dark skies, particularly to the north and east of the area.
- Long-distance views north and east from the elevated ridgeline running through the centre of the area.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Blackboys area has **moderate-high** sensitivity to small scale residential development, as some landscape and visual characteristics/ values of the assessment unit are susceptible to change. The complex ridge landform with extensive small-scale historic field patterns; areas of ecologically valued priority habitat deciduous woodland; strong recreational values; partial location within and relationship to the High Weald AONB; long-distance views over wooded valleys toward the High Weald AONB; and strongly rural and tranquil setting increases sensitivity to development. The limited presence of heritage features and reduced risk of settlement coalescence reduces sensitivity to development.

The assessment unit is of **high** sensitivity to medium scale residential development and commercial / industrial development as these would be out of character with the existing low-rise, low-density character of the assessment unit, and would conflict with the rural character.

Variations in landscape sensitivity

The area to the west of Blackboys has modern field amalgamations and an exposed settlement edge, and has a lower sensitivity to development, as this area contributes less to the historic character of the area.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Avoid areas of habitat interest, notably ancient woodlands and mature hedgerows, and BOA.

- Be located away from exposed slopes in the east of the unit, and where it is well enclosed by landform and vegetation, where development would be less visible and have less influence on landscape character.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them (for root protection).
- Retain in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses by at least two to one. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Replace hedgerows if they are affected by development.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive assarts which are concentrated in the south-east.
- Consider views from popular public rights of way when siting and designing development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, and / or using species that are in character with the wider landscape, preferably native.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[59], 'Guidance on the selection and use of colour in development'[60] and objectives of the High Weald AONB Management Plan[61].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly in the east and south where these are defining components of character relating to the High Weald AONB.

[59] https://www.highweald.org/look-after/planning/design-guide.html
[60] https://www.highweald.org/look-after/planning/colour-study.html
[61] https://www.highweald.org/high-weald-aonb-management-plan.html

Buxted

Assessment unit	Buxted
Landscape Character Area	**LCA 6D High Weald: Ouse Catchment (extends into LCA 5B High Weald: Central)**

Settlement description

Buxted is a commuter village located in the west of the district, with fast rail connections to London. The village is located along a low-lying ridge in the centre of the area and is bisected by the east-west oriented A272. The original village flourished in the 15th century as a result of its role in the iron, silk weaving, and growing hops industries, with a number of oast buildings remaining in the area.

The original settlement included a forge and inn, clustered around the 13th century Old Parish Church of St Margaret, however in the early 19th century these structures were destroyed or relocated approximately 1km east to the current location of Buxted, after a prominent local figure expanded the manor grounds at Buxted Place and encompassed the original medieval settlement.

The settlement pattern in the early 19th century was roughly linear, organised along the current High Street/A272. The modern settlement is primarily located east of the railway and consists of one and two storey detached houses. Expansion in the 20th and 21st centuries has been in the form of modern cul-de-sacs located to the north and south of the main road and has introduced a roughly nucleated form to the settlement.

Absolute constraints

A small area along the River Uck corridor in the west of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.192: Location of Buxted assessment unit

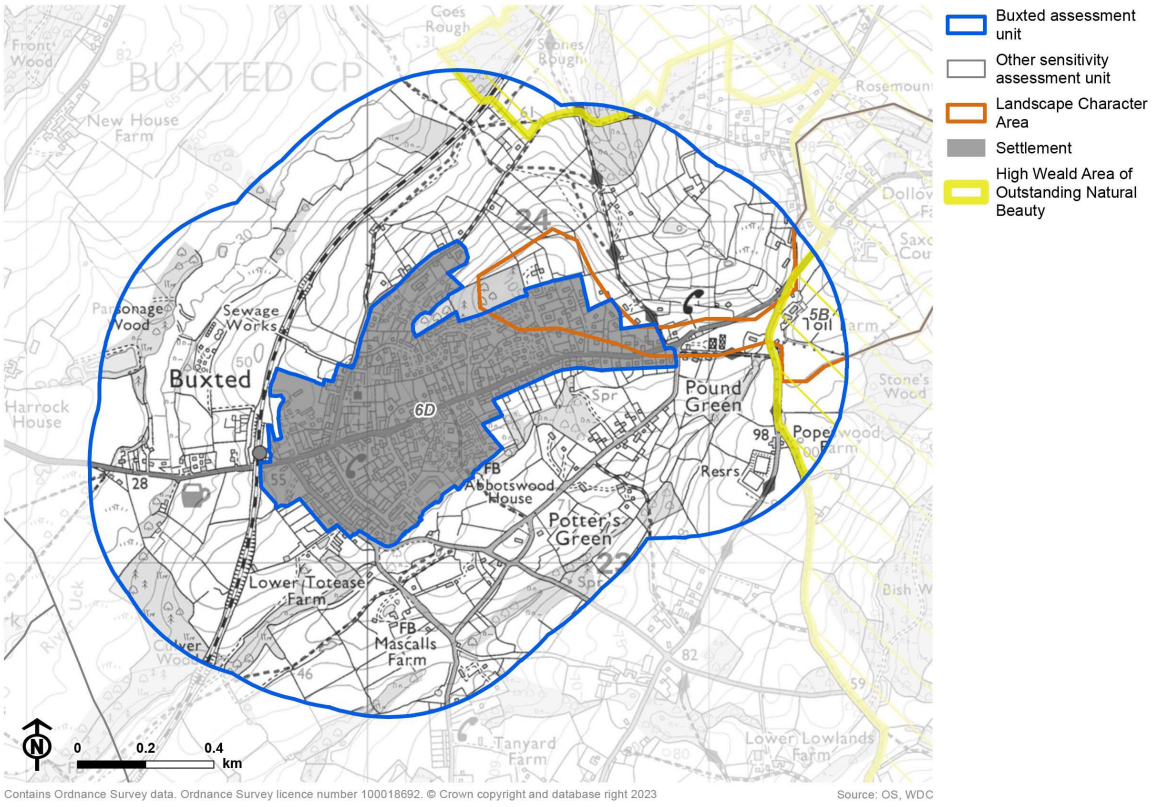


Figure A.193: Absolute constraints in Buxted assessment unit

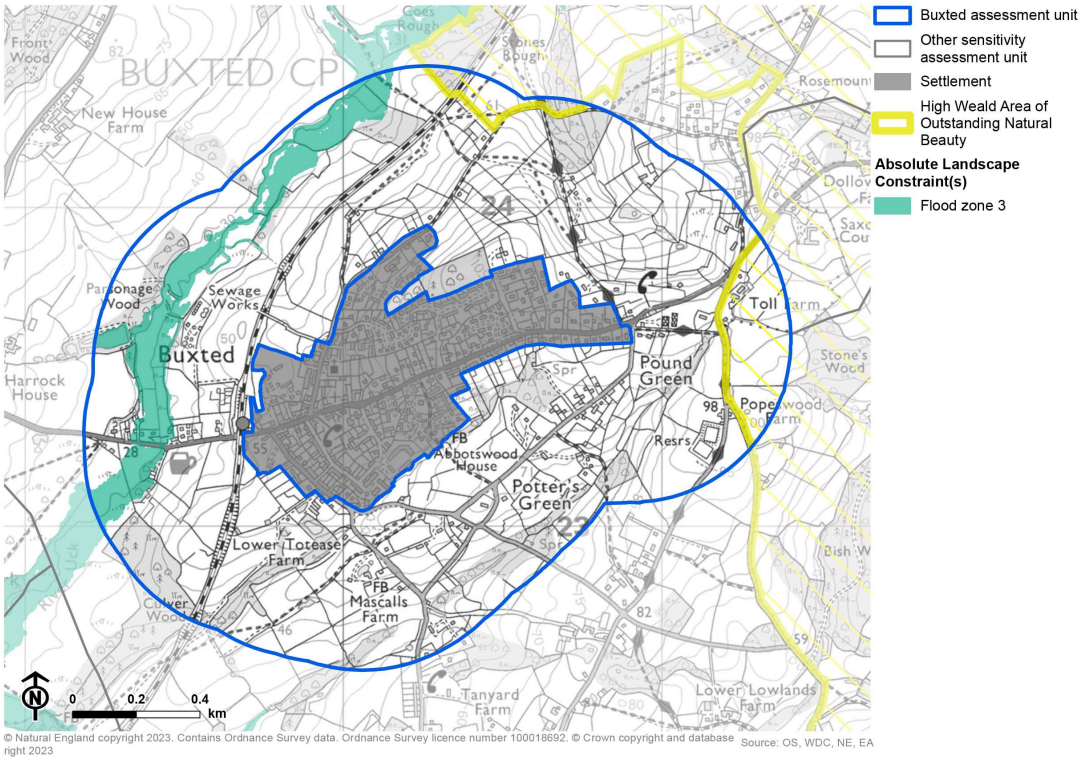


Figure A.194: Environmental designations in Buxted assessment unit

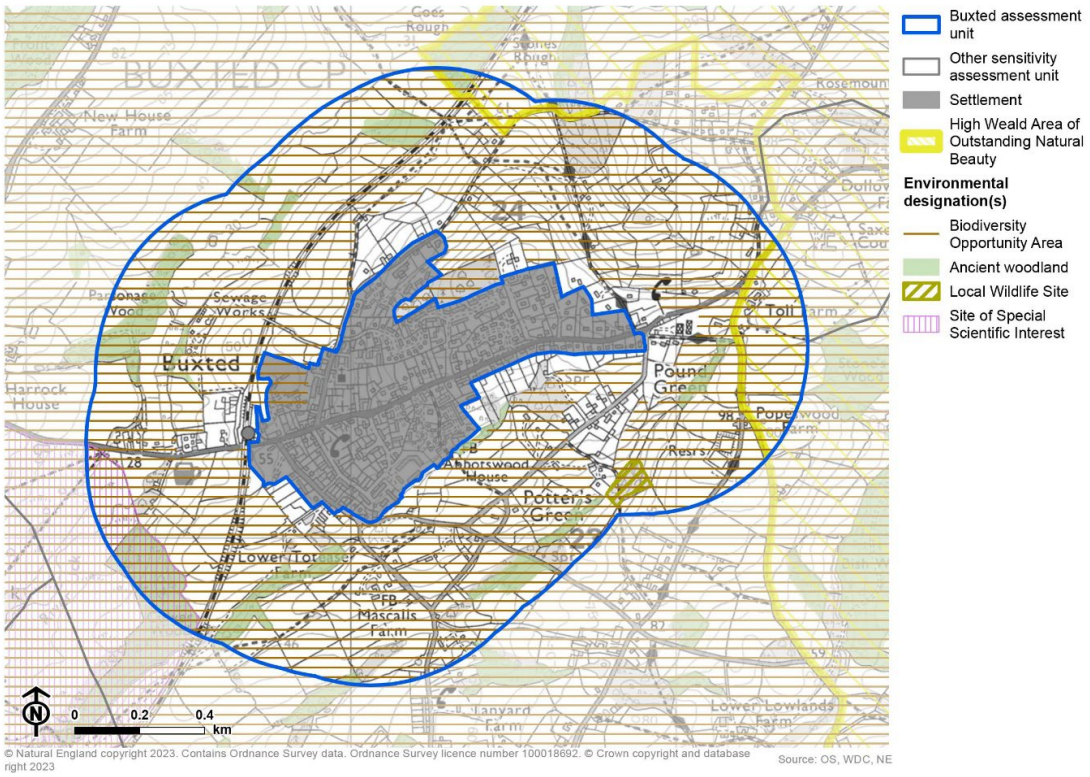
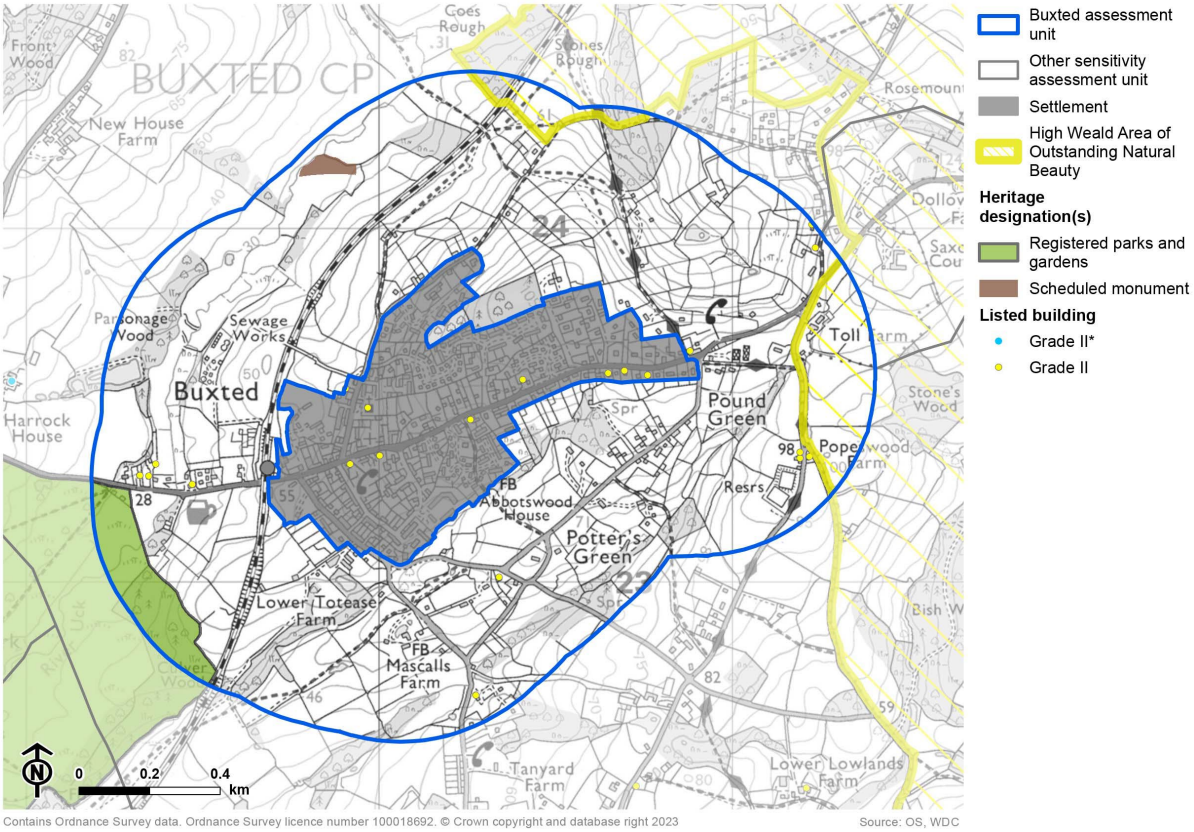


Figure A.195: Heritage designations in Buxted assessment unit



Representative site photos



Enclosed, sloping pastoral fields bordered by mature roadside vegetation and trees, looking north across the River Uck corridor from Church Road.



Grazing fields with pony paddocks are bordered by mature trees, looking east over a pastoral valley side. The High Weald AONB provides a wooded backdrop in the distance.

Assessment unit	**Buxted**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Undulating landform that falls away from a central ridge.	**Moderate sensitivity**
	■ Localised dramatic topography in the east of the unit which relates to the wooded ridges of LCA 5B, with steep ridges and valleys transitioning across a small geographical extent.	Areas of higher sensitivity
'Natural' character	■ Predominantly small-scale pastoral fields are bound by mature hedgerows and trees.	**Moderate sensitivity**
	■ Numerous areas of woodland are scattered throughout the assessment unit, with areas of priority habitat woodland, many of ancient origin, concentrated along the River Uck corridor to the north and stream corridors in the south and east. The River Uck and its Headwater BOA covers the majority of the area in LCA 6D.	**Higher sensitivity**
	■ Ecologically valued acid grassland at the SSSI designated Buxted Park lies in the east of the unit. A Local Wildlife Site lies in the south-east at Popeswood Marsh.	**Higher sensitivity**
Landscape pattern and time depth	■ A largely intact historic field pattern comprising large areas of small-scale cohesive assarts and remnant shaws south of the settlement, a mixture of small to medium scale regular piecemeal enclosures in the north-west of the assessment unit and planned enclosures and informal parkland to the north-east.	**Higher sensitivity**
Historic features	■ The historic character of Buxted has been affected by its relocation in the 19th century, but a scattering of Grade II listed buildings are present along Station Road/A272 in the east and south of the settlement edge.	**Moderate sensitivity**
	■ The Grade II* listed Buxted Park extends into the west of the assessment unit. A Scheduled Monument, an iron furnace, is located at the north-west of the assessment unit, adjacent to the River Uck.	Areas of higher sensitivity
Settlement form and edge	■ Small-scale settlement is dispersed along rural lanes in the south and east of the assessment unit, a key sensitivity of the wider LCA. Scattered medium to large - scale commercial and industrial development lies along the railway line and River Uck in the west, with occasional larger scale farm structures in the east.	**Moderate sensitivity**
	■ The 19th century linear settlement pattern of Buxted has been altered by 20th and 21st century development, expanding to the north and south of High Street/A272. The railway is located roughly 150m north of the settlement edge and would contain development along Church Road. Development along this edge would not be perceived as crossing a boundary feature.	Areas of lower sensitivity
Settlement setting and coalescence	■ Pastoral fields and woodlands provide some positive contribution to the rural character of the settlement.	**Moderate sensitivity**
	■ The assessment unit provides some sense of separation between Buxted and Uckfield and Coopers Green to the west.	**Moderate sensitivity**
Recreational value	■ High density of interconnected network of public rights of way in the north of the assessment unit, including the long-distance Vanguard Way.	**Higher sensitivity**
Perceptual aspects	■ Strong rural and scenic qualities, particularly in the pastoral, wooded landscapes to the north, south and east further from Uckfield and the more built-up western settlement edge of Buxted.	**Higher sensitivity**

	■ Proximity to the railway and larger structures along the western edge of Buxted impact dark skies and tranquillity characteristics, however surrounding woodland contains impacts to localised areas.	Areas of lower sensitivity
Visual prominence	■ The south of the assessment unit is enclosed by woodlands, with thick hedgerows and roadside vegetation limiting views south across the valley.	**Moderate sensitivity**
	■ The north of the assessment unit is more open, with occasionally prominent valley sides, and views north and east over undulating farmland, and to the wooded ridges of the High Weald AONB.	Areas of higher sensitivity

Key landscape sensitivities

- The ridge and valley landform, particularly the distinctive wooded ridges in the east of the assessment unit.
- Numerous priority habitat deciduous woodlands, many of ancient origin, and the ecologically valued grasslands at Buxted Park.
- The strong network of thick hedgerows with hedgerow trees.
- Intact small-scale historic field patterns.
- Contribution to the sense of separation between Buxted and Uckfield.
- The rural character with strong recreational opportunities, including the long-distance Vanguard Way.
- Areas of tranquillity and dark skies, particularly to the south-east and north-east of the assessment unit.
- Views toward and intervisibility with the High Weald AONB in the north and east.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				**M** (LCA 6D)	**MH** (LCA 5B)	
Medium scale residential 3-4 storey flats/ care homes					**MH**	
Commercial/ industrial e.g. industrial units or hotels						**H**

Summary of overall landscape sensitivity

LCA 5B: The Buxted assessment unit ishas **moderate-high sensitivity** to small-scale and medium-scale residential development, with medium scale residential development being out of character with the existing low-density small-scale development pattern in the assessment unit., It is judged that the assessment unit would be of **high sensitivity** to commercial/industrial development which would be out of character with the rural setting and existing low-rise residential character of the assessment unit.

The distinctive ridge and valley landform; mature hedgerow boundaries; intact small-scale historic field patterns; rural and tranquil character; and views toward and intervisibility with the High Weald AONB increase sensitivity. However, the limited heritage features and semi-enclosed character reduce sensitivity to development.

LCA 6D: The Buxted assessment unit has **moderate sensitivity** to small scale residential housing, as some landscape and visual characteristics/ values are susceptible to change. Sensitivity increases to **moderate-high** for medium scale residential development as it would be largely at odds with the low-rise residential character of most of the assessment unit. It is considered the assessment unit would be of **high sensitivity** to commercial/industrial development, which would be out of character with the low-rise residential character of Buxted and the rural, historic character of the surrounding fields and woodlands.

The areas of ecologically valued deciduous and ancient woodland; intact historic field patterns; role the assessment unit plays in the separation of Buxted from Uckfield; strong recreational value; views in the north and east toward the High Weald AONB; and rural character of much of the area increases sensitivity to development. Pastoral fields bound by mature hedgerows and trees provide a rural setting to the settlement.

A small area along the River Uck corridor in the west of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

Areas to the west along the railway with modern fringe elements and larger scale development, have lower sensitivity to small or medium scale residential development if carefully sited and designed as to be contiguous with existing development. Areas to the north-west along Church Road nearer the modern settlement edge would be of lower sensitivity to small scale development, as views toward the High Weald AONB are less pronounced and it would be contained by the railway line.

Areas in the north-east of the assessment unit with extensive intervisibility with the High Weald AONB are more sensitive to development.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Be located on flatter land, where it is well enclosed by landform and vegetation, where development would be less visible and have less influence on landscape character.
- Avoid development within riparian habitats along the River Uck and in floodplain areas, and on steep ridges in the east.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them, to avoid root damage.
- Retain in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive assarts which are concentrated in the south-east of this assessment unit.
- Ensure development does not adversely affect the historic qualities of Buxted, or appreciation of historic features, including listed buildings.
- Consider views from public rights of way, including to the High Weald AONB from the Vanguard Way (Redbrook Lane) and the east of the village, when siting and designing development in the landscape.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the rural character of the landscape.

Danehill

Assessment unit	Danehill
Landscape Character Area	**LCA 6D High Weald: Ouse Catchment (extends into LCA 5B High Weald: Central)**

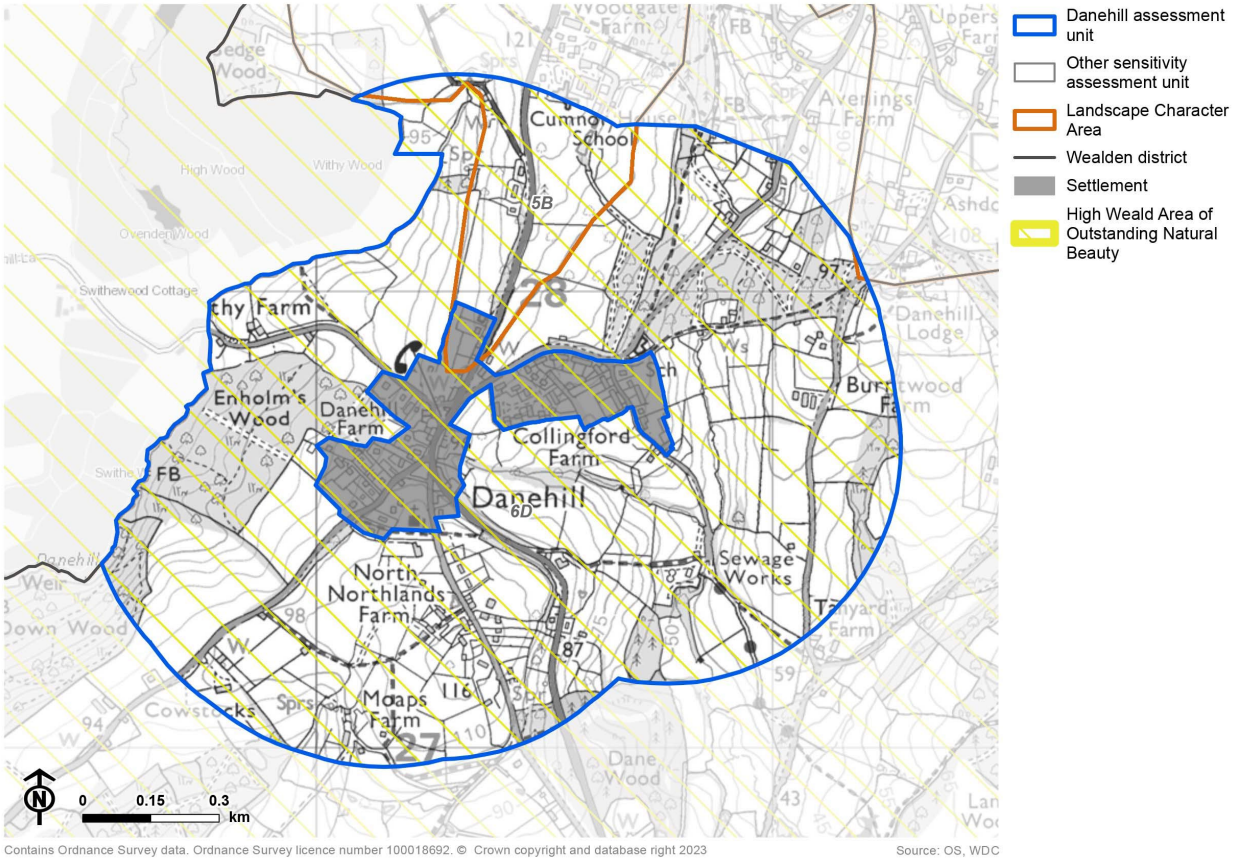
Settlement description

Danehill is a small, historic village located on a ridgetop in the north-west of the district. It lies within the High Weald Area of Outstanding Natural Beauty. The area has long been a site of human activity, with an Iron Age trading route following the north-south ridge that the village occupies today. During the 15th and 16th centuries, iron production brought prosperity to the village, with multiple residences positioned around a common green and along the historic London-Lewes route, today the A275.

The historic core of the village is located to the south of the current settlement edge, with multiple listed buildings along Church Lane. Traditional Wealden materials of clamp fired bricks and handmade clay tiles are common for the buildings in this area.

The common was built over in the 18th century, and residences at road junctions formed clusters of nucleated settlement. In the 19th and 20th century, linear settlement developed, fronting the main roads north of the Danehill Conservation Area, comprising two-storey, semi-detached residences.

Figure A.196: Location of Danehill assessment unit



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Source: OS, WDC

Figure A.197: Absolute constraints in Danehill assessment unit

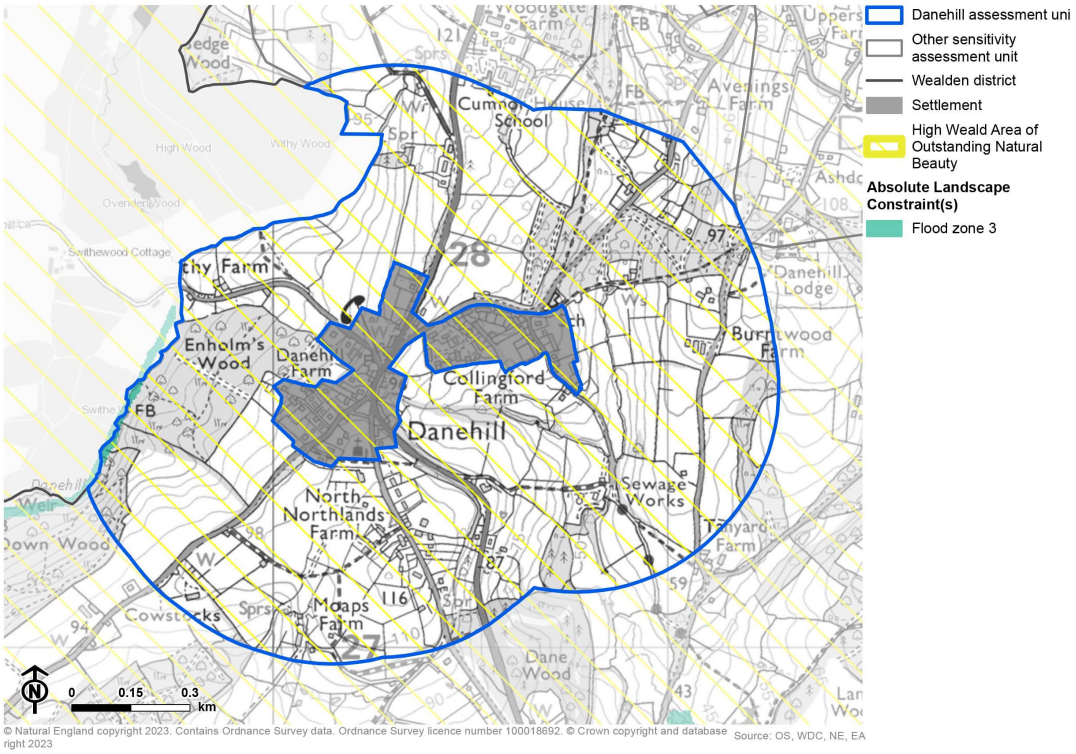


Figure A.198: Environmental designations in Danehill assessment unit

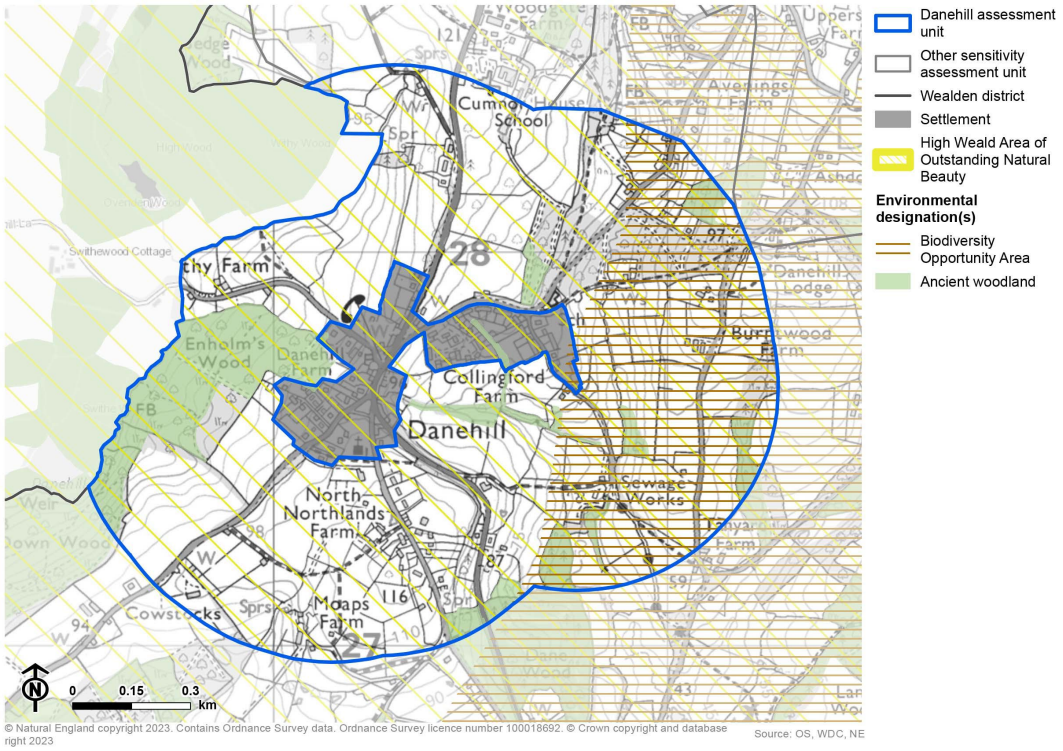
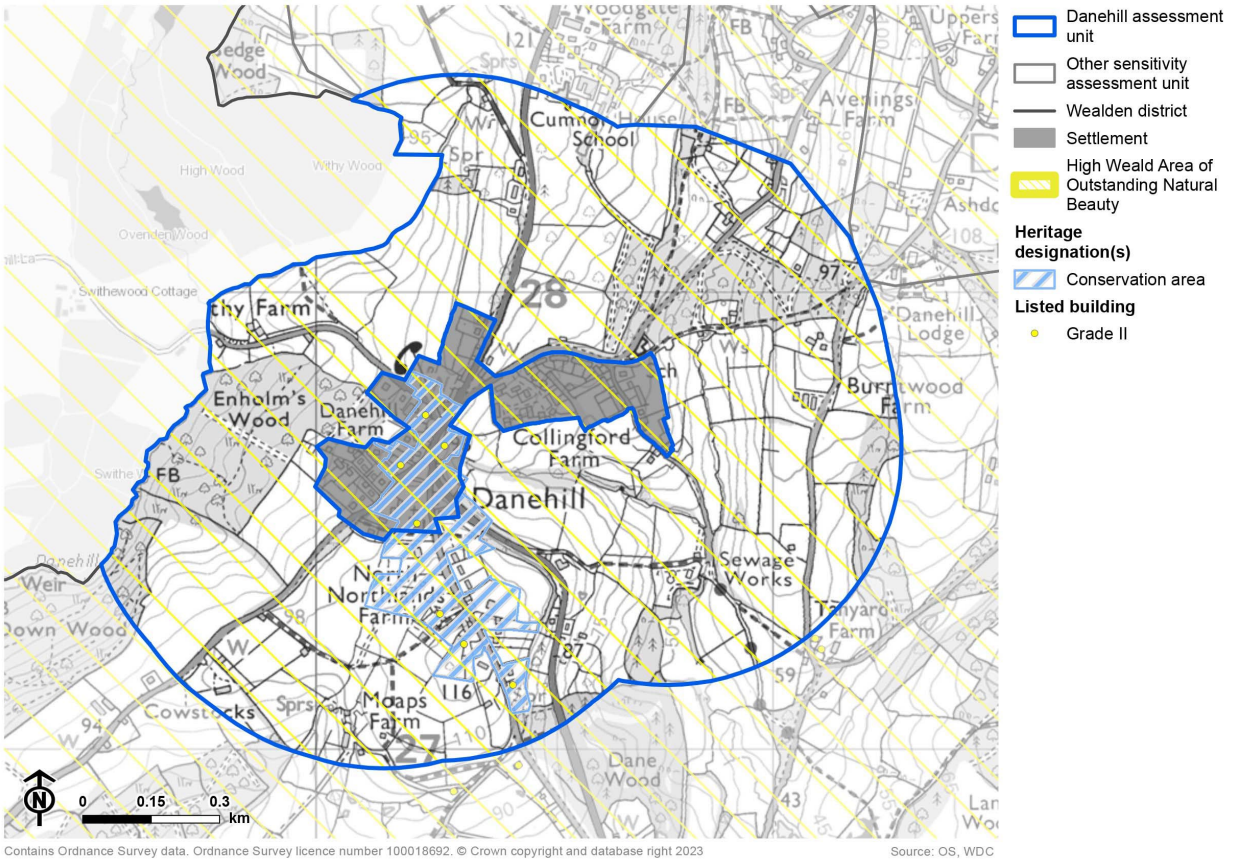


Figure A.199: Heritage designations in Danehill assessment unit



Representative photos



Views across wooded horizons of the High Weald AONB.



Long distance views, with development well-integrated into the landscape.

Assessment unit	**Danehill**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A narrow, steep-sided wooded ridge extends into the unit from the north, associated with LCA 5B. Small, incised stream valleys flow through the landscape in the east and at Danehill Brook on the western edge of the assessment unit.	**Higher sensitivity**
'Natural' character	■ Considerable areas of priority habitat deciduous woodland, some of it ancient, at Withy Wood and Enholm's Wood in the west and along the stream corridors.	**Higher sensitivity**
	■ Thick hedgerows and interconnected woodlands enclose small-scale pastoral fields in the east, a defining characteristic of the High Weald AONB.	**Higher sensitivity**
Landscape pattern and time depth	■ A mixture of modern field amalgamations and regular piecemeal enclosures lie in the north, south and west of the assessment unit.	**Moderate sensitivity**
	■ Considerable areas of irregular small-scale fields, including aggregated assarts primarily in pastoral use lie in the east, a defining characteristic of the High Weald AONB.	Areas of higher sensitivity
Historic features	■ The Danehill Conservation Area and numerous Grade II listed buildings extend into the south of the assessment unit, organised along Church Lane. The Parish Church of All Saints (Grade II), sits south of the settlement core in a prominent hillside location.	**Higher sensitivity**
Settlement form and edge	■ The nucleated 18th century settlement form of Danehill has been altered by later linear infill development in the north along School Lane and London/Lewes Road. Areas of woodland and dense roadside vegetation contain development from the wider landscape.	**Moderate sensitivity**
	■ To the south, historic dispersed settlement along Church Lane is set back from the road, and well-integrated with the fringing landscape by mature vegetation.	**Higher sensitivity**
Settlement setting and coalescence	■ The landscape provides a scenic backdrop to the settlement and setting to the historic settlement core, as noted in the Conservation Area Appraisal. Woodlands around the village form an important backdrop to the settlement, as noted in the Conservation Area Appraisal.	**Higher sensitivity**
	■ The area provides some sense of separation between Danehill and the village of Chelwood Common to the north.	**Moderate sensitivity**
Recreational value	■ A number of fragmented public right of way footpaths enter the assessment unit from the north and south. There are few connections to the wider landscape via footpaths or bridleways.	**Lower sensitivity**
Perceptual aspects	■ The assessment unit possesses a scenic rural character, with strong qualities of tranquillity and remoteness, typical of the High Weald AONB, particularly away from modern development in the north.	**Higher sensitivity**
	■ Localised moderate impacts on tranquillity and rural character due to the proximity of the A275 in the south-east and north.	Areas of lower sensitivity

Visual prominence	■ The ridgeline has intervisibility with the High Weald AONB, with long distance views east and west. The church forms a distinctive skyline feature, as noted in the Conservation Area Appraisal.	**Higher sensitivity**
	■ Dense roadside vegetation and numerous woodlands provide a semi-enclosed landscape.	**Moderate sensitivity**

Key landscape sensitivities

- A moderately complex landform, with a prominent ridgeline in the north and stream valleys in the east and west of the assessment unit.
- Areas of ancient and priority habitat deciduous woodlands to the west and south.
- The strong network of thick hedgerows with hedgerow trees.
- The historic character and settlement edge in the south, and visually prominent listed church.
- Intact historic field patterns in the east, including large areas of cohesive assarts.
- The strongly pastoral and rural characteristics throughout the assessment unit.
- Areas of tranquillity and dark skies in the east and south of the assessment unit.
- Location within and intervisibility with the High Weald AONB, with long distance views from the ridgeline east and west across the High Weald AONB including to the distinctive ridge tops of Ashdown Forest.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Danehill assessment unit has **moderate-high** sensitivity to small scale residential development, as landscape and visual characteristics/ values of the assessment unit are susceptible to change.

The complex ridge and valley landforms in the north and east; overall wooded character with considerable areas of priority and ancient woodland; intact historic fields pattern; historic features; scenic rural character of the landscape; location within the High Weald AONB; and occasional long-distance views increase sensitivity to development. Development is relatively well integrated into the surrounding landscape by dense woodland, and the historic settlement edge in the south increases sensitivity.

However, limited recreational features and proximity to the A275 reduce the assessment unit's sensitivity to development in certain areas.

The unit's sensitivity to medium scale residential and commercial / industrial development is **high** as this would be out of character with the low-rise density residential settlement pattern, and rural and tranquil character of the assessment unit.

Variations in landscape sensitivity

Areas to the north adjacent to modern infill development and sports fields have slightly lower sensitivity to development, given the existing influence of modern residential development and larger scale structures associated with Cumnor House School.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Retain areas of habitat interest, notably ancient woodlands and priority habitat.
- Locate development where it is well enclosed by landform and vegetation, avoiding more exposed slopes to the east, where development would be less visible and have less influence on landscape character.
- Avoid developing within stream corridors and in floodplain areas.
- Retain broadleaved woodland, particularly those which form a backdrop to the settlement. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them (for root protection).
- Retain in-field trees, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive assarts which are concentrated in the east of this assessment unit.
- Ensure development does not adversely affect the historic qualities of Danehill Conservation Area, or important views to the historic Parish Church of All Saints.
- Consider views from public rights of way, when considering the siting and design of development in the landscape.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the occasional open views south or west, or the rural character of the landscape and areas of relative tranquillity to the south of the assessment unit.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[62], 'Guidance on the selection and use of colour in development'[63] and objectives of the High Weald AONB Management Plan[64].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly in the east and south where these are defining components of character relating to the High Weald AONB.

[62] https://www.highweald.org/look-after/planning/design-guide.html
[63] https://www.highweald.org/look-after/planning/colour-study.html
[64] https://www.highweald.org/high-weald-aonb-management-plan.html

East Hoathly West

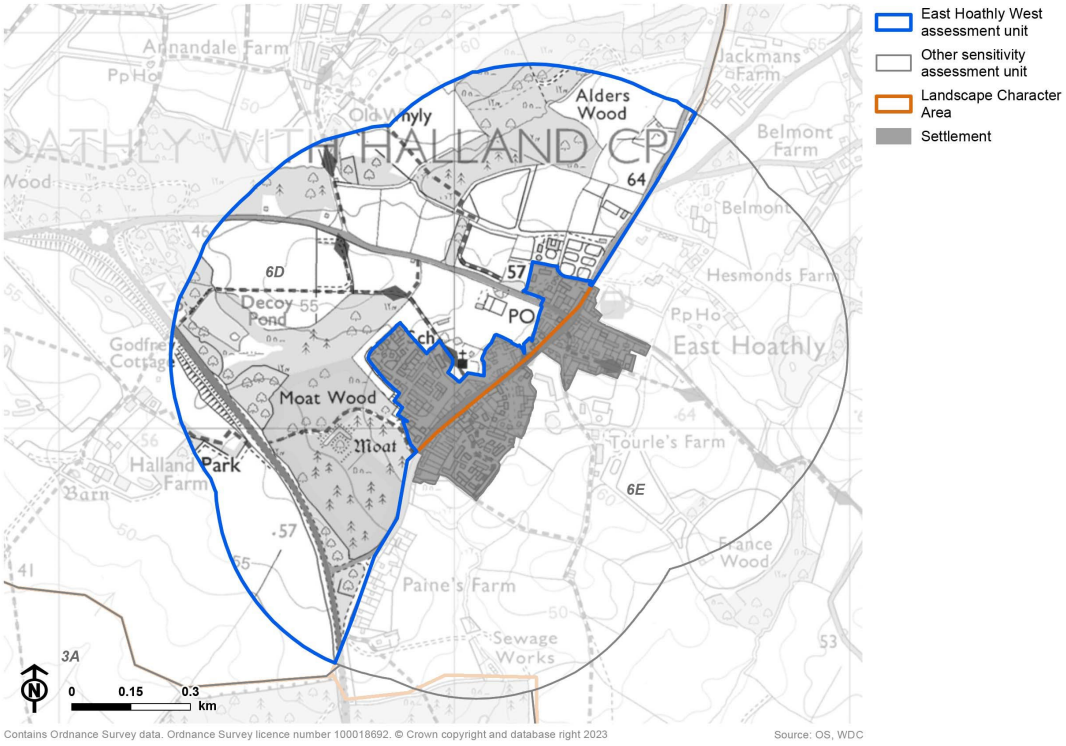
Assessment unit	East Hoathly West
Landscape Character Area	**LCA 6D: High Weald – Ouse Catchment**

Settlement description

East Hoathly is a village located in the central western part of Wealden District. The village has medieval origins, and numerous prominent families from the landed gentry were historically linked to the area, including the Pelham, Gage, Lunsford and Nevill families. The village grew in the late 16th and early 17th century as a result of iron works in the locality. Other industries rose to prominence from the 18th century, including trug making and brick making. Further expansion of the village occurred in the 19th and 20th centuries, including a number of 20th century cul-de-sacs located to the west and east of the main road that runs through the settlement. East Hoathly consists of mainly one and two storey detached and semi-detached houses. The tower of the village church forms a tall and prominent feature in the landscape.

The historic core of the village is linear in form and located along Waldron Road, High Street and South Street. The village largely retains this linear character; however 20th century development has extended east and west. A number of listed buildings are located within the settlement, and the historic significance of the settlement is recognised through its designation as a Conservation Area, which extends across the settlement core and to the north towards Belmont.

Figure A.200: Location of East Hoathly West assessment unit



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Figure A.201: Absolute constraints in East Hoathly West assessment unit

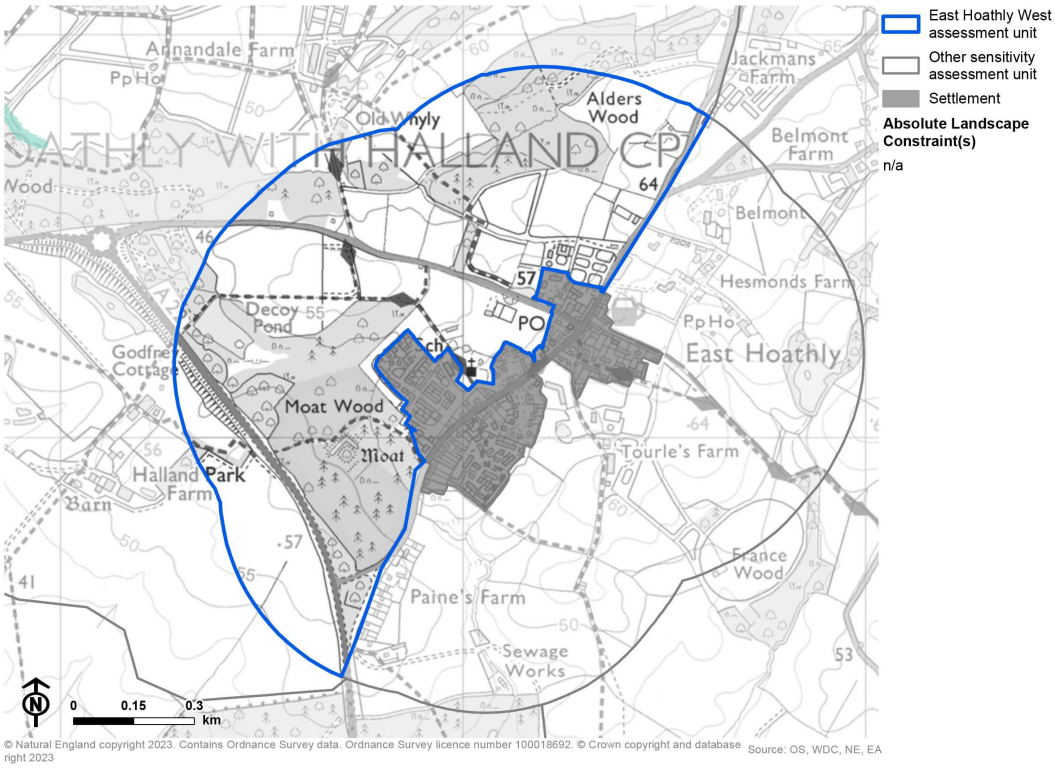


Figure A.202: Environmental designations in East Hoathly West assessment unit

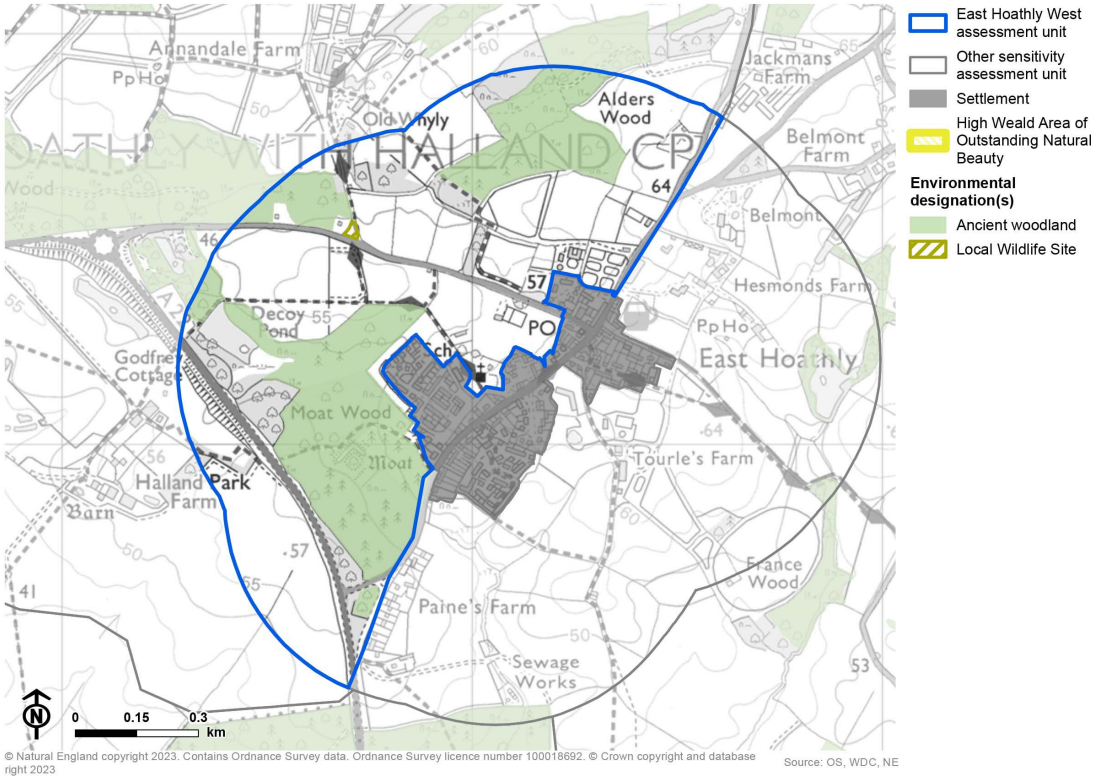
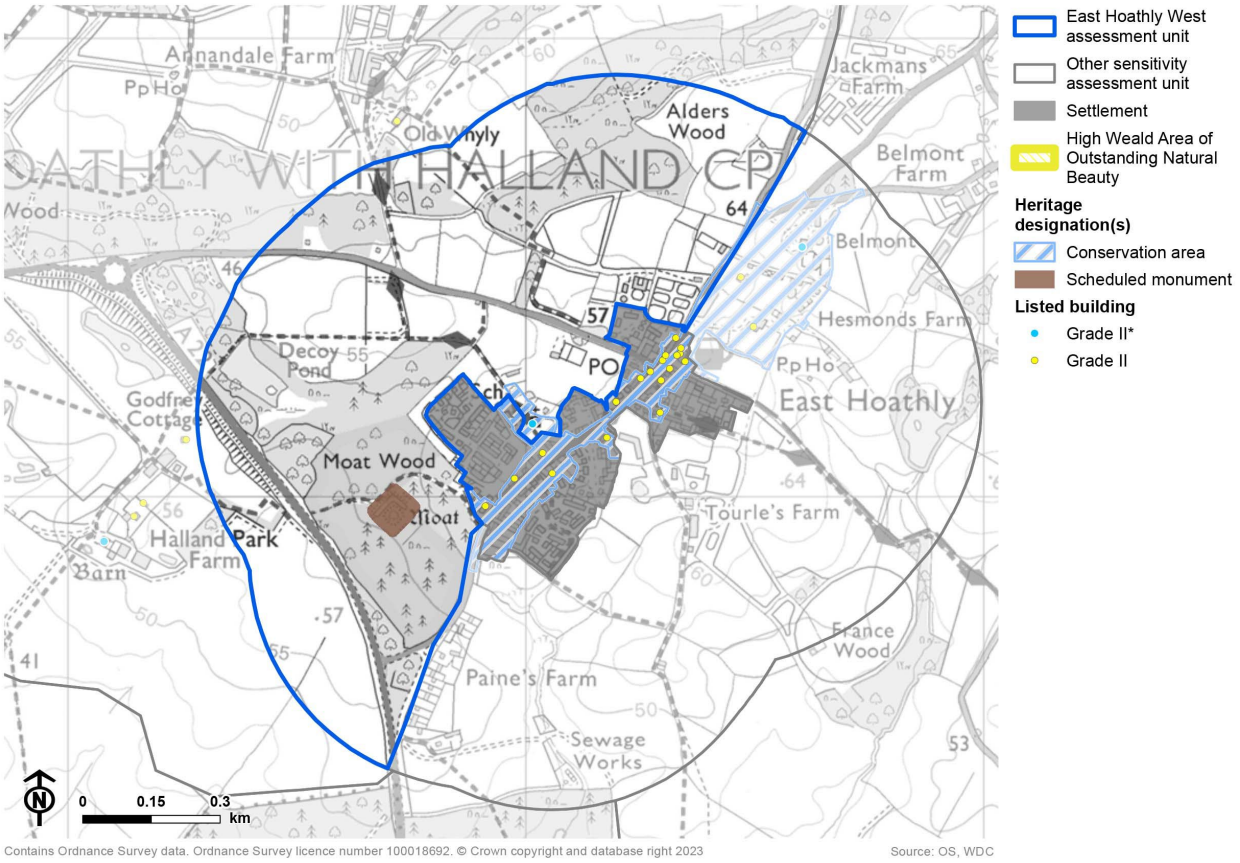


Figure A.203: Heritage designations in East Hoathly West assessment unit



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Representative photos



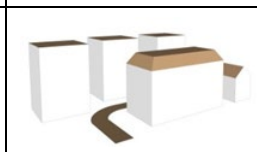
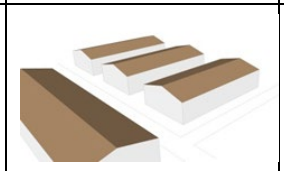
Medium scale assart fieldscape with wooded boundaries.



Occasional influence of horse paddocks, with subdivision of fields by wood fencing.

Assessment unit	**East Hoathly West**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Relatively low-lying and gently undulating valley landform with numerous ponds and streams, which form tributaries to the River Uck.	**Moderate sensitivity**
'Natural' character	■ A mixed pastoral and wooded landscape lying directly adjacent to the settlement edge. Fields are bound by mature hedgerows, shaws and hedgerow trees, with some occasionally reinforced or subdivided by wooden fencing. Large areas of priority habitat and ancient woodland, including Moat Wood and Alders Wood.	**Higher sensitivity**
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale assarts and some smaller areas of piecemeal enclosure. Large areas of ancient woodland (Moat Wood, Alders Wood) contribute to time depth in the west of the area.	**Higher sensitivity**
	■ Modern field amalgamation south of the A22. Horse paddocks and playing fields located adjacent to the settlement edge influence the field pattern locally.	Areas of moderate sensitivity
Historic features	■ The historic character of East Hoathly is reflected in its designation as a Conservation Area. The medieval moated site at Moat Wood (designated as a Scheduled Monument) adds time-depth.	**Higher sensitivity**
Settlement form and edge	■ East Hoathly has largely retained its compact linear form, although this has been diluted by 20th century development to the west and east. Development adjacent to the Conservation Area would represent a step change in settlement form.	**Higher sensitivity**
	■ Development on the edge of East Hoathly consists of one and two storey detached and semi-detached houses and is integrated with the surrounding landscape, fringed by woodland, hedgerows and field boundary trees.	**Moderate sensitivity**
	■ Moat Wood and the A22 form a distinct boundary to the south-west of the settlement.	Areas of higher sensitivity
Settlement setting and coalescence	■ Woodland and pastoral fields form a scenic setting to the settlement, and are highlighted in the East Hoathly Conservation Area appraisal, including from Waldron Road and northern approaches into the village.	**Higher sensitivity**
	■ The area does not play an important role in settlement separation.	**Lower sensitivity**
Recreational value	■ A number of public rights of way provide access to surrounding areas of woodland and pastoral fields, including the promoted Wealdway.	**Higher sensitivity**
Perceptual aspects	■ Much of the landscape possesses a rural character with relatively dark skies.	**Higher sensitivity**
	■ Movement and noise associated with traffic on the A22 and East Hoathly Road reduces tranquillity in the south and west of the assessment unit, but woodland minimises the extent of influence.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape with occasional open views afforded between woodland and hedgerows, particularly along East Hoathly Road. Areas of woodland form a distinctive wooded skyline in views from the settlement edge, however woodland limits intervisibility with the South Downs National Park.	**Moderate sensitivity**
Key landscape sensitivities		

- The pastoral and wooded character of the landscape which adjoins the settlement.
- Mature deciduous woodlands (many of which are ancient in origin).
- The strong network of thick hedgerows with hedgerow trees.
- Intact historic field patterns, particularly medieval assarts in the centre and north of the assessment unit.
- The historic character and linear form of the village which is well integrated with the surrounding landscape.
- Earthworks associated with the Moated Site in Moat Wood Scheduled Monument and surrounding ancient woodland.
- The strong network of public rights of way including the promoted Wealdway.
- The strong rural character with some areas of remoteness and tranquillity and dark night skies.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial / **industrial** e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The East Hoathly West assessment unit has **moderate-high sensitivity** to small scale residential housing, as landscape and visual characteristics/ values are very susceptible to change. This increases to **high sensitivity** for medium-scale residential and commercial/industrial development which would be out of character with the low-rise residential character of this rural village and the strong rural and scenic character of the surrounding landscape, and highly visible in this low-lying landscape.

The ecological and historic values; particularly the Moated Site in Moat Wood Scheduled Monument and the historic character of much of the settlement edge; and the relationship of the settlement to the wooded and rural context increase sensitivity to development. The boundary feature formed by Moat Wood and the A22 also increases sensitivity. However, the relatively simple landform, the influence of horse paddocks, playing fields and the A22 in the south and enclosure by woodland reduce sensitivity.

Variations in landscape sensitivity

Ancient woodland and areas with an intact historic field pattern, particularly the extensive areas of assarts in the centre and north of the assessment unit are a sensitive feature. The tranquil and rural character in the north of the unit, from which the historic settlement edge (defined by the Conservation Area) can be appreciated, is of also high sensitivity.

Areas along East Hoathly Road are of lower sensitivity, due to the medium scale fields, with some deterioration of field boundaries, containment by woodland and influence of movement and noise of traffic on the road.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them, to avoid root damage.
- Retain or replace hedgerow trees and roadside trees (particularly along the A22), protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts.
- Ensure development does not adversely affect the intact historic form and character of the village. Particular attention should be paid to the historic settlement edge within the East Hoathly Conservation Area, particularly the appreciation of the settlement edge in views from the north.
- Maintain the architectural vernacular of brick, timber, stone, weather boarding and tile hanging.
- Ensure that it does not adversely affect the historic qualities of the moated site Scheduled Monument in Moat Wood.
- Consider views from public rights of way, particularly those with extensive views over the surrounding area and views in which the historic settlement edge can be appreciated (e.g. in the east of the area and along the Wealdway).
- Carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Minimise the influence of development on the strong rural character of the landscape, areas of relative tranquillity and the experience of dark night skies, applying suitable mitigation.

Fletching and Splaynes Green

Assessment unit	Fletching and Splaynes Green
Landscape Character Area	**LCA 6D High Weald: Ouse Catchment**

Settlement description

Fletching is a small village situated on a low ridge, partially located within the High Weald AONB in the west of the district. There has been settlement at the site since at least the 10th century, with the parish church dating from 1230AD. During the Middle Ages, Fletching was known for its arrow production, which brought further prosperity to the settlement.

Located in the south-west of the parish, the ancient estate of Sheffield Park has been owned by multiple prominent figures throughout the centuries, including Thomas Howard, and today is one of the National Trust's most visited gardens.

Settlement in the assessment unit is low density and arranged in a roughly linear pattern along the High Street through the centre of Fletching, with some historic farmsteads dispersed along the road linking Fletching to the hamlet of Splaynes Green 400m to the north. This settlement pattern is characteristic of the LCA. Limited modern infill development off High Street has occurred along Cherry Cottages and Chestnut Cottages, consisting of one and two-storey detached houses.

Absolute constraints

Areas along the River Ouse in the south have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.204: Location of Fletching and Splaynes Green assessment unit

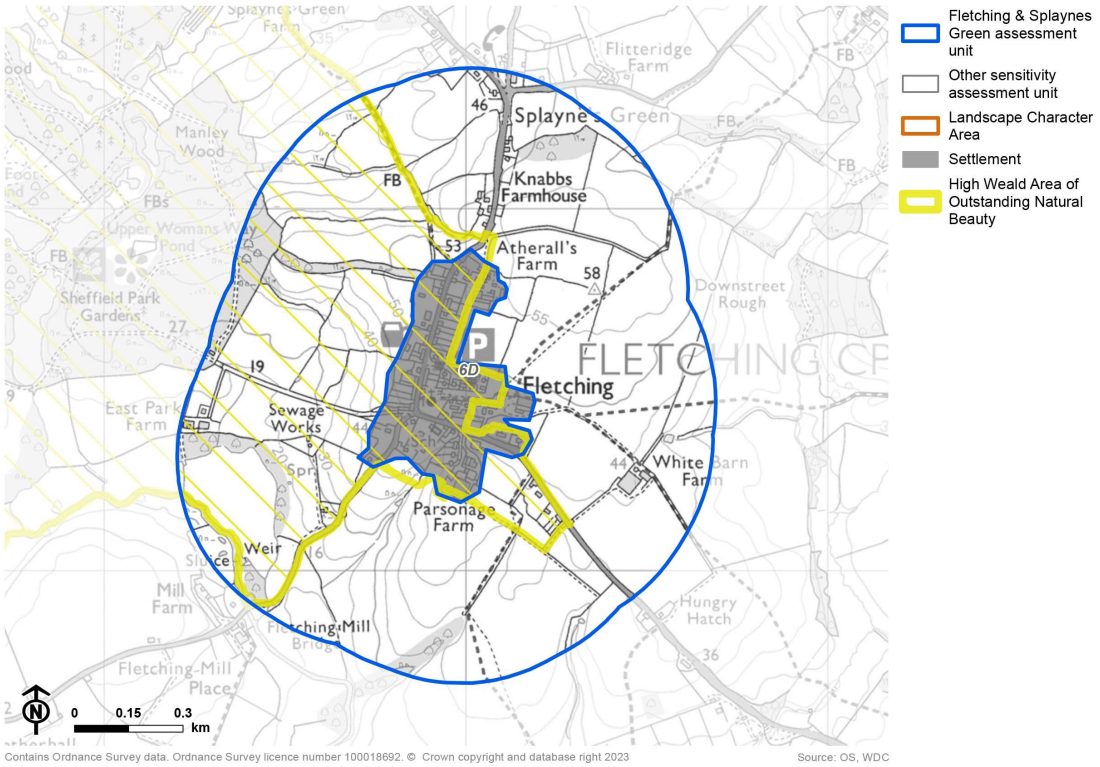


Figure A.205: Absolute constraints in Fletching & Splaynes Green assessment unit

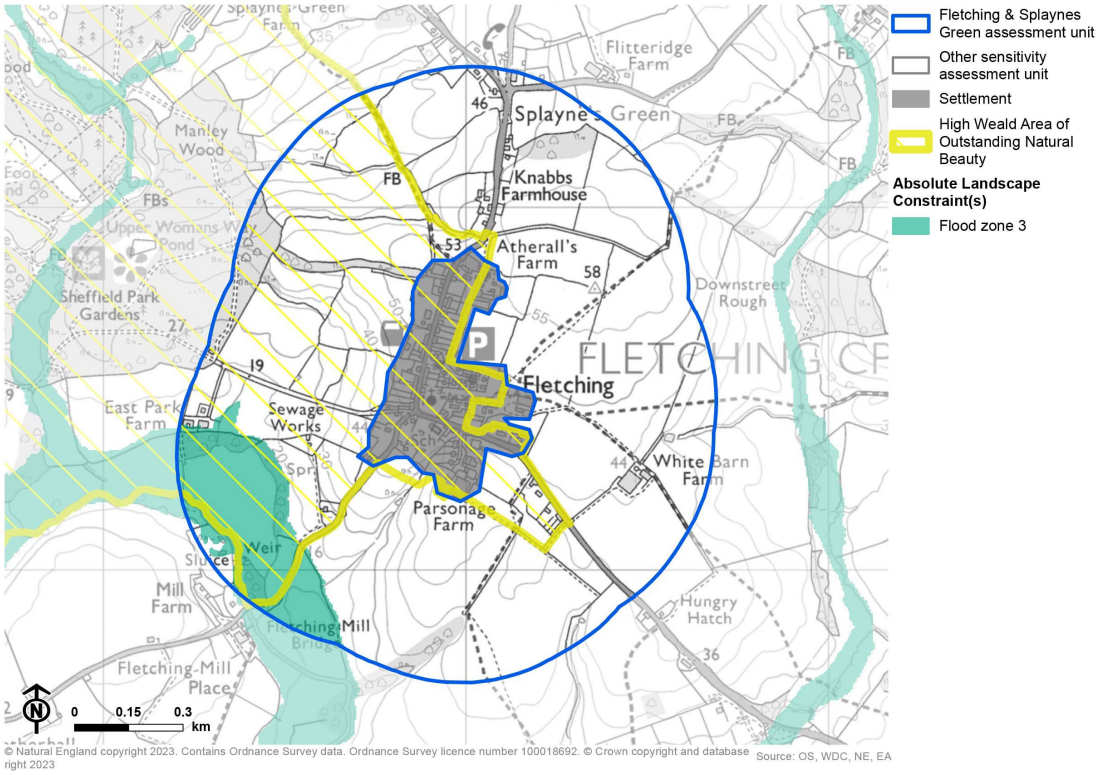


Figure A.206: Environmental designations in Fletching & Splaynes Green assessment unit

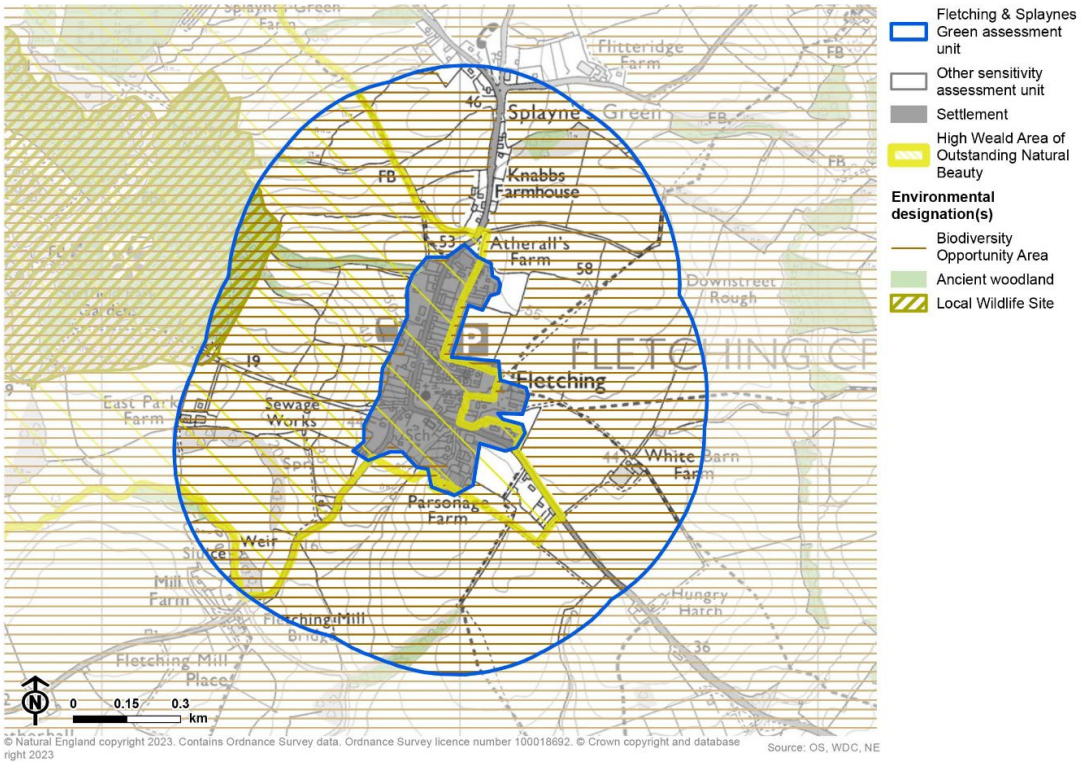
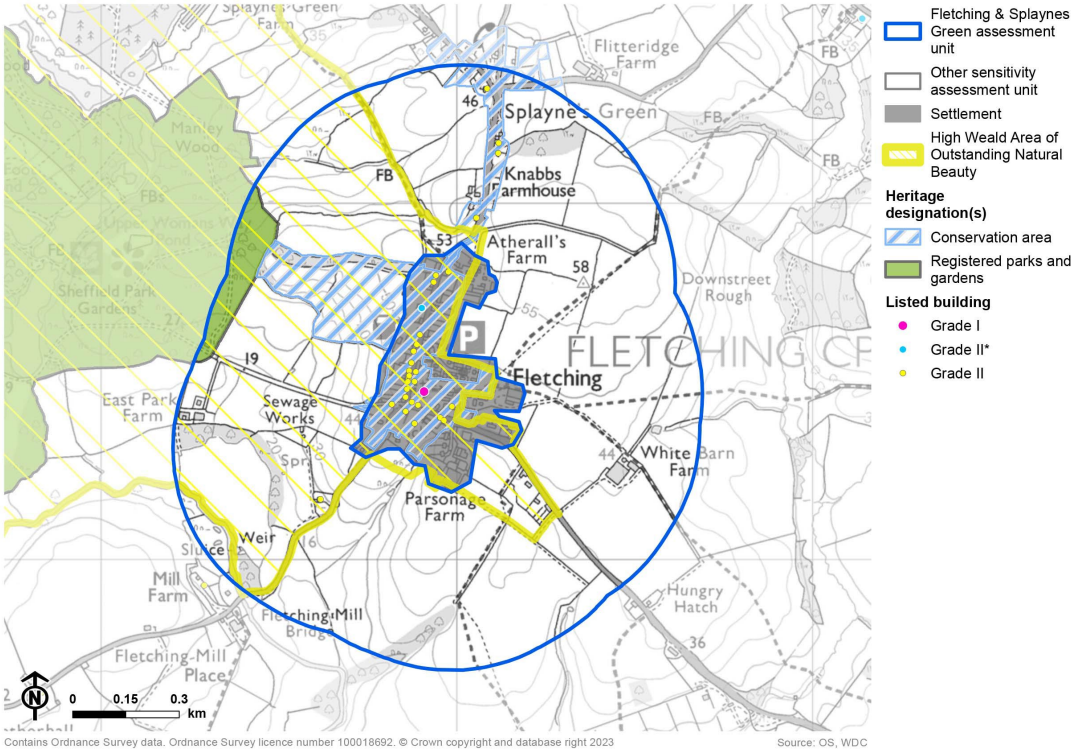


Figure A.207: Heritage designations in Fletching & Splaynes Green



Representative photos



Undulating pastoral fields, bound by mature woodlands and hedgerows.



Sloping pastoral fields, with long distance views over an undulating patchwork of fields and hedgerow networks.

Assessment unit	**Fletching and Splaynes Green**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A low-lying broad ridge extends into the assessment unit from the north, and gently falls away toward the River Ouse corridor and its floodplain in the south-west of the assessment unit. Minor tributaries lie to the east.	**Moderate sensitivity**
'Natural' character	■ Natural features are limited, with thin strips of ancient and priority habitat woodland associated with Sheffield Park, or riparian vegetation lining the stream and river corridors of the Ouse and Uck.	**Moderate sensitivity**
	■ Thick interconnected networks of hedgerow cover the west of the assessment unit, a defining characteristic of the High Weald AONB.	Areas of higher sensitivity
Landscape pattern and time depth	■ Small scale field patterns of cohesive assarts, regular and irregular piecemeal enclosures lie to the north, west and south-west of the settlement.	**Higher sensitivity**
	■ Large modern field amalgamations cover most of the assessment unit to the east and south of the settlement.	Areas of lower sensitivity
Historic features	■ The Fletching and Splaynes Green Conservation Area covers the villages and extends west toward the 18th century landscape at Sheffield Park (Grade I listed Park and Garden). A 12th century church (Grade I) along with numerous Grade II listed houses are arranged along High Street.	**Higher sensitivity**
Settlement form and edge	■ Fletching and Splaynes Green retain their roughly linear settlement pattern and sensitive historic edge, arranged along High Street and Church Street	**Higher sensitivity**

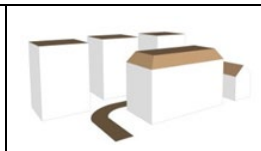
	■ Settlement is relatively well integrated to the west of High Street, with mature hedgerows and trees containing residential buildings. A small number of modern farm buildings to the north-east and south-east have an exposed edge, with no defining boundary features.	**Moderate sensitivity**
Settlement setting and coalescence	■ The land between Fletching and Splaynes Green provides a scenic backdrop to the settlements and plays an important role in the separation of the two settlements. Development along the connecting route could contribute to coalescence of these settlements.	**Higher sensitivity**
Recreational value	■ Public rights of way radiate out from Fletching, enabling access and connections with the wider landscape.	**Moderate sensitivity**
	■ Sheffield Park and Garden extends into the assessment unit from the west, and is a popular visitor destination.	**Higher sensitivity**
Perceptual aspects	■ A scenic and rural landscape, possessing a tranquil character, typical of the High Weald AONB, with limited influence from modern development	**Higher sensitivity**
	■ Electricity pylons pass through the south and can be seen in long-distance views from the settlement, detracting from the overall rural character.	Areas of lower sensitivity
Visual prominence	■ Relatively well enclosed character with dense roadside vegetation along narrow sunken lanes.	**Moderate sensitivity**
	■ Located on a low ridge, the village is visually prominent, with intermittent intervisibility with the High Weald AONB to the west	Areas of higher sensitivity

Key landscape sensitivities

- The ridge and river valley landform, particularly pronounced in the south-west and west of the assessment unit.
- River Ouse and its wooded, gentle valley landform in the south-west.
- Limited areas of ancient and priority habitat woodland within Sheffield Park and along the River Uck and Ouse.
- Intact historic field patterns in the west and south-west, including large areas of cohesive assarts.
- The strong network of thick hedgerows with hedgerow trees in the west.
- Historic character of Fletching and Splaynes Green, with numerous listed buildings and Conservation Area.
- The historic and rural setting provided by the landscape to Fletching and Splaynes Green and to Sheffield Park and Garden in the west.
- Partial location within and intervisibility with the High Weald AONB.
- The scenic rural character with areas of relative remoteness and tranquillity, and recreational opportunities connecting to the wider landscape.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	

Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Fletching and Splaynes Green assessment unit has **moderate-high** sensitivity to small scale residential development, as some landscape and visual characteristics/ values are susceptible to change.

The undulating ridge and valley landform; with extensive historic field patterns; and strongly rural landscape partially within the High Weald AONB increase sensitivity to development. Numerous historic features; the intact historic settlement edge of Fletching and Splaynes Green Conservation Area; and proximity to the ancient Sheffield Park also increases sensitivity. However, balanced against this is the relatively enclosed visual character and limited natural features within parts of the units, which reduce its sensitivity to development.

The sensitivity to medium scale residential development and commercial / industrial development increases to **high** as these development types would be out of character with the low-rise low density residential character of the village, the historic settlement edge and the strong rural and scenic character of the surrounding landscape.

Areas along the River Ouse in the south have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The area to the east of the settlement (with modern field amalgamations and large-scale farm buildings) may have lower sensitivity to development, as this area contributes less to the historic character of the assessment unit.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Retain areas of habitat interest, notably ancient woodland and riparian habitats along the River Ouse, and in floodplain areas.
- Avoid developing along the ridgeline which is visually prominent and has intervisibility with the High Weald AONB. Development should be located where it is well enclosed by landform and vegetation, where it would be less visible and have less influence on landscape character.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them (to prevent root damage).
- Retain in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly cohesive assarts which are concentrated in the south-east of this assessment unit.
- Ensure development does not adversely affect the intact historic form and character of the village. Particular attention should be paid to the historic settlement edge, within the Fletching and Splaynes Green Conservation Area. Consider views from popular public rights of way, when considering the siting and design of development in the landscape.

- Ensure development does not adversely affect the historic qualities of Sheffield Park.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the rural character of the landscape, and areas of relative tranquillity to the south and east of the assessment unit.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[65], 'Guidance on the selection and use of colour in development'[66] and objectives of the High Weald AONB Management Plan[67].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly in the east and south where these are defining components of character relating to the High Weald AONB.

[65] https://www.highweald.org/look-after/planning/design-guide.html
[66] https://www.highweald.org/look-after/planning/colour-study.html
[67] https://www.highweald.org/high-weald-aonb-management-plan.html

Framfield

Assessment unit	Framfield
Landscape Character Area	**LCA 6D: High Weald Ouse**

Settlement description

Framfield is a small sized village approximately 1.5km east of Uckfield and is located on a ridge of higher land in the west of the district. The village developed in the early medieval period around the Thomas-a-Becket church and expanded in a linear fashion eastward along The Street (B 2102) with road frontage cottages and business premises.

Larger areas of 20th century housing were developed to the south of The Street, and along Sandy Lane to the north east of the village, beyond the boundary of the Conservation Area. To the west of the village is Framfield Place, a large country house set within informal gardens and a wider parkland setting.

The historic core of the village extends to the settlement edge to the north west and west, and consists of traditional Wealden buildings with a strong local vernacular, including clamp fired bricks and handmade clay tiles. The modern settlement edge to the south and east consists mostly of two storey 20th century detached houses and bungalows. Larger properties surround the village.

Figure A.208: Location of Framfield assessment unit



Figure A.209: Absolute constraints in Framfield assessment unit



Figure A.210: Environmental designations in Framfield assessment unit

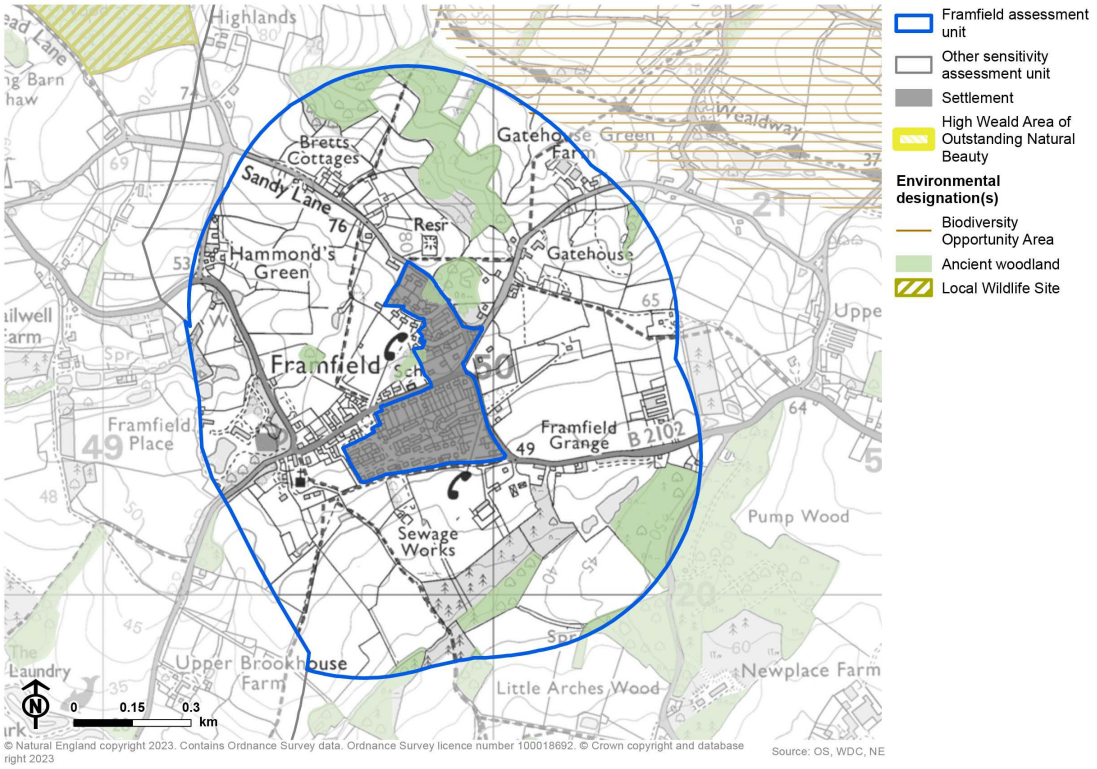
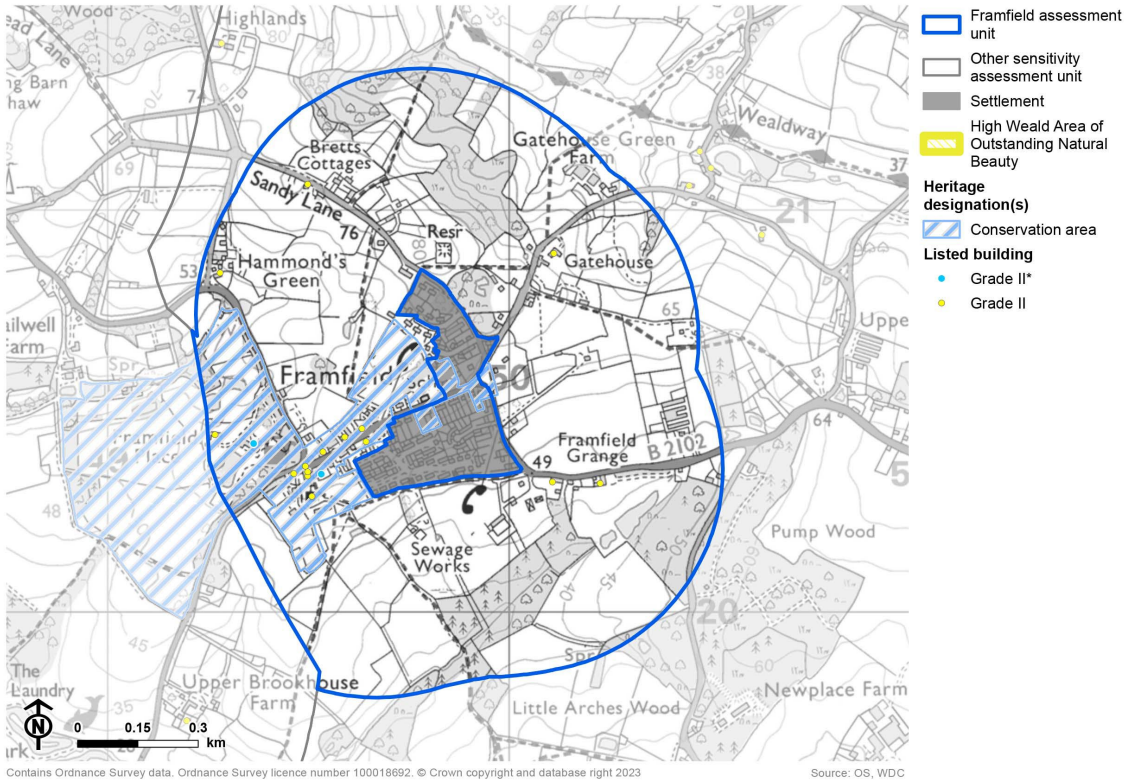


Figure A.211: Heritage designations in Framfield assessment unit



Representative photos



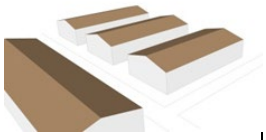
Relatively flat pastoral fields in grazing use, bound by mature woodlands and hedgerows.



A pastoral field, ringed by mature hedgerows and hedgerow trees, with intervisibility to adjacent residential properties.

Assessment unit	**Framfield**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ The village sits on a prominent ridge top associated with the ridged and faulted sandstone of the High Weald, falling to stream valleys to the north and south.	**Higher sensitivity**
'Natural' character	■ Frequent valued natural features including mixed and broadleaved woodlands extending along the stream corridors, many of which are ancient in origin.	**Higher sensitivity**
	■ Thick hedgerows with mature hedgerow trees and tree groups located around the village and at Framfield Place.	**Moderate sensitivity**
Landscape pattern and time depth	■ A complex patchwork of small-scale fields, with extensive areas of cohesive assarts to the north and south west, and regular and irregular piecemeal enclosure elsewhere.	**Higher sensitivity**
Historic features	■ The historic character of Framfield is reflected in its designation as a Conservation Area, with 16 listed buildings (two listed as Grade II*) in the village and scattered historic farmhouses and cottages in the surrounding landscape.	**Higher sensitivity**
	■ The historic parkland at Framfield Park is designated as part of the Conservation Area.	**Higher sensitivity**
Settlement form and edge	■ The existing historic settlement edge to the north is well integrated with the fringing landscape by roadside hedgerows and trees.	**Higher sensitivity**
Settlement setting and coalescence	■ The assessment unit provides a scenic backdrop to the village. Views to the church tower and south from the settlement are highlighted in Framfield Conservation Area appraisal.	**Higher sensitivity**
	■ The west of the assessment unit plays a role in settlement separation from Uckfield.	**Higher sensitivity**
Recreational value	■ An interconnecting network of public rights of way extend from the village and provide access and views to the local landscape.	**Moderate sensitivity**
Perceptual aspects	■ Some sense of rural character with areas of tranquillity. The experience of dark skies is stronger to the east, further from Uckfield.	**Moderate sensitivity**
	■ The sewage works to the south of Framfield and the workshops at Oaks Farm to the east are modern developments within the landscape.	Areas of lower sensitivity
Visual prominence	■ Occasional long-distance views over the undulating valleys and wooded skylines from the ridge top, particularly to the south and east. The assessment unit has some intervisibility with the High Weald AONB which lies north-east of the village, particularly along Gatehouse Lane.	Areas of higher sensitivity
	■ Dense roadside vegetation and numerous woodlands provide a semi-enclosed landscape.	**Moderate sensitivity**
Key landscape sensitivities		
■ The prominent and complex ridge and valley landform.		
■ Mature deciduous woodlands (many of which are ancient in origin).		
■ The strong network of thick hedgerows with hedgerow trees.		

- Intact historic field patterns, particularly medieval assarts to the north and south-west.
- Historic parkland at Framfield Place.
- The historic character and form of the village and its intact historic settlement edge.
- The strong rural character with areas of relative remoteness and tranquillity, particularly to the east.
- The visual prominence of the village and views over the surrounding valleys and ridges.
- The visual relationship with the High Weald AONB.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Framfield assessment unit has **moderate-high sensitivity** to small scale residential development as the landscape and visual characteristics/ values of the assessment unit are susceptible to change.

The complex landform; the ecological and historic values; particularly the historic character of much of the settlement edge and its relationship with Framfield Place; and visual relationship with the High Weald AONB; increase sensitivity to development.

However, the presence of small-scale farm developments and enclosure by woodland in parts of the assessment unit reduce its sensitivity to development.

Sensitivity increases to **high sensitivity** for medium scale residential development and commercial / industrial development, as these development types would be out of character with the low-rise residential character of this rural village and the strong rural and scenic character of the surrounding landscape.

Variations in landscape sensitivity

Areas to the west and north would have a high sensitivity due to the historic settlement edge and designated parkland at Framfield Place. Areas to the north and east have higher sensitivity due to the visual relationship with the High Weald AONB. The extensive areas of assarts to the north and south of the settlement are a sensitive feature of this assessment unit.

Areas of lower sensitivity include those to the south of Framfield, due to the modern character of the settlement edge extending along Beckets Way.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development in close proximity to the settlement, where well enclosed by landform and vegetation, where development would be less visible and have less influence on landscape character, particularly in locations with intervisibility with the High Weald AONB.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them (for root protection).
- Retain in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts.
- Ensure development does not adversely affect the historic qualities of Framfield Place with its clumps of mature trees.
- Ensure development does not adversely affect the intact historic form and character of the village. Particular attention should be paid to the historic settlement edge, within the Framfield Conservation Area.
- Consider views from popular public rights of way, particularly those with extensive views over the surrounding area when considering the siting and design of development in the landscape.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the strong rural character of the landscape, and areas of relative tranquillity.

Maresfield

Assessment unit	Maresfield
Landscape Character Area	**LCA 6D High Weald: Ouse Catchment**

Settlement description

Maresfield is a medium sized village located in the west of the district, approximately 2.4km north of Uckfield. The village has been the site of Roman and Norman settlements, and played an important role in Wealden's iron industry, operating multiple forges and bloomeries through the 16th and 17th centuries. The village has since developed along the A22 roadway, expanding north and west of the historic centre. This expansion generally consists of modern developments, comprising one and two storey 20th and 21st century detached houses.

The historic core of the village is nucleated around the convergence of Batts Bridge Road, Straight Half Mile, and High Street. Although the current settlement retains a roughly nucleated form, large modern developments have expanded the historic settlement pattern west of Straight Half Mile and north of Batts Bridge Road. The historic core and Maresfield Conservation Area are located in the south-east of the village, and contain multiple listed buildings, including the Grade I listed, 13th century St Bartholomew's Church.

Absolute constraints

A small area along the Shortbridge Stream corridor in the east of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.212: Location of Maresfield assessment unit

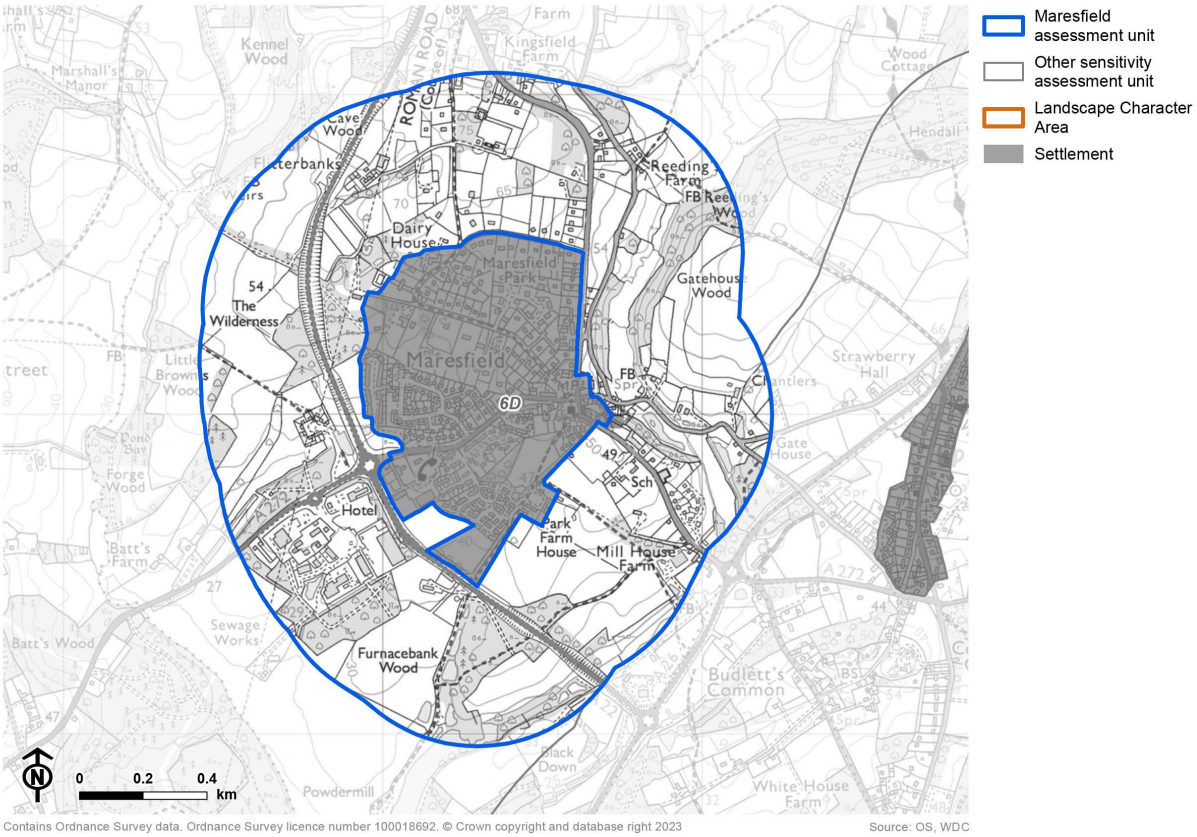


Figure A.213: Absolute constraints in Maresfield assessment unit

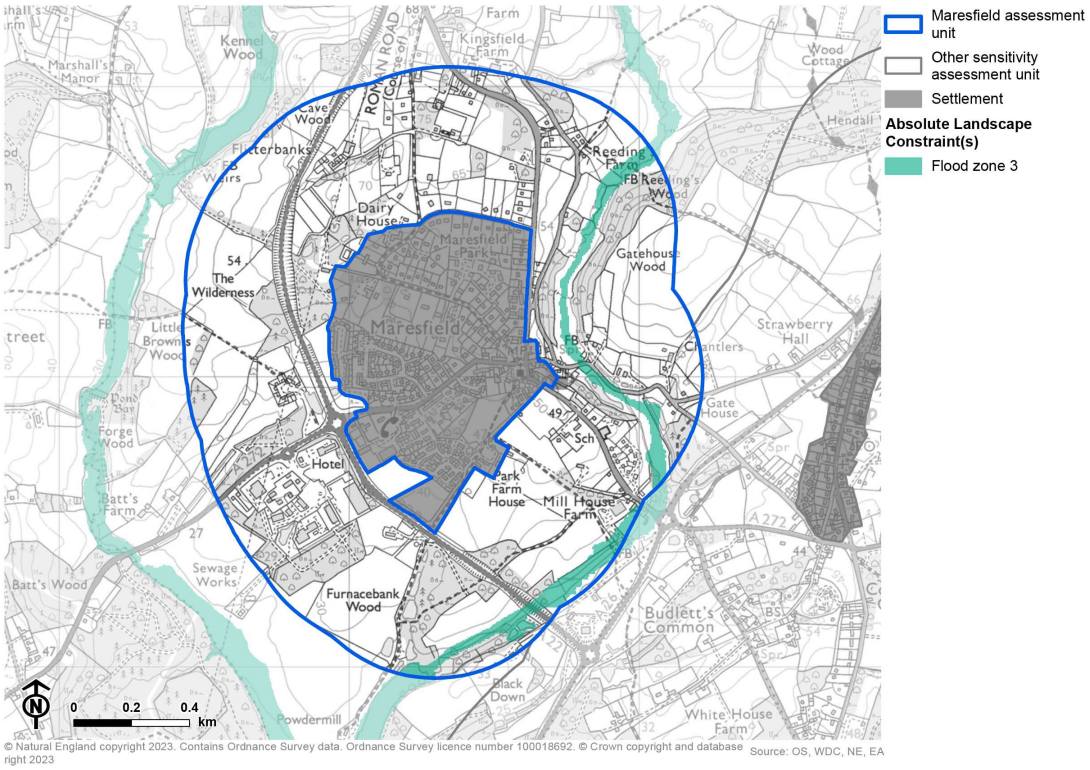


Figure A.214: Environmental designations in Maresfield assessment unit

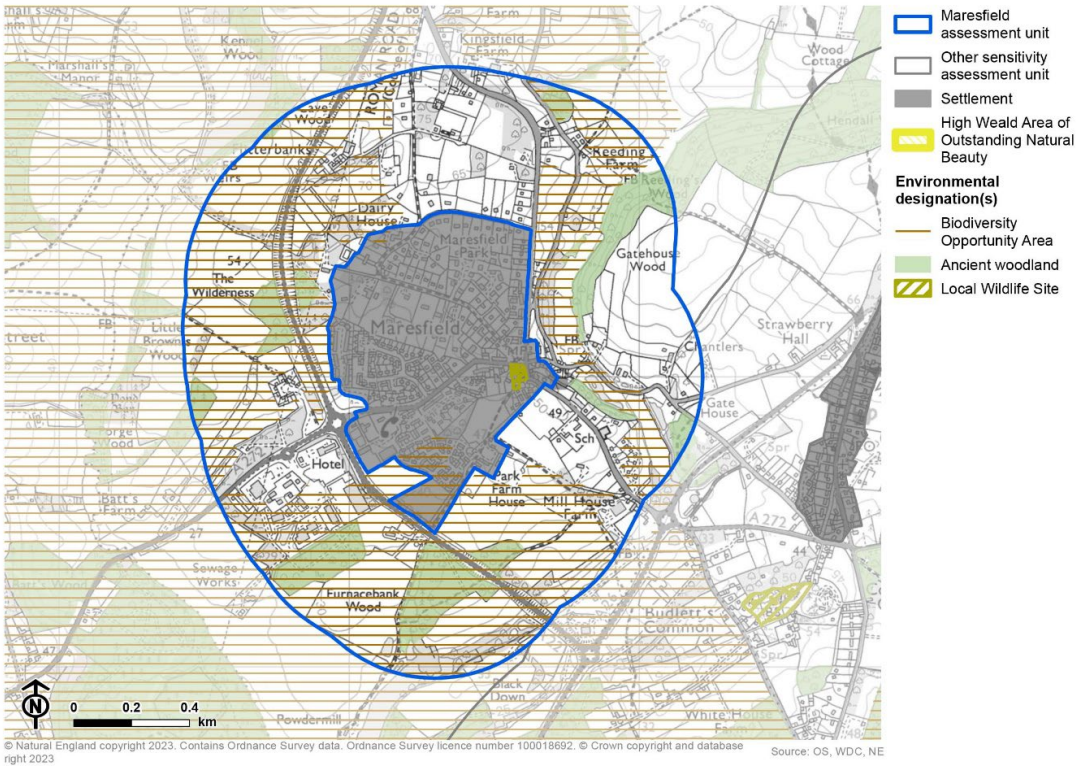
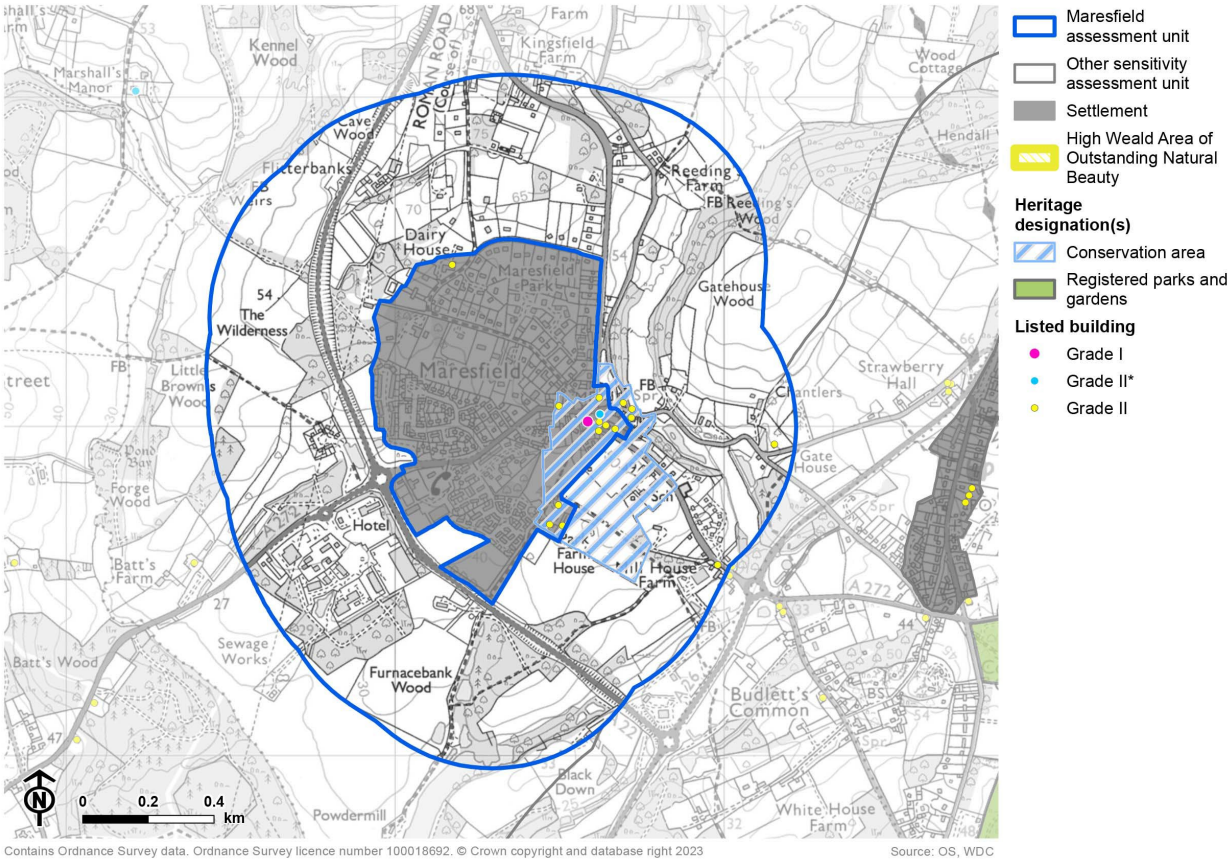


Figure A.215: Heritage designations in Maresfield assessment unit



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Representative photos



Open, gently sloping fields are covered with scrub and mature trees south of Maresfield, with informal footpaths across the area.



Grazing fields with mature trees, looking east over the Shortbridge Stream valley. The High Weald AONB provides a wooded backdrop.

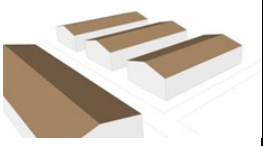
Assessment unit	**Maresfield**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ An undulating low-lying landform, which sits between the stream valleys of Batts Bridge Stream to the west and Shortbridge Stream to the east.	**Moderate sensitivity**
'Natural' character	■ Fields are frequently bound by mature, intact hedgerows and pockets of woodland, sometimes associated with ponds. Priority habitat deciduous woodland, much of which is ancient, lies along the stream corridor to the east, and along the A22/Maresfield Bypass in the west, and is identified as part of the Western Ouse Streams and Ashdown Forest BOA.	**Higher sensitivity**
Landscape pattern and time depth	■ The field pattern is varied, with areas of historic regular and irregular piecemeal enclosures throughout, informal post-medieval parklands to the north, and modern field amalgamations east of Shortbridge Stream.	**Moderate sensitivity**
	■ Scattered ancient woodlands add time depth to the landscape.	Areas of higher sensitivity
Historic features	■ Some historic features contribute to landscape character including the Maresfield Conservation Area which extends into the south of the assessment unit. Listed buildings and farmsteads are clustered to the south of Maresfield, and strung along School Hill/London Road.	**Moderate sensitivity**
Settlement form and edge	■ Low-density development to the north of the settlement is well integrated into the landscape with mature vegetation. The A22 forms a strong boundary feature through the west of the assessment unit, and development crossing this boundary could represent a step change.	**Higher sensitivity**
	■ Development could adversely affect the historic character of the settlement edge to the south and to the east where it is well contained by woodland along the Shortbridge Stream.	**Higher sensitivity**
	■ A modern business park is located on the Maresfield bypass (at the A22/A272 intersection) in the south-west of this assessment unit. Although this is atypical of the development found in this landscape character area, dense woodland screens it effectively.	**Moderate sensitivity**
Settlement setting and coalescence	■ Pastoral fields, intact hedgerows and scattered woodlands provide a rural backdrop which are important to the character of Maresfield, as mentioned in the Maresfield Character Appraisal.	**Higher sensitivity**
	■ Development in the east of the assessment unit could increase the perception of coalescence between Maresfield and Coopers Green	**Higher sensitivity**
Recreational value	■ A number of public rights of way cross through the south of the assessment unit.	**Moderate sensitivity**
Perceptual aspects	■ The assessment unit possesses relatively rural characteristics, particularly concentrated within the north and north-east, further from Uckfield and the A22.	Moderate sensitivity
	■ Maresfield and Uckfield to the south affect perceptual qualities and detract from the dark skies and tranquil characteristics.	Lower sensitivity
Visual prominence	■ Intact woodlands along the A22 and mature trees and roadside vegetation in the north provide a semi-enclosed character.	**Moderate sensitivity**

	■ The south of the assessment unit is more open, with occasional southerly views across open countryside toward the South Downs, and glimpsed views toward the southern historic settlement edge, including the Church.	**Areas of higher sensitivity**

Key landscape sensitivities

- Shortbridge Stream and its wooded, gentle valley landform in the east.
- Small areas of ancient deciduous woodlands to the west and east of the assessment unit.
- The strong network of thick hedgerows with hedgerow trees.
- The historic southern settlement edge including the Grade I listed church, and the boundary feature of the A22 containing settlement from open fields to the west.
- The clear sense of separation the landscape provides to the distinct settlements of Uckfield and Maresfield.
- The rural character and setting provided to the settlement and recreational opportunities in the south.
- Areas of tranquillity and dark skies to the north of the assessment unit away from the settlement edge.
- Occasional long-distance views east across wooded riparian corridors and open countryside in the south.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Maresfield assessment unit has **moderate sensitivity** to small scale residential housing, as some landscape and visual characteristics/ values are susceptible to change. Sensitivity to medium-scale residential and commercial/industrial development is of **moderate-high sensitivity**, and would be at odds with the low-rise residential character of most of the assessment unit.

The wooded stream corridor; pastoral fields bound by thick hedgerows and hedgerow trees; and areas of deciduous and ancient woodland provide a rural landscape setting to the historic village of Maresfield. The strong settlement boundaries of the A22 and A272 and historic settlement edge to the south increase sensitivity. Proximity to larger scale development to the south-west and to the A22 reduces sensitivity.

A small area along the Shortbridge Stream corridor in the east of the assessment unit has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The areas west of the A22/Maresfield Bypass and east of Straight Half Mile are of higher sensitivity, with areas of priority habitat deciduous woodland and rural, pastoral characteristics.

Areas to the south along the A22 with modern fringe elements, larger scale development, and proximity to a major road network may have lower sensitivity to development.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Be located on flat fields in close proximity to the settlement, well enclosed by landform and vegetation where development would be less visible and have less influence on landscape character.
- Retain riparian habitats along Shortbridge Stream.
- Take up biodiversity opportunities listed in the Western Ouse Streams and Ashdown Forest BOA, including woodland and wetland creation.
- Retain and enhance broadleaved woodland, including the strong woodland corridor along the A22 and A272. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them to avoid root damage.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Ensure that it does not adversely affect the historic qualities of Maresfield Conservation Area, or appreciation of historic features, including listed buildings.
- Consider views from popular public rights of way when siting and designing development in the landscape.
- Be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure it does not affect the rural character of the landscape, and areas of relative tranquillity to the north of the assessment unit.
- Preserve the clear separation between Maresfield and Coopers Green when considering the siting and deign of development in the landscape.

Uckfield East

Assessment unit	Uckfield East
Landscape Character Area	**LCA 6D: High Weald Ouse**

Settlement description

Uckfield is a market commuter town located in the west of the district, with fast train connections to London. It developed as a crossing point of the River Uck and as a road hub between Canterbury, Chichester and Lewes. Church Street was at the heart of the original settlement and the town developed from the 15th century along the High Street and in the New Town areas (to the south of the original town centre). It greatly increased in size following the Second World War, extending north to merge with Ringles Cross.

Absolute constraints

The western edge of the assessment unit along the River Uck and Framfield Stream corridors has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.216: Location of Uckfield East assessment unit

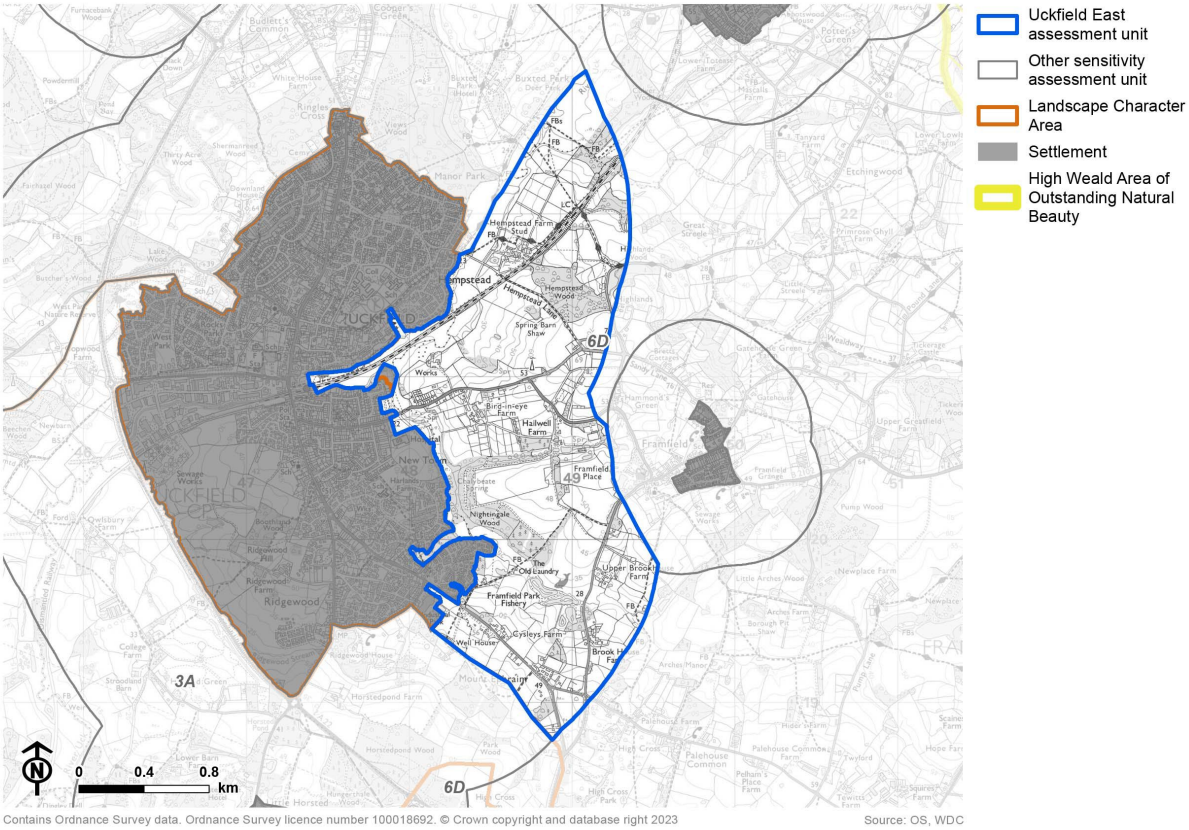


Figure A.217: Absolute constraints in Uckfield East assessment unit

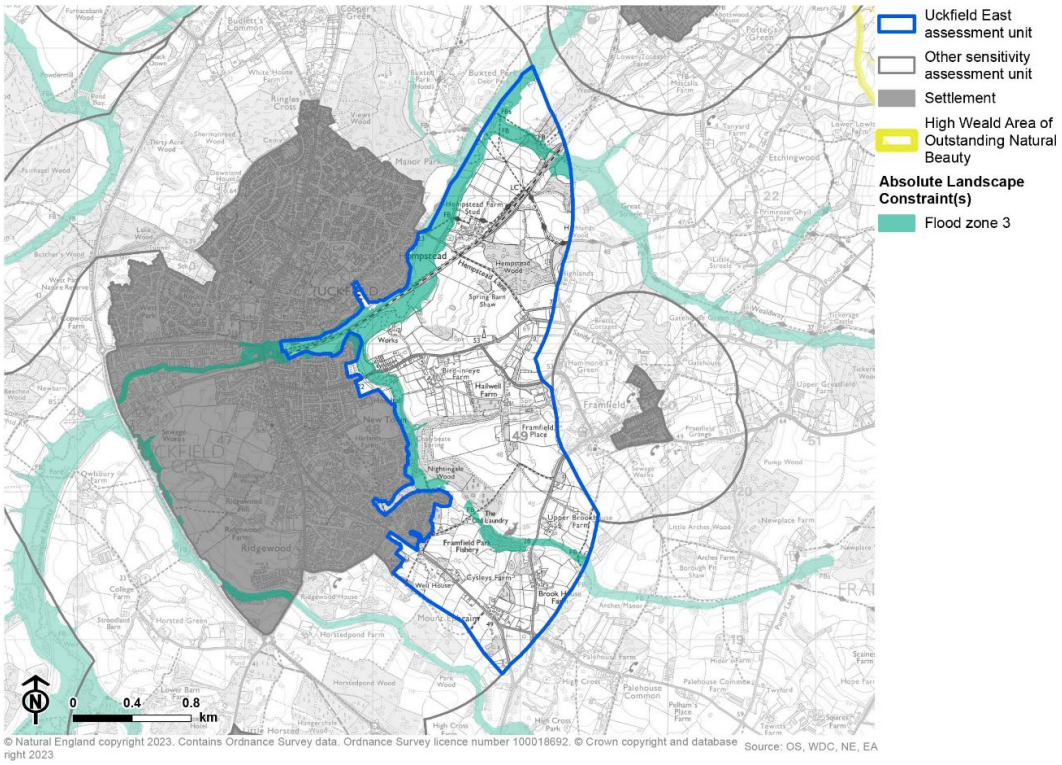


Figure A.218: Environmental designations in Uckfield East assessment unit

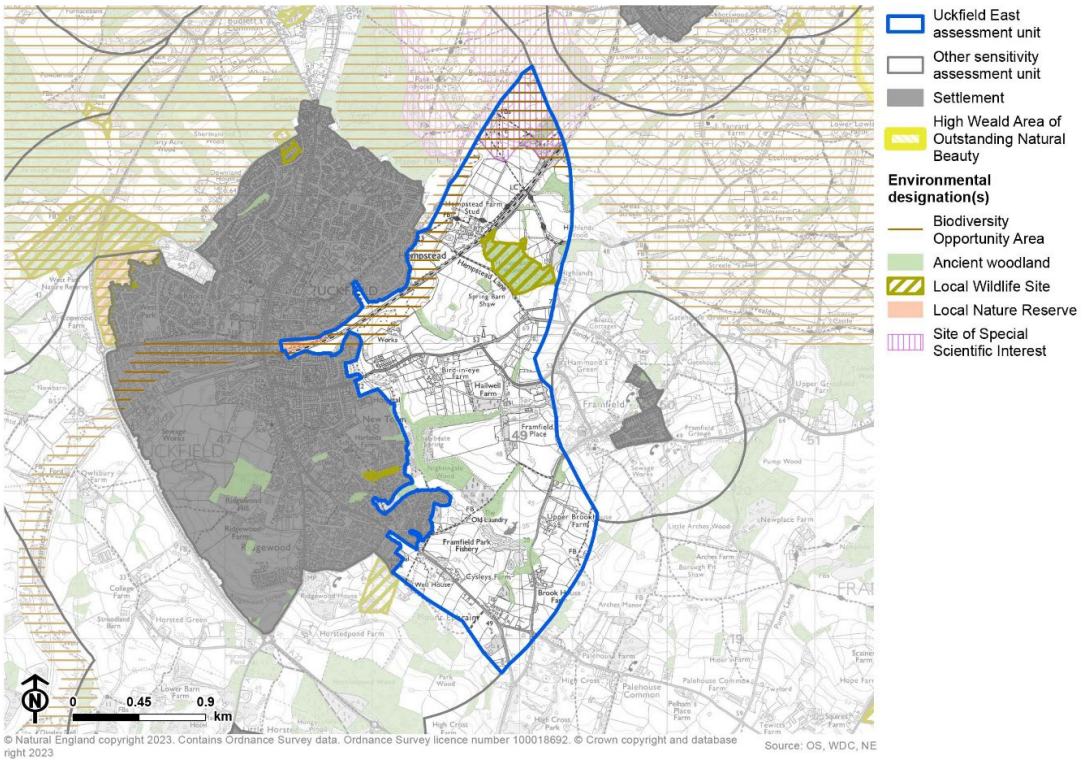
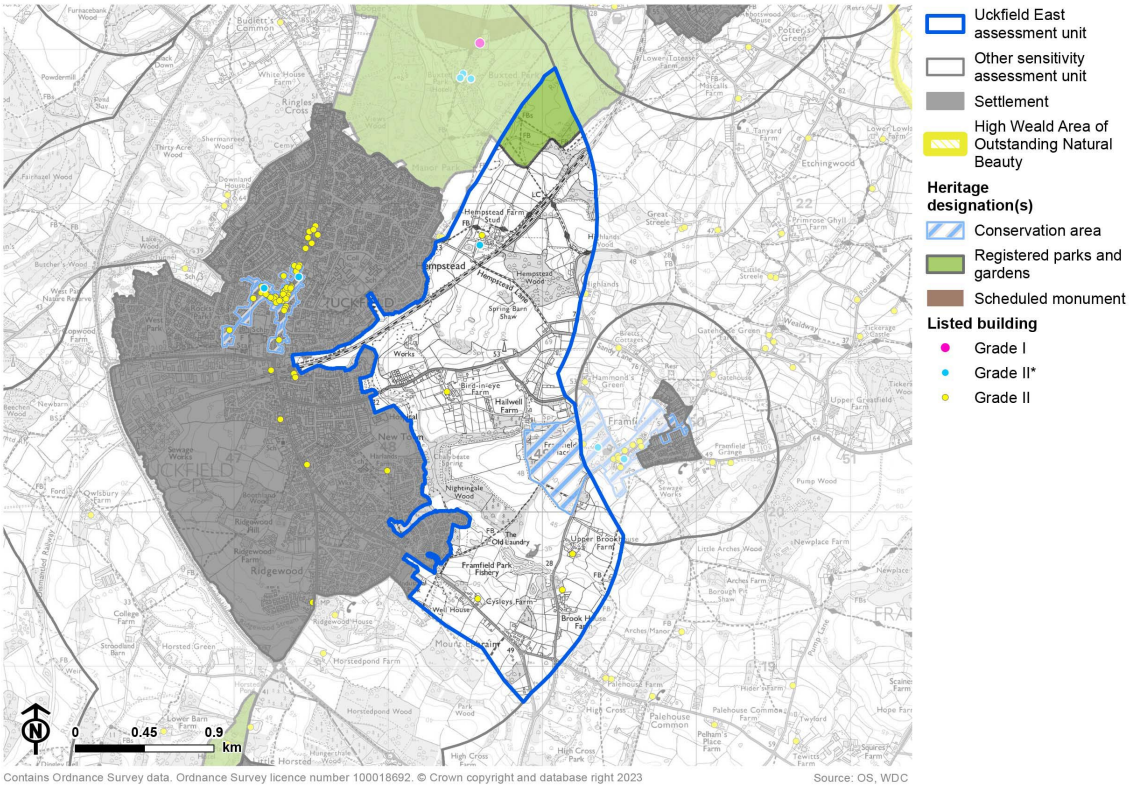


Figure A.219: Heritage designations in Uckfield East assessment unit



Representative photos



Pasture field enclosed by woodland, with long distance views across the wooded River Uck corridor.



Intact hedgerows line undulating pasture fields, with mature trees providing a wooded backdrop.

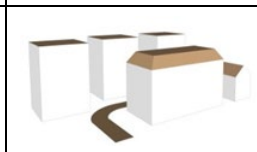
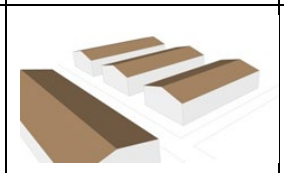
Settlement assessment unit	**Uckfield East**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ An undulating valley landform associated with the winding course of the River Uck, Framfield Stream and other tributary streams.	**Moderate sensitivity**
'Natural' character	■ Predominantly pastoral land use with some arable. Fields are bound by mature hedgerows and hedgerow trees.	**Moderate sensitivity**
	■ Linear broadleaved woodlands, mostly of ancient origin, extend along watercourses with larger blocks on the valley sides.	**Higher sensitivity**
Landscape pattern and time depth	■ The field pattern is varied, with a mix of medium-scale regular piecemeal enclosures and assarts on higher slopes to the south and north-east	**Higher sensitivity**
	■ Large-scale modern field amalgamation on the low-lying plains adjacent to the river corridor.	Areas of lower sensitivity
Historic features	■ Some historic buildings (often listed) including oast houses and farmhouses and a mill, are scattered across the LCA.	**Moderate sensitivity**
	■ Framfield Park (designated as a Conservation Area) extends into the south of the assessment unit.	Areas of higher sensitivity
Settlement form and edge	■ Limited settlement within the assessment unit itself but lying adjacent to the modern settlement edge of Uckfield. The settlement edge is relatively well integrated into the surrounding rural fringe, softened and contained by woodlands and Framfield Stream.	**Moderate sensitivity**
	■ Residential development on the edge of Uckfield East is often fringed by deciduous woodland, particularly in the north at Manor Park and Views Wood.	**Moderate sensitivity**
	■ To the south the settlement is contained and screened by the wooded course of the River Uck or its tributary the Framfield Stream. Development extending across these boundary features could adversely affect the settlement edge.	Areas of higher sensitivity
Settlement setting and coalescence	■ The rising valley sides provide an attractive backdrop to the existing settlement.	**Moderate sensitivity**
	■ The land within the assessment unit provides some sense of separation between Uckfield and Framfield to the east. Development in this area would narrow the gap between settlements.	**Higher sensitivity**
Recreational value	■ A strong network of public rights of way, particularly through the Uck Valley, including sections of the Wealdway long distance footpath.	**Higher sensitivity**
Perceptual aspects	■ Much of the landscape possesses a rural character with areas of tranquillity and dark skies along the Uck Valley and large woodland at Manor Park.	**Higher sensitivity**
	■ However, perceptual qualities are affected by the proximity to Uckfield, particularly in the south, with horse paddocks, development around farmsteads and the railway, which impact tranquillity and rurality.	Areas of moderate sensitivity
Visual prominence	■ The north of the assessment unit is enclosed by woodland.	**Moderate sensitivity**

	■ The open field slopes to the south are visually prominent, with long views to and from the settlement edge	Areas of higher sensitivity
	■ The open character of the floodplain meadows along the River Uck valley are sensitive to change.	Areas of higher sensitivity

Key landscape sensitivities

- The undulating valley landform
- Mature deciduous woodlands (many of which are ancient in origin)
- The strong network of thick hedgerows with hedgerow trees
- Intact historic field patterns, particularly assarts to the south and north-east of the assessment unit
- Historic features throughout the assessment unit including scattered oast houses and Framfield Park in the south.
- Riparian woodland and other wetland habitats along the River Uck and its tributaries
- Prominent open valley sides in the south of the assessment unit, which provide a rural setting to the settlement
- The open character of the floodplain meadows along the River Uck
- Strong settlement boundaries, including extensive woodland to the north and wooded river/stream valleys elsewhere
- The network of public rights of way
- Areas of tranquillity and dark skies along the Uck Valley and within the large woodlands to the north

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Uckfield East assessment unit has **moderate sensitivity** to small scale residential housing, as some landscape and visual characteristics/ values are susceptible to change. However, this increases to **high sensitivity** for medium-scale residential and commercial/industrial development which would be out of character with the low-rise residential character of the edge of Uckfield and the rural character of the river valley and farmed slopes within the landscape.

The undulating landform with open slopes; ecological, historic and recreational values; and rural and tranquil character across much of this assessment unit increases sensitivity. The strong settlement boundary features and the good public access also indicate higher sensitivity. However, the presence of urban edge development and the railway, decrease sensitivity.

Variations in landscape sensitivity

Open slopes at higher elevations, would have a higher sensitivity to any scale of development. This is due to their visual prominence and function as part of the rural setting to the lower lying urban areas.

Extensive deciduous woodland, particularly in the north of the assessment unit, and the open parkland at Buxted Park would be of high sensitivity to development. Ancient woodlands are a particularly sensitive feature of this unit.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Avoid development on the steep open valley sides in the south of the unit, due to their visual prominence and the rural setting they provide to the wider settlement.
- Avoid development on the open floodplain meadows along the River Uck.
- Take up biodiversity opportunities listed in the River Uck and its Headwaters BOA where possible, including wetland habitat creation.
- Locate development on low lying flat fields, or lower slopes in close proximity to the settlement, well enclosed by landform and vegetation where development would be less visible and have less influence on landscape character.
- Retain broadleaved woodland, including linear riparian woodland along watercourses. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a suitable and appropriate buffer around them to avoid root damage.
- Avoid development in areas of habitat interest, notably semi-natural woodlands, grassland habitats in Buxted Park or riparian habitats along the River Uck and its tributaries.
- Retain in-field or roadside trees, including tree clumps, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts in the south of this assessment unit.
- Ensure development does not adversely affect the appreciation of historic features, such as riverside mills, or listed buildings.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Take opportunities to reduce the visual impact of the railway and roads, and existing urban edge development.
- Consider views from popular public rights of way, such as the Wealdway, when considering the siting and design of development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the open character of the river valley, and areas of relative tranquillity in the larger woodlands.

Uckfield North

Assessment unit	Uckfield North
Landscape Character Area	**LCA 6D High Weald: Ouse Catchment**

Settlement description

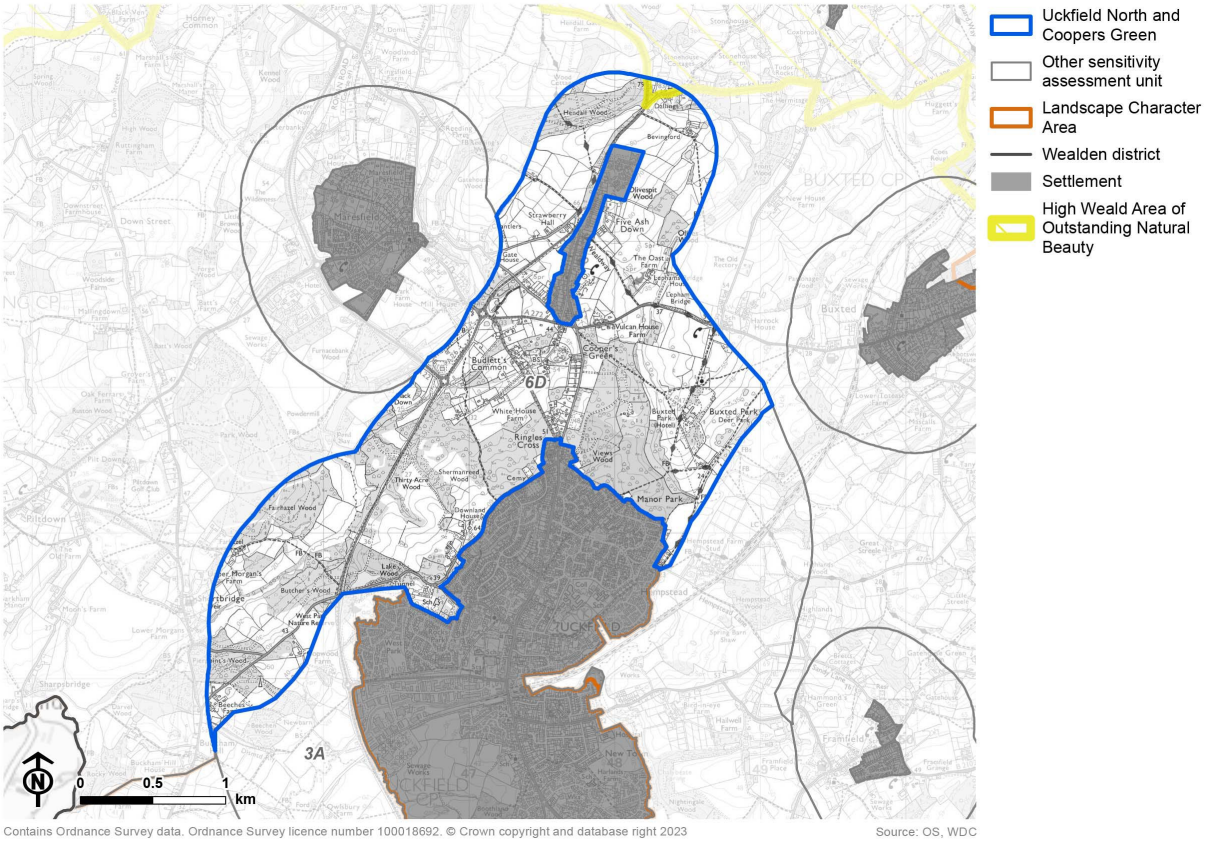
Uckfield is a market commuter town located in the west of the district, with fast train connections to London. It developed as a crossing point of the River Uck (a tributary of the River Ouse) and as a road hub between Canterbury, Chichester and Lewes. Church Street was at the heart of the original settlement and the town developed from the 15th century along the High Street and in the New Town areas (to the south of the original town centre). It greatly increased in size following the Second World War, extending north to merge with Ringles Cross.

The Uckfield North assessment unit encompasses Coopers Green and Ringles Cross, and the historic Buxted Park. Coopers Green contains a small number of Grade II listed buildings, and retains a roughly linear historic settlement pattern, despite some modern extensions to the north and west of the assessment unit. Development consists of one and two-storey detached houses, arranged along London Road and Five Ash Down.

Absolute constraints

Small areas along the River Uck corridor in the east and Shortbridge Stream corridor in the west of the assessment unit have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.220: Location of Uckfield North assessment unit



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Source: OS, WDC

Figure A.221: Absolute constraints in Uckfield North assessment unit

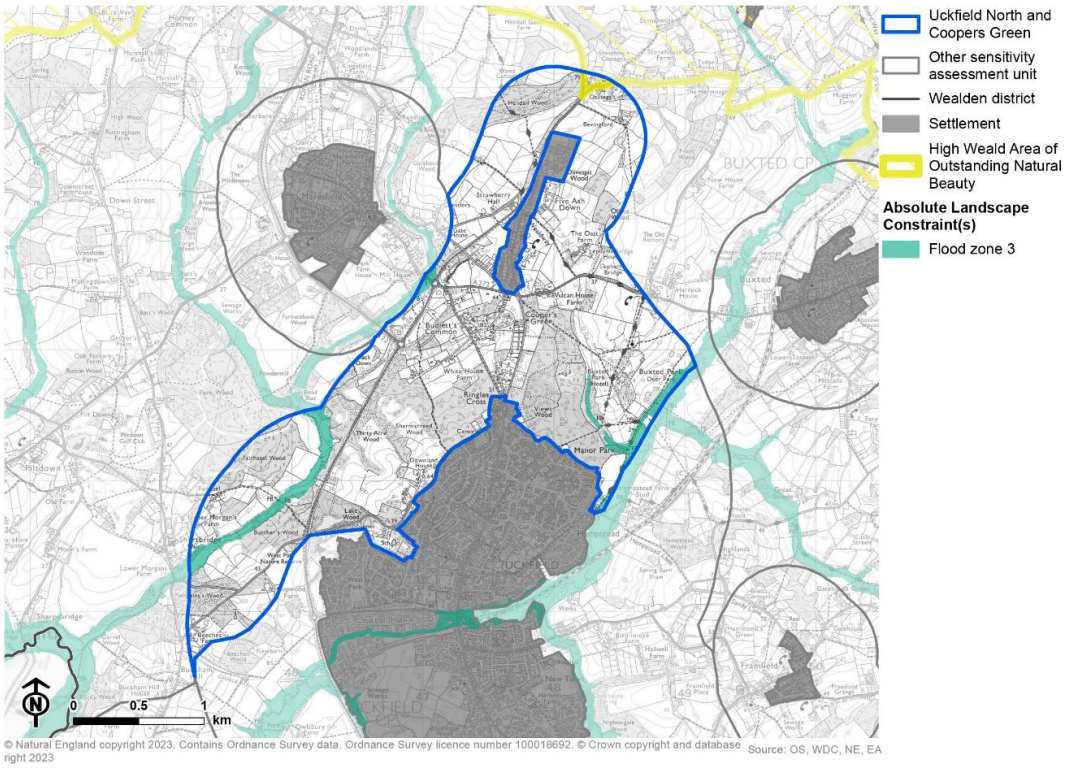


Figure A.222: Environmental designations in Uckfield North assessment unit

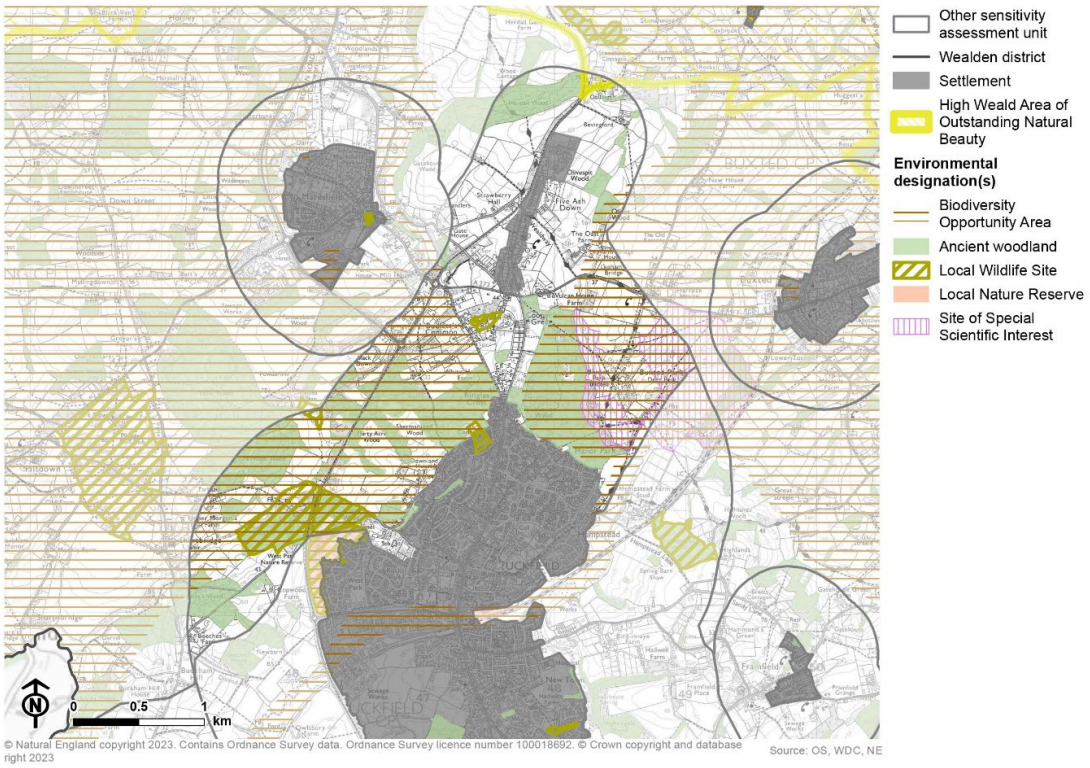
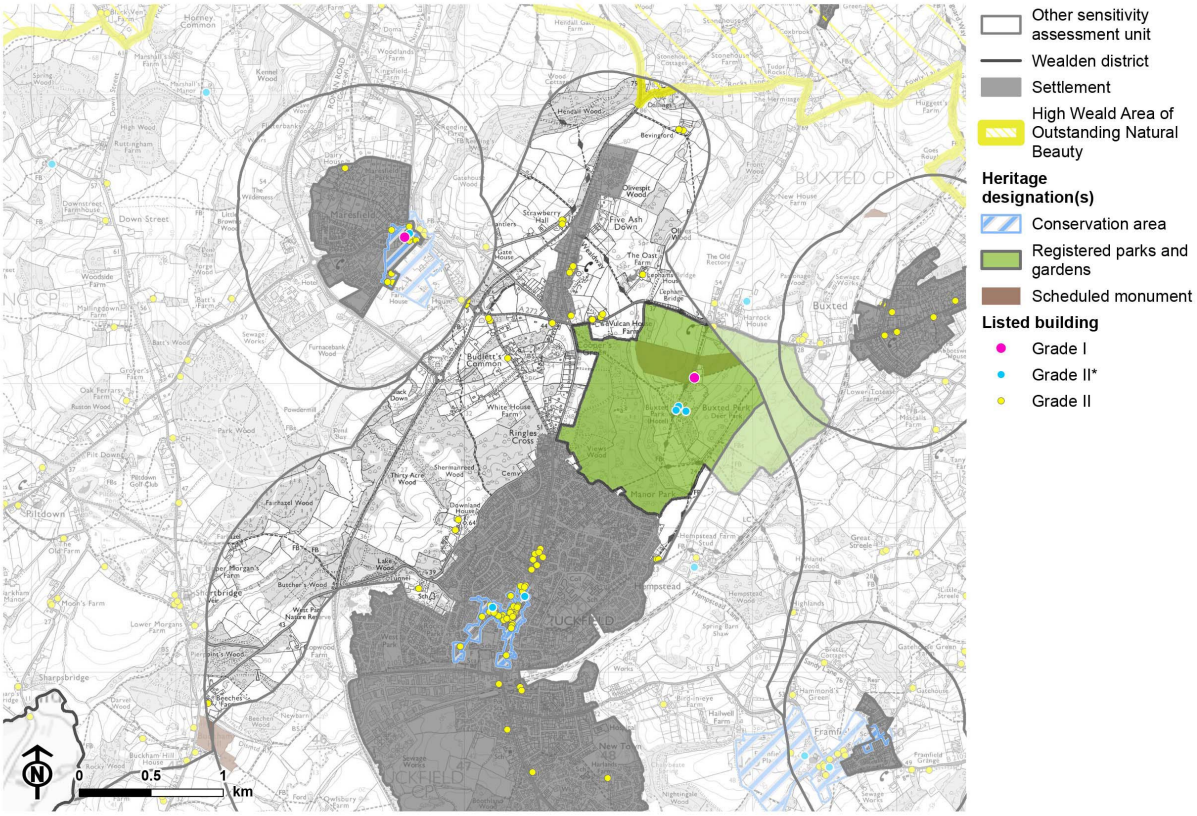


Figure A.223: Heritage designations in Uckfield North assessment unit



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Source: OS, WDC

Representative photos


Informal footpaths cross a field of scrub and mature trees, enclosed by dense woodland.


Pastoral fields are bound by mature hedgerows and hedgerow trees, seen from Five Ash Down roadway looking east.

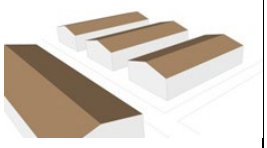
Assessment unit	**Uckfield North**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A gently sloping landform which falls from the northern settlement edge to the Shortbridge Stream in the west. A shallow valley landform associated with the winding course of the River Uck and tributaries forms the eastern boundary of the assessment unit.	**Moderate sensitivity**
	■ The distinctive ridge and valley landforms typical of LCA 6D are expressed in the far north of the assessment unit around Five Ash Down.	Areas of higher sensitivity
'Natural' character	■ Considerable areas of ancient and priority habitat deciduous woodlands are concentrated in the south, at Thirty Acre Wood, Lake Wood, and Shermanreed Wood. This sloped, wooded area is identified as part of the Western Ouse Streams and Ashdown Forest BOA.	**Higher sensitivity**
	■ To the north, pastoral fields and low-density settlements are contained by a network of intact thick hedgerows and hedgerow trees, and areas of priority habitat deciduous woodland.	**Higher sensitivity**
	■ To the east, the historic Buxted Park contains a large area of ancient woodland and priority habitat dry acidic grassland (designated SSSI). Local Wildlife Sites are found at Budlett's Common Rocks east of London Road, Uckfield Cemetery, and Lake Wood and Butcher's Wood in the south of the assessment unit.	Areas of higher sensitivity
Landscape pattern and time depth	■ The field pattern is varied, with a mix of small and medium scale regular and irregular piecemeal enclosures and assarts concentrated in the south and west, a key sensitivity of LCA 6D. Medieval formal parkland adds time-depth to the landscape in the east of the assessment unit.	**Higher sensitivity**
Historic features	■ Few recorded heritage assets throughout the wider assessment unit, except to the north at Cooper's Green which contains clusters of Grade II listed buildings, strung along Budletts Lane/A272, Five Ash Down and Cobdown Lane.	**Moderate sensitivity**
	■ The country house and parkland at Buxted Park (Registered Park and Garden) and a medieval settlement site (Scheduled Monument) with a Grade I listed church contribute positively to landscape character in the east.	Areas of higher sensitivity
Settlement form and edge	■ Existing small-scale development within the assessment unit is generally organised in a linear pattern along Five Ash Down, apart from isolated farmhouses scattered throughout the assessment unit.	**Moderate sensitivity**
	■ Limited large scale modern development is contained along the A26 and is not typical of the wider assessment unit. Development in the assessment unit could be slightly at odds with the primarily linear settlement form of Ringles Cross and Five Ash Down, with new development at Ashengate Way somewhat atypical of the wider LCA.	Areas of lower sensitivity
	■ The northern settlement edge of Uckfield/Ringles Cross is well integrated into the landscape, softened with mature trees and hedgerows and contained by dense woodlands at Views Wood and Shermanreed Wood.	**Higher sensitivity**
Settlement setting and coalescence	■ The gently undulating wooded slopes in the south and west of the assessment unit contribute to an attractive rural backdrop to Uckfield and Coopers Green.	**Higher sensitivity**

	■ The assessment unit provides some sense of separation between Uckfield, Coopers Green and Maresfield. Development in this area may risk perception of coalescence between the settlements.	**Moderate sensitivity**
Recreational value	■ A number of public rights of way cross through the north of the assessment unit, including the Wealdway long distance footpath, along with areas of open access at Manor Park, facilitating access to the wider landscape.	**Moderate sensitivity**
Perceptual aspects	■ Much of the landscape possesses a rural character with areas of tranquillity and dark skies along the Shortbridge Stream and River Uck valleys and large woodlands at Shermangreen Wood, Thirty Acres Wood, and Manor Park.	**Higher sensitivity**
	■ Impacts from Uckfield and Maresfield limit dark skies and tranquillity characteristics in the north-west and south-east.	Areas of lower sensitivity
Visual prominence	■ Undulating landform, large areas of woodland and intact hedgerow networks provide an enclosed visual character throughout the assessment unit. Dense roadside vegetation along road corridors limits views into the unit.	**Lower sensitivity**

Key landscape sensitivities

- The undulating ridge and valley landform in the north.
- Numerous areas of ancient and priority habitat deciduous woodlands to the south and west of the assessment unit, and priority habitat acid grassland to the east.
- Extensive network of mature, intact hedgerows.
- Intact historic field patterns, particularly assarts to the south and east of the assessment unit.
- Historic parkland at Buxted Park, and listed buildings at Cooper's Green.
- The Wealdway long distance footpath and open access at Manor Park.
- The rural character with areas of tranquillity and dark skies within Shermangreen Wood and Thirty Acres Wood, at Manor Park, and along the River Uck valley.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Uckfield North assessment unit has **moderate sensitivity** to small scale residential housing, as some landscape and visual characteristics/ values are susceptible to change. . However, risk of coalescence between existing settlements

increases sensitivity to all types of development. Sensitivity to medium scale residential and commercial/industrial development is considered as **high** as it would be out of character with the existing rural, low-density character of the assessment unit.

The strong natural character with large areas of priority habitat and ancient woodlands, provide a well-integrated settlement edge and reinforce the strong rural character, which increases sensitivity to development. The historic and ecological value of Buxted Park also increases sensitivity. However, proximity to Uckfield/Maresfield and the A22/A26, amalgamation and the generally enclosed character detract from these sensitives.

Small areas along the River Uck corridor in the east and Shortbridge Stream corridor in the west of the assessment unit have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The deciduous woodlands, many of ancient origin are highly sensitive to all development types.

Areas of lower sensitivity include those close to the major road network and existing modern development on the edge of Uckfield and Maresfield.

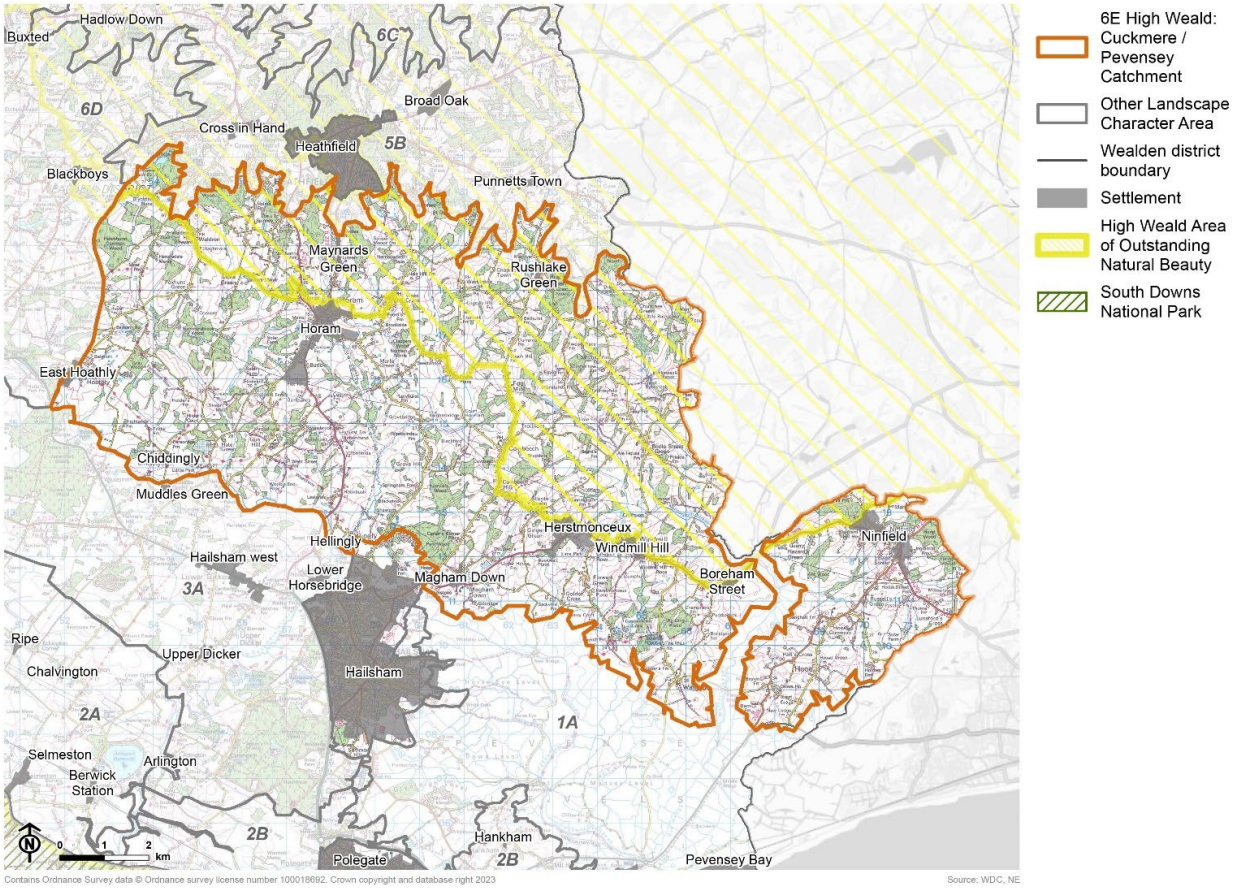
Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development on low lying flat fields in close proximity to the settlement, where well enclosed by landform and vegetation, where development would be less visible and have less influence on landscape character.
- Retain riparian habitats along the River Uck and tributaries.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer around them.
- Take up biodiversity opportunities listed in the Western Ouse Streams and Ashdown Forest BOA, including restoration of floodplain woodland and increased woody cover along streams.
- Retain the strong woodland corridor along the A22/A26. Replace any unavoidable losses with native species, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain in-field trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses with native species, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network, as identified in the Western Ouse Streams and Ashdown Forest BOA. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought. Any new planting should be in character with the locality, using native species where possible
- Ensure development does not adversely affect the historic qualities of Buxted Park, or appreciation of historic features, including listed buildings at Coopers Green.
- Consider views from public rights of way, such as the Wealdway, when considering the siting and design of development in the landscape.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Ensure development does not affect the rural character of the landscape, and areas of relative tranquillity.
- Preserve the clear separation between Maresfield, Coopers Green, and Uckfield when considering the siting and design of development in the landscape.

Landscape character area 6E: High Weald – Cuckmere/Pevensey Catchments

Figure A.224: Map of the landscape character area and the settlements that fall within it



Overview of the LCA

The High Weald – Cuckmere / Pevensey Catchments LCA is a rolling landscape of ridges and valleys containing the River Cuckmere and its tributaries that drain south from the Central High Weald into the Low Weald, and the tributaries of Waller's Haven that drain east into the Pevensey Levels. A wooded landscape with a pattern of small-scale irregular fields, streams and historic ridge-top villages. The LCA is separated into two sections by LCA 1A Pevensey Levels at Waller's Haven (and the District boundary). The north of the LCA, north of Horam, Windmill Hill and Ninfield, lies within the High Weald AONB. Existing settlement pattern

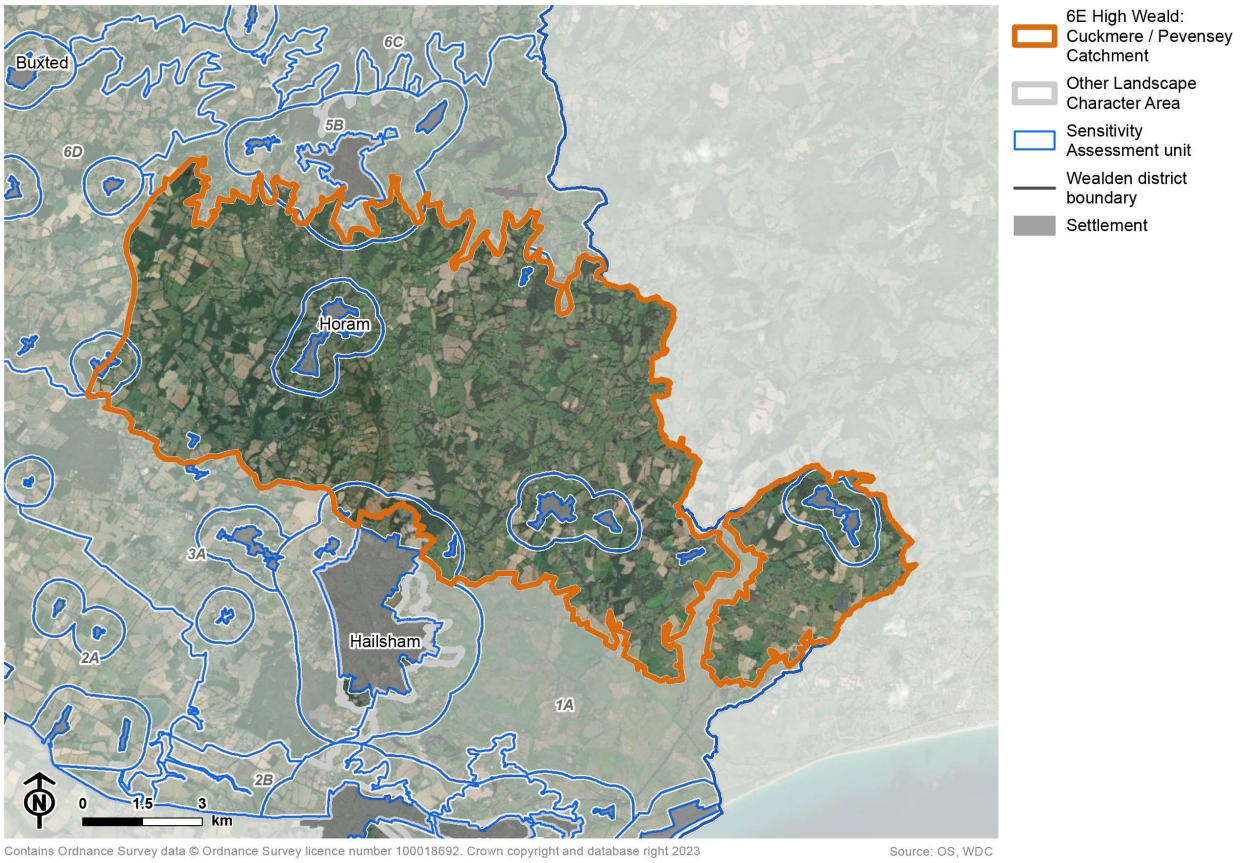
The LCA is characterised by a low density and dispersed settlement pattern of small historic ridge-top villages, such as Cowbeech and Rushlake Green (both designated as Conservation Areas) often with distinctive church spires and towers. Large farmsteads and manors are strung along the rural roads and there has been some 20th century expansion of villages, most notably Horam and Hailsham.

Summary of landscape qualities

- The landform of ridges and valleys associated with the River Cuckmere and Waller's Haven.
- Hammer ponds and gill streams and their associated wetland habitats.
- The woodland, riparian vegetation and wetland habitat of the Cuckmere and Waller's Haven catchments.

- The numerous woodlands (with a high proportion of ancient woodlands), trees and mature hedgerows. Coppicing of woodland.
- Semi-natural habitats including deciduous woodland, grassland and wet meadows, including Sapperton Meadows SSSI, St Dunstan's Farm Meadows SSSI and Herstmonceux Park SSSI.
- The small-scale medieval field patterns, with sinuous hedgerow boundaries. Hammer ponds, coppiced woodlands and historic forges that provide a link to the Wealden iron industry.
- The pattern of historic ridgetop villages (whose value is recognised through designation as Conservation Areas), linked by winding rural lanes.
- The vernacular of red brick, oak timber, sandstone and flint which reflects the locally available materials.
- Designed landscape and distinctive landmark features of the parkland at Herstmonceux Castle and Observatory.
- The extensive network of public rights of way that provide recreational opportunities.
- Contrasts between the enclosed character around woodlands and sunken lanes, and open views to the Pevensey Levels and the South Downs.
- The harmonious small-scale landscape pattern of mixed farms, dense woodland and open views across the Pevensey Levels.
- The low density of settlement provides a sense of rural tranquillity and experience of dark skies.

Figure A.225: Aerial map of assessment units within the LCA



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Source: OS, WDC

Assessment Units within the LCA

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- The wider area of the LCA;
- East Hoathly East;
- Hailsham North - incl. Hellingly & Magham Down;
- Heathfield (extends into LCA 5B) **See LCA 5B for assessment**;
- Herstmonceux & Windmill Hill;
- Horam; and
- Ninfield.

LCA 6E: Wider area

Assessment Unit	LCA 6E wider area
Landscape Character Area	**LCA 6E: High Weald – Cuckmere / Pevensey Catchment**

Assessment unit description

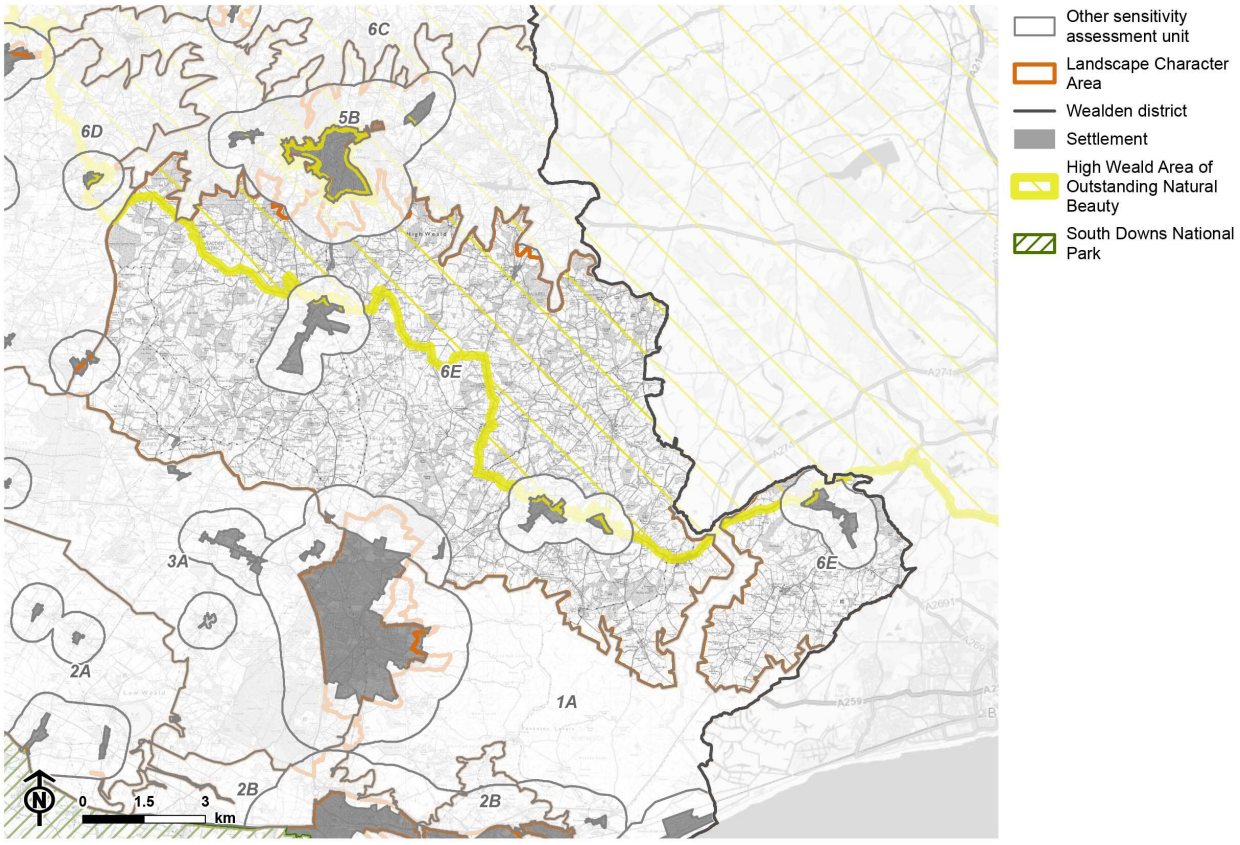
LCA 6E is located in the centre of the Wealden District. The north-eastern extents of the LCA are located within the High Weald AONB. It is a rolling landscape of ridges and valleys containing the River Cuckmere and its tributaries that drain south from the Central High Weald into the Low Weald, and the tributaries of Waller's Haven that drain east into the Pevensey Levels. A wooded landscape with a pattern of small-scale irregular fields, streams and historic ridge-top villages.

This assessment unit excludes the areas covered by settlement assessment units within LCA 6E, which are assessed separately.

Absolute Constraints

Areas along the River Cuckmere and some of its tributaries which are located in Environment Agency Flood Zone 3 have been scoped out of the assessment due to flood risk.

Figure A.226: Location of LCA 6E Wider area assessment unit



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Source: OS, WDC

Figure A.227: Absolute constraints in LCA 6E Wider Area assessment unit

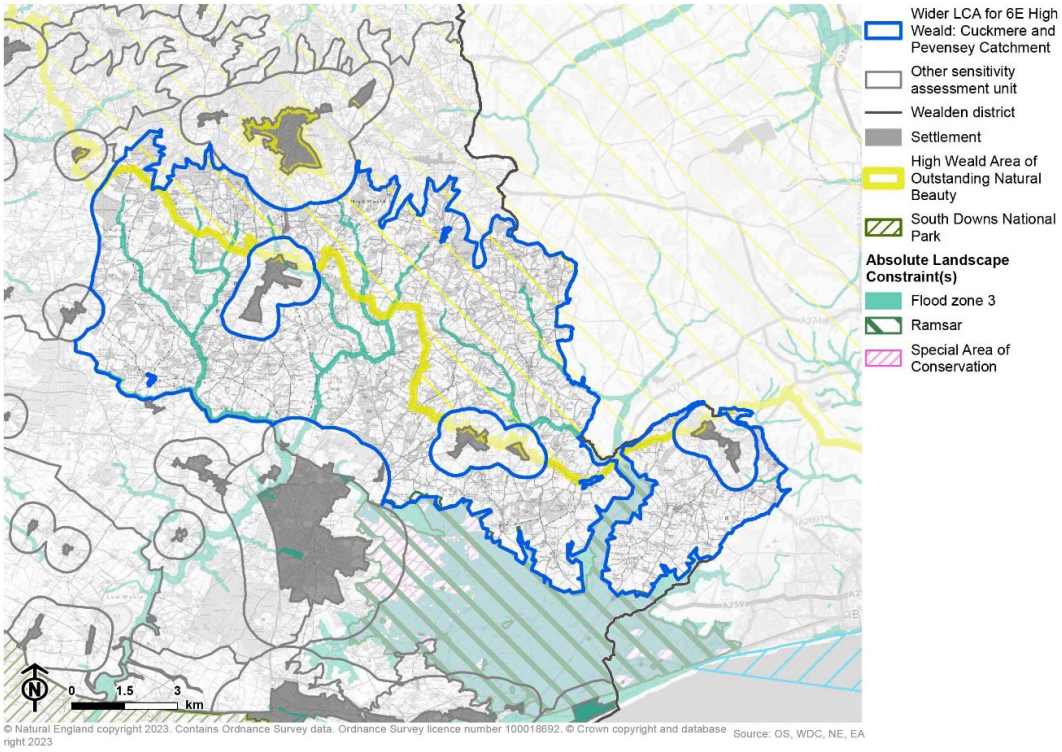


Figure A.228: Environmental designations in LCA 6E Wider Area assessment unit

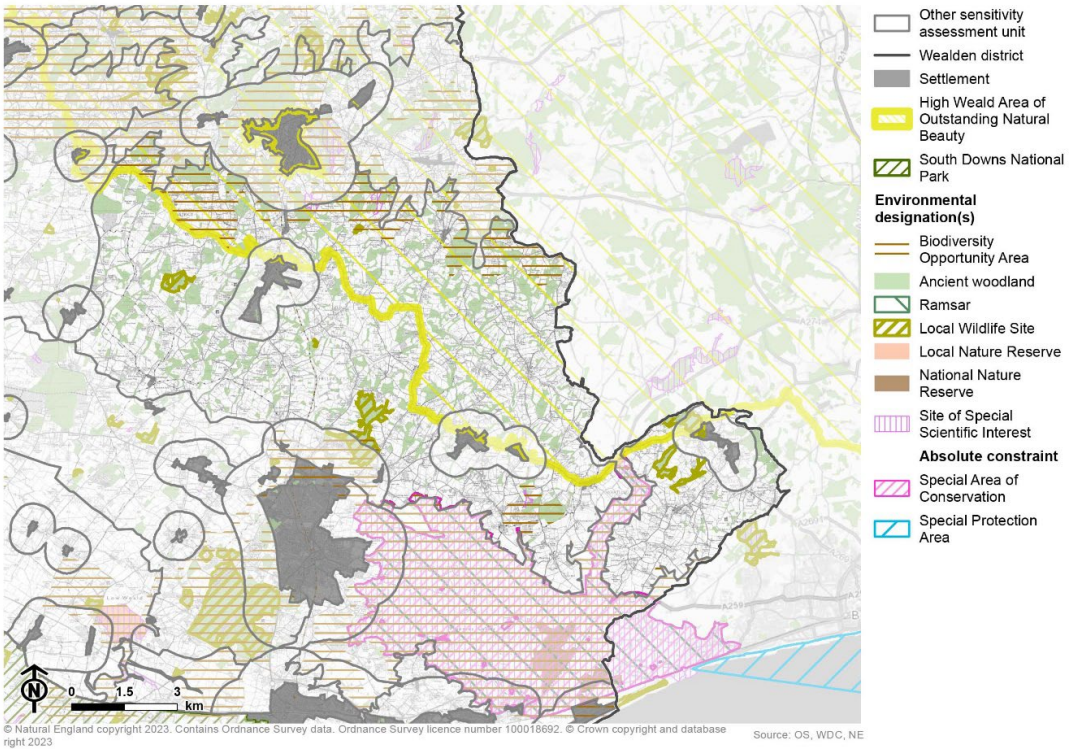
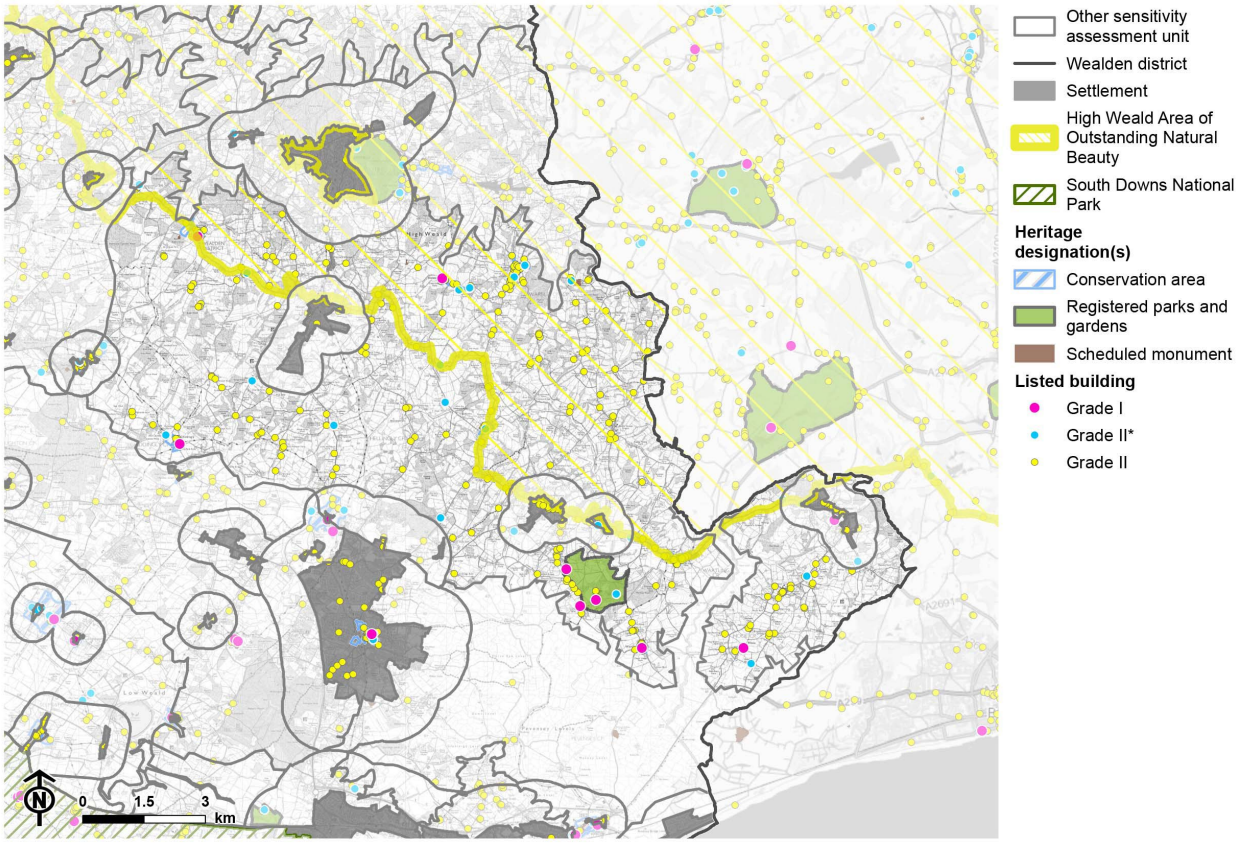


Figure A.229: Heritage designations in LCA 6E Wider Area assessment unit



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Source: OS, WDC

Representative photos



Views across rolling pastoral fields with wooded boundaries.



Distant views towards the South Downs across gently undulating pastoral fields.



Pastoral fields with wooded boundaries and glimpsed distant views.



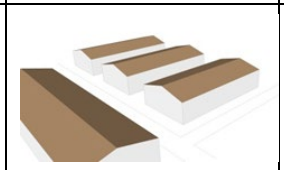
Historic features including Herstmonceux Castle Registered Park and Garden.

Assessment Unit	**LCA 6E wider area**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ A complex undulating ridged landform in the north which falls to incised stream valleys, part of a wider ridge and valley landscape which is a defining component of character of the High Weald AONB.	**Higher sensitivity**
	■ Landform is more gently undulating in the south.	Areas of moderate sensitivity
'Natural' character	■ A mosaic of woodland and pastoral/arable fields bound by shaws, mature hedgerows and hedgerow trees. Interconnecting priority habitat deciduous woodland including riparian woodland, many ancient in origin, which are a defining component of character of the High Weald AONB. Occasional priority habitat semi-improved grassland and lowland meadows, including rich pastures and grassland at Sapperton Meadows and St Dunstan's Farm Meadows SSSIs. Numerous BOAs cross the assessment unit – Pevensey, Rother, Cuckmere Watershed, Heathfield Habitat Link, River Uck and its Headwaters, Pevensey & Cuckmere Valley Link, Pevensey Levels, and the Cuckoo Trail Habitat Link.	**Higher sensitivity**
Landscape pattern and time depth	■ A historic field pattern of small to medium scale irregular fields (a defining component of character of the High Weald AONB) derived from assarts, piecemeal enclosure and planned private enclosure. Frequent small ancient woodlands contribute to time-depth.	**Higher sensitivity**
	■ The occasional influence of modern field amalgamation, horse paddocks and modern development including golf courses erodes the historic field pattern in these localised areas, including around Wellshurst Golf and Country Club.	Areas of lower sensitivity
Historic features	■ Historic features contribute to landscape character, including relics of the Wealden iron industry in the north, Herstmonceux Castle Registered Park and Garden in the south-east and the listed buildings concentrated in numerous historic villages which are designated as Conservation Areas.	**Higher sensitivity**

Settlement form	■ An historic settlement pattern of small and dispersed ridge-top villages, a defining component of character of the High Weald AONB, with farmsteads, manors and cottages strung along rural roads.	**Higher sensitivity**
	■ Some influence of ribbon development and urban expansion near Horam and Hailsham.	Areas of moderate sensitivity
Settlement setting and coalescence	■ The landscape provides a scenic rural backdrop to villages designated as Conservation Areas within the unit and to the more distant towns of Heathfield and Hailsham.	**Higher sensitivity**
	■ The dispersed settlement pattern means there is little risk of coalescence across most of the assessment unit.	**Lower sensitivity**
	■ Development between Horam and Hailsham could further narrow the gap between these settlements.	Areas of higher sensitivity
Recreational value	■ A strong network of interconnected public rights of way, including the promoted Wealdway, Vanguard Way, Cuckoo Trail and 1066 Country Walk.	**Higher sensitivity**
Perceptual aspects	■ A landscape with a strong sense of rural character and scenic quality, typical of the High Weald AONB designation in the north. Dark night skies and tranquillity can be experienced from much of the assessment unit away from the influence of Horam and Hailsham.	**Higher sensitivity**
Visual prominence	■ Semi-enclosed character due to dense woodland and wooded field boundaries.	**Moderate sensitivity**
	■ Glimpsed longer views across the gently undulating pastoral landscape. Church towers in ridgetop villages and the observatory at Herstmonceux form landmark features which rise above the tree line.	Areas of higher sensitivity
	■ Some intervisibility in the north with the wider AONB, with views to ridgetop settlements including Heathfield and Punnett's Town and to the distinctive ridge landform of the South Downs National Park to the south.	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform in the north.
- Mature deciduous woodlands (many of which are ancient in origin) interconnecting with shaws and hedgerows.
- Areas of priority habitat lowland meadows and good quality semi-improved grassland.
- The relics of the Wealden Iron Industry, the Registered Park and Garden at Herstmonceux Castle and numerous historic villages designated as Conservation Areas which contribute to the time-depth of the landscape.
- The strongly dispersed settlement pattern.
- The wooded and rural backdrop provided to the numerous scattered small villages and larger nearby settlements.
- The strong network of public rights of way.
- The rural character with areas of remoteness and tranquillity.
- Location of the north of assessment unit within the High Weald AONB, and intervisibility with some areas of the High Weald AONB and South Downs National Park.

Overall sensitivity assessment						
Small scale residential 2-2.5 storey housing						**H**
Medium scale residential 3-4 story flats/ care homes						**H**
Commercial/ industrial e.g. industrial units or hotels						**H**

Summary of overall landscape sensitivity

The LCA 6E Wider Area assessment unit has **high** sensitivity to all development types as the landscape and visual characteristics/ values are very susceptible to change as development would erode key landscape features..

The complex landform in the north; interconnecting woodlands and shaws; the historic field pattern; historic features which add time-depth to the landscape; the historic dispersed settlement pattern; the rural setting provided to settlements; the strong network of public rights of way; the rural character with areas of remoteness and tranquillity and location of the north of the assessment unit within the High Weald AONB increase sensitivity to development.

The semi-enclosed character and areas of modern field amalgamation reduces the assessment unit's sensitivity to development in some parts. Medium scale residential and commercial / industrial development would be out of character within the strongly dispersed settlement pattern and rural character of the assessment unit.

Variations in landscape sensitivity

Limited areas in the south of the assessment unit, where topography is gently undulating, where well-enclosed by woodland and mature hedgerows, and near existing development between Horam and Hailsham along the A267 are considered to be of **moderate-high** sensitivity to small scale residential housing.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Retain areas of habitat interest, notably ancient woodland and priority habitat lowland meadows and semi-improved grassland.
- Retain, and where possible restore, broadleaved woodland including linear riparian woodland along watercourses, in line with the aims of the Biodiversity Opportunity Areas (BOAs).
- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow an appropriate buffer zone around them (to avoid root damage).
- Replace any unavoidable losses of trees or woodland, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network in line with the aims of the BOAs which are located within the unit. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns.

- Ensure development does not adversely affect the historic qualities and setting of the Scheduled Monuments, Herstmonceux Castle Registered Park and Garden and numerous historic villages designated as Conservation Areas.
- Consider key views, as noted in the Conservation Area appraisals, to the surrounding countryside and key views towards the skyline features within historic settlements.
- Protect the characteristic settlement pattern of historic villages, cottages and farmsteads, by limiting the amount and scale of development in rural areas.
- Consider views of development from popular public rights of way.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider any expansion of Heathfield, Horam and Hailsham and urban fringe uses carefully, ensuring new development is in keeping with the local vernacular, and minimises influence on the dispersed settlement pattern.
- Carefully integrate any development into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Retain key views to the Herstmonceux Observatory, from within and outside the assessment unit.
- Retain the characteristic contrast between areas of enclosed character and long open views to the Pevensey Levels, South Downs and landmark church towers.
- Consider views of development from the wider High Weald AONB, particularly in distant elevated views from ridgetop settlements within the AONB including Heathfield and Punnett's Town.
- Ensure new building reinforces and responds to local character in its scale, layout and design, reflecting the local vernacular in use of materials. Developments should draw on the principles contained within the High Weald AONB 'High Weald Housing Design Guide'[68], 'Guidance on the selection and use of colour in development'[69] and objectives of the High Weald AONB Management Plan[70].
- Ensure development does not affect the scenic rural character of the landscape, and areas of relative tranquillity, particularly the defining components of character relating to the High Weald AONB.

[68] https://www.highweald.org/look-after/planning/design-guide.html
[69] https://www.highweald.org/look-after/planning/colour-study.html
[70] https://www.highweald.org/high-weald-aonb-management-plan.html

East Hoathly East

Assessment unit	East Hoathly East
Landscape Character Area	**LCA 6E: High Weald – Cuckmere / Pevensey Catchment**

Settlement description

East Hoathly is a village located in the central western part of Wealden District. The village has medieval origins, and numerous prominent families from the landed gentry were historically linked to the area, including the Pelham, Gage, Lunsford and Nevill families. The village grew in the late 16th and early 17th century as a result of iron works in the locality. Other industries rose to prominence from the 18th century, including trug making and brick making. Further expansion of the village occurred in the 19th and 20th centuries, including a number of 20th century cul-de-sacs located to the west and east of the main road that runs through the settlement. East Hoathly consists of mainly one and two storey detached and semi-detached houses. The tower of the village church forms a tall and prominent feature in the landscape.

The historic core of the village is linear in form and located along Waldron Road, High Street and South Street. The village largely retains this linear character; however 20th century development has extended east and west. A number of listed buildings are located within the settlement, and the historic significance of the settlement is recognised through its designation as a Conservation Area which extends across the settlement core and to the north towards Belmont.

Figure A.230: Location of East Hoathly East assessment unit

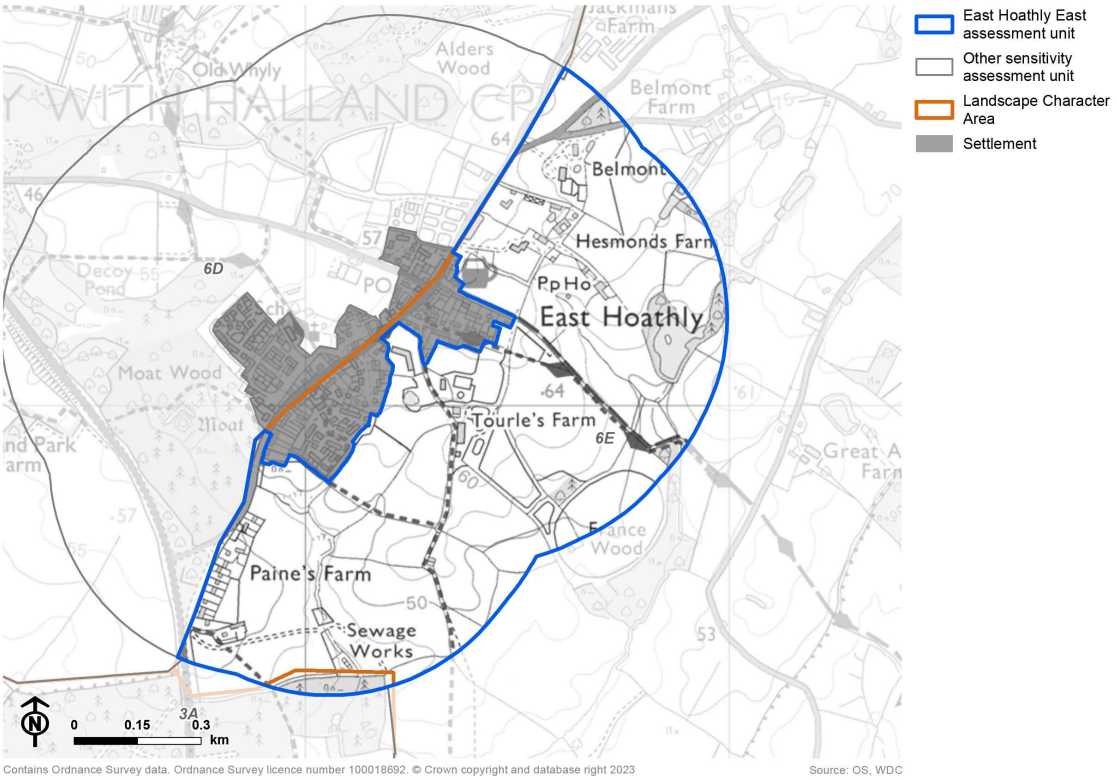


Figure A.231: Absolute constraints in East Hoathly East assessment unit

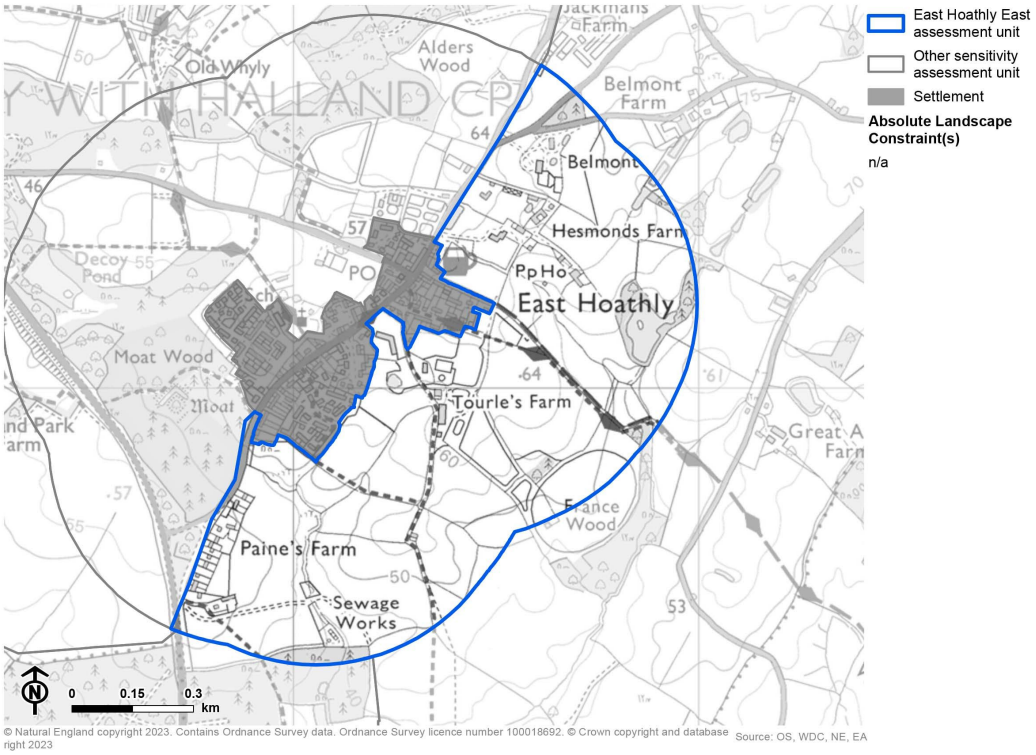


Figure A.232: Environmental designations in East Hoathly East assessment unit

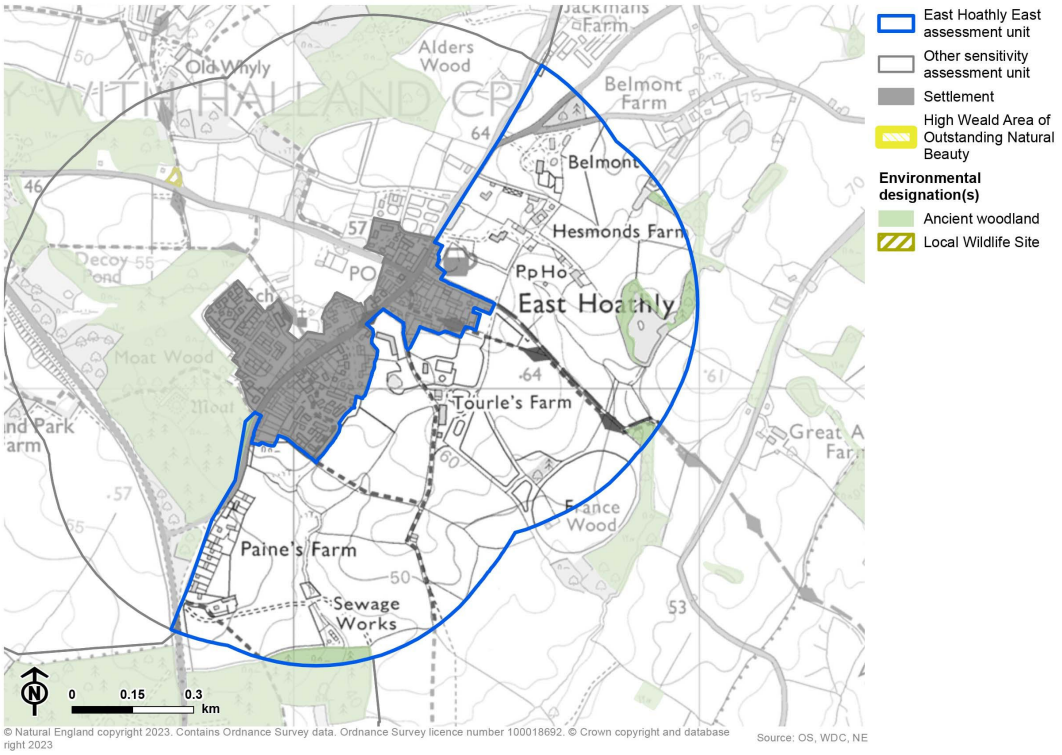
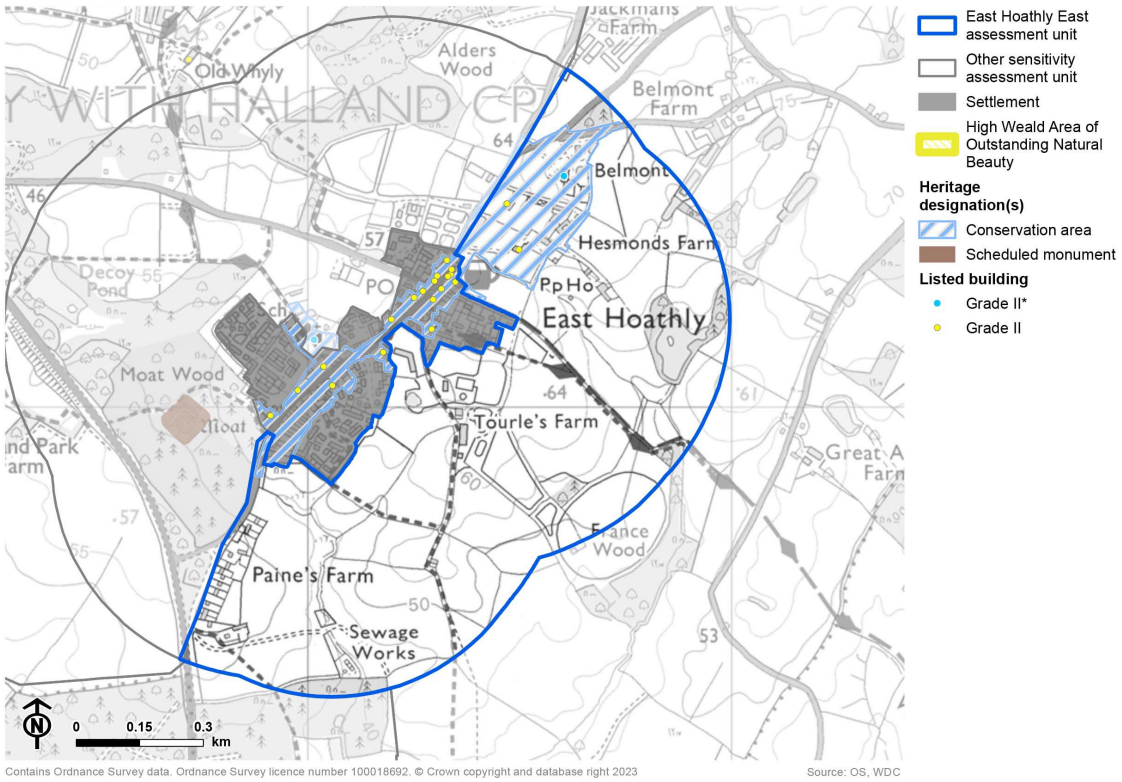


Figure A.233: Heritage designations in East Hoathly East



Representative photos



Influence of modern field amalgamation with wooded boundary.



View from the eastern settlement edge looking towards the South Downs National Park.

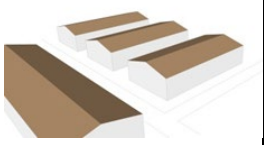
Assessment unit	**East Hoathly East**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Relatively low-lying and gently undulating valley landform with numerous ponds and streams, which form tributaries to the River Cuckmere.	**Moderate sensitivity**
'Natural' character	■ A predominantly pastoral landscape lying directly adjacent to the settlement edge, with larger arable fields located on the fringes of the assessment unit. Fields are bound by mature hedgerows, shaws and hedgerow trees, with some occasionally reinforced by wooden fencing.	**Moderate sensitivity**
	■ Some small areas of priority habitat deciduous woodland located throughout the assessment unit, some of which are ancient in origin.	Areas of higher sensitivity
Landscape pattern and time depth	■ A mixed field pattern of small to medium scale assarts and some smaller areas of piecemeal enclosure. Historic designed parkland landscapes associated with large houses located to the north of the settlement edge and within the Conservation Area.	**Higher sensitivity**
	■ Modern field amalgamation in the north-east and south and horse paddocks located adjacent to the settlement edge have influenced the historic field pattern.	Areas of moderate sensitivity
Historic features	■ The historic character of East Hoathly is reflected in its designation as a Conservation Area, which extends north of the village to include historic gentrified farmsteads (Hesmonds, Gate House and Belmont House). Listed buildings within the Conservation Area contribute to landscape character.	**Higher sensitivity**
Settlement form and edge	■ East Hoathly has largely retained its compact linear form, although this has been diluted by 20th century development to the west and east. Development adjacent to the Conservation Area would represent a step change in settlement form.	**Higher sensitivity**
	■ Development on the edge of East Hoathly consists of one and two storey detached and semi-detached houses and is integrated with the surrounding landscape, fringed by woodland, hedgerows and field boundary trees. Development within the area would be perceived as advancement into the countryside but would not cross a distinctive boundary feature.	**Moderate sensitivity**
	■ 20th century ribbon development extends beyond the settlement edge along South Street	Areas of lower sensitivity
Settlement setting and coalescence	■ Woodland and pastoral fields form a scenic setting to the settlement, and are highlighted in the East Hoathly Conservation Area appraisal, including from Waldron Road and northern approaches into the village.	**Higher sensitivity**
	■ The area does not play an important role in settlement separation.	**Lower sensitivity**
Recreational value	■ A number of public rights of way provide access to surrounding areas of woodland and pastoral fields, including the promoted Wealdway.	**Higher sensitivity**
Perceptual aspects	■ Much of the landscape possesses a rural character with relatively dark skies.	**Higher sensitivity**

	■ Movement and noise associated with traffic on the A22 reduces tranquillity in the south of the assessment unit, but woodland minimises the extent of influence. Sewage works in the south of the assessment unit reduce sensitivity locally but are relatively well screened by woodland.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed landscape with occasional open views afforded between woodland and hedgerows, particularly in the centre of the area.	**Moderate sensitivity**
	■ Glimpsed views towards the South Downs National Park from the east of the assessment unit, which are highlighted in the East Hoathly Conservation Area appraisal.	Areas of higher sensitivity

Key landscape sensitivities

- The pastoral character of the landscape which adjoins the settlement.
- The strong network of thick hedgerows with hedgerow trees.
- Intact historic field patterns, particularly medieval assarts in the centre of the assessment unit.
- The historic character and linear form of the village which is well integrated with the surrounding landscape.
- The strong network of public rights of way, including the promoted Wealdway.
- The strong rural character with some areas of remoteness and tranquillity and dark night skies, away from the A22.
- Occasional long-distance views to the South Downs, contrasting with the generally enclosed character.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 story flats/ care homes						H
Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The East Hoathly East assessment unit has **moderate-high sensitivity** to small scale residential housing, as landscape and visual characteristics/ values are very susceptible to change. Sensitivity increases to **high** for medium-scale residential or commercial/industrial development which would be out of character with the low-rise residential character of this rural village and the strong rural and scenic character of the surrounding landscape and would be highly visible in this low-lying landscape.

The historic value, particularly the historic character of much of the settlement edge and its relationship to the wooded and rural context and occasional visual relationship with the South Downs National Park increase sensitivity to development. However, the relatively simple landform; the influence of horse paddocks; some 20th century ribbon development and the A22 in the south and enclosure by woodland reduce sensitivity.

Variations in landscape sensitivity

The visual relationship with the South Downs National Park increases sensitivity for some of the assessment unit, particularly in the east where views south towards the South Downs are available. Ancient woodland and areas with an intact historic field pattern, particularly the extensive areas of assarts in the centre, are a sensitive feature of this assessment unit. The tranquil and rural character in the north of the unit, from which the historic settlement edge can be appreciated, is also of higher sensitivity.

The modern character of the settlement along South Street and disruption from movement and noise of traffic on the A22 reduce sensitivity in the south of the assessment unit.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Be located on low lying flat fields, where there is limited relationship with the historic settlement edge, an existing influence of ribbon development, and where well enclosed by vegetation and development would have less influence on landscape character.
- Retain broadleaved woodland. Avoid loss of, harm, or deterioration to ancient semi-natural woodlands and allow a buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain or replace hedgerow trees and roadside trees, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Replace any unavoidable losses, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts located adjacent to the settlement edge.
- Ensure development does not adversely affect the intact historic form and character of the village. Particular attention should be paid to the historic settlement edge within the East Hoathly Conservation Area, particularly the appreciation of the settlement edge in views from the north.
- Maintain the architectural vernacular of brick, timber, stone, weather boarding and tile hanging.
- Retain key outward views from the settlement towards the South Downs National Park.
- Consider views from public rights of way, particularly those with extensive views over the surrounding area and views in which the historic settlement edge can be appreciated (e.g. along the Wealdway) when siting and designing development in the landscape.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Minimise the influence of development on the strong rural character of the landscape, areas of relative tranquillity and the experience of dark night skies, applying suitable mitigation.

Assessment unit	**Herstmonceux and Windmill Hill**
Landscape Character Area	**LCA 6E: High Weald – Cuckmere/Pevensey Catchment**

Settlement description

Herstmonceux comes from the Anglo-Saxon word for 'wooded hill' combined with the name of the Monceux family who were lords of the manor in the 12th century, and is mentioned in the Domesday book as Herste. The parish is best known for Herstmonceux Castle, a Scheduled Monument, Grade I listed building and Registered Park and Garden, which lies to the south of the settlement. The village was historically known as Gardner Street, and was a linear ridge top settlement. Post-war housing estates extended the historic core at the junction of West End and Gardner Street, creating a more nucleated settlement form. Recent development has extended the village along Hailsham Road to the south, and between Gardner Street and Chapel Row.

Windmill Hill took its name from the windmill, now a Grade II* listed building. The village expanded from a linear ridge top form on Gardner Street and Victoria Road to a more nucleated settlement following development in the 1960s. A caravan park to the north-west of Victoria Road has further extended the settlement to the north.

Both settlements lie to the immediate south of the High Weald AONB.

Absolute constraints

A small area north of Windmill Hill associated with the Nunnington Stream has been scoped out of the assessment due to flooding risk (Environment Agency Flood Zone 3).

Herstmonceux and Windmill Hill

Figure A.234: Location of Herstmonceux and Windmill Hill assessment unit

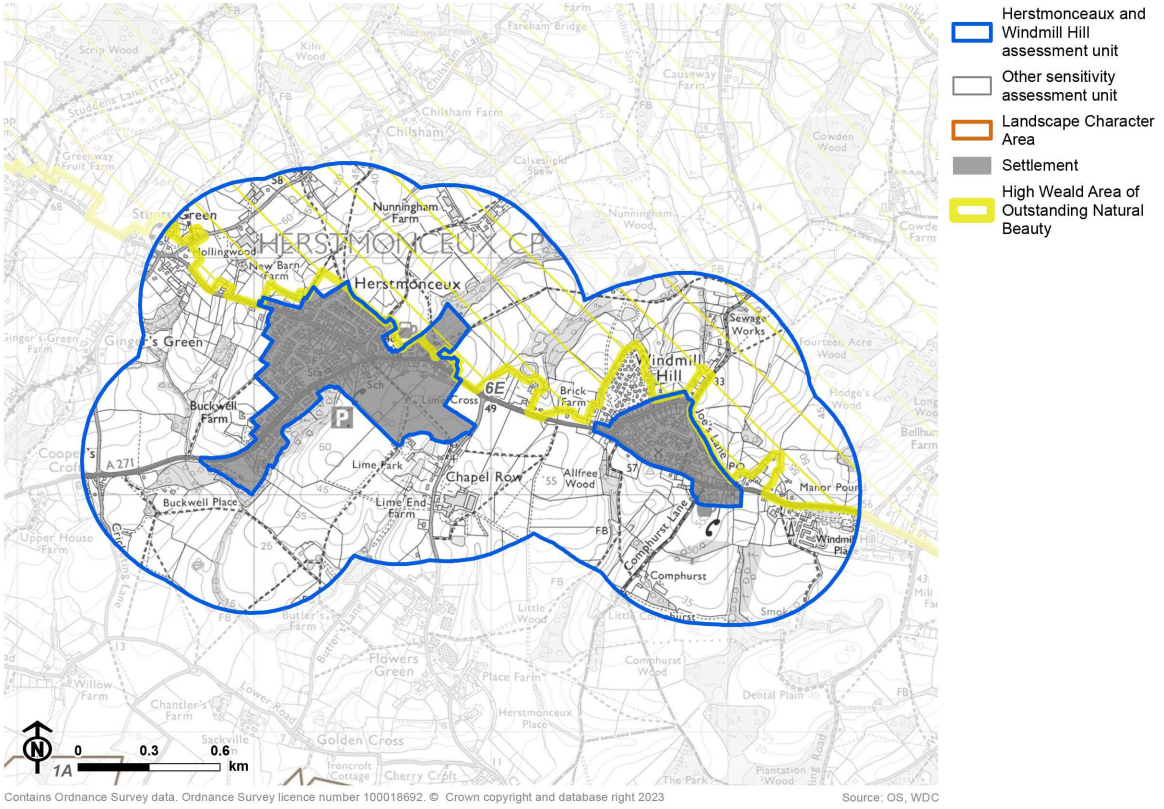
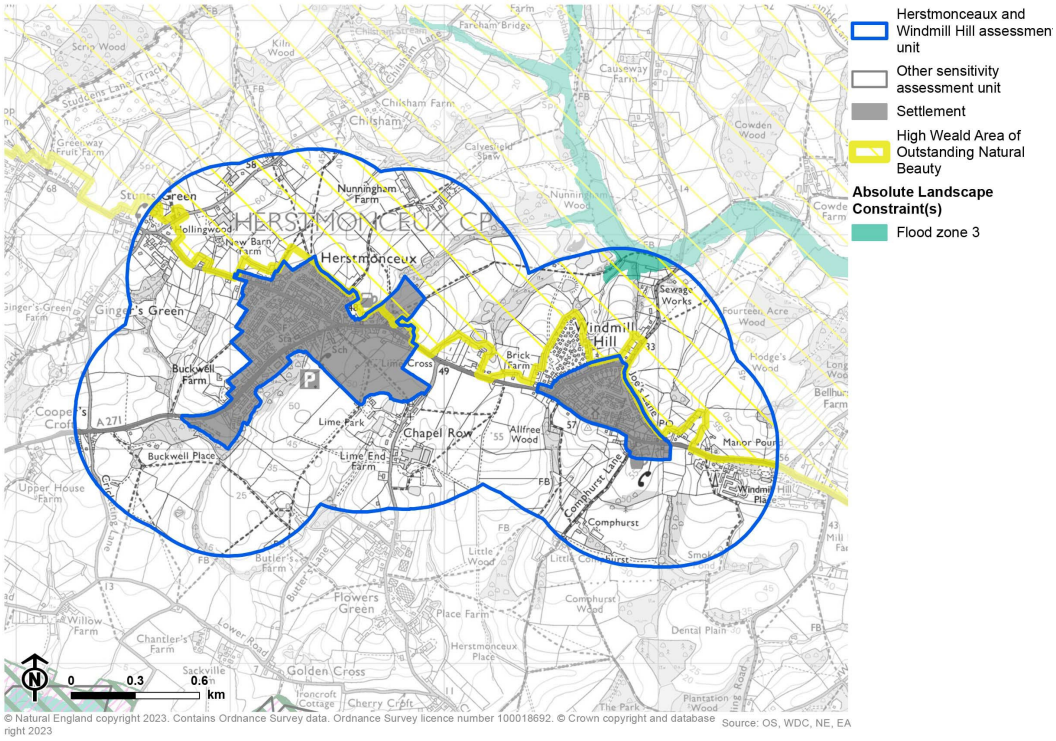
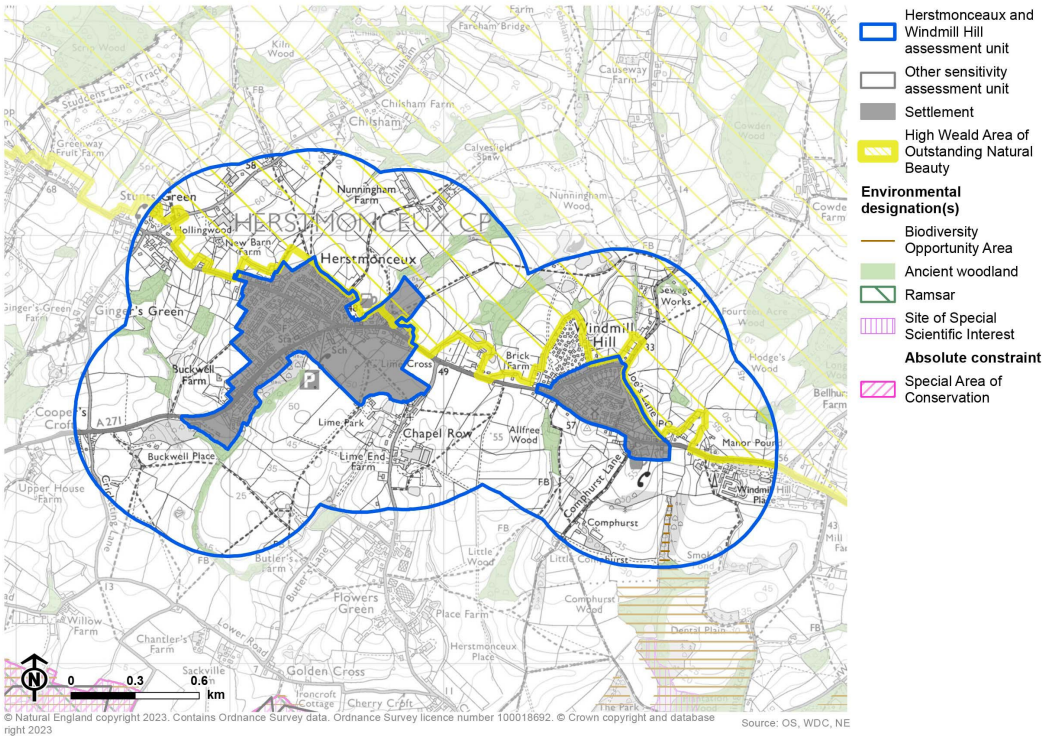


Figure A.235: Absolute constraints in Herstmonceux and Windmill Hill assessment unit



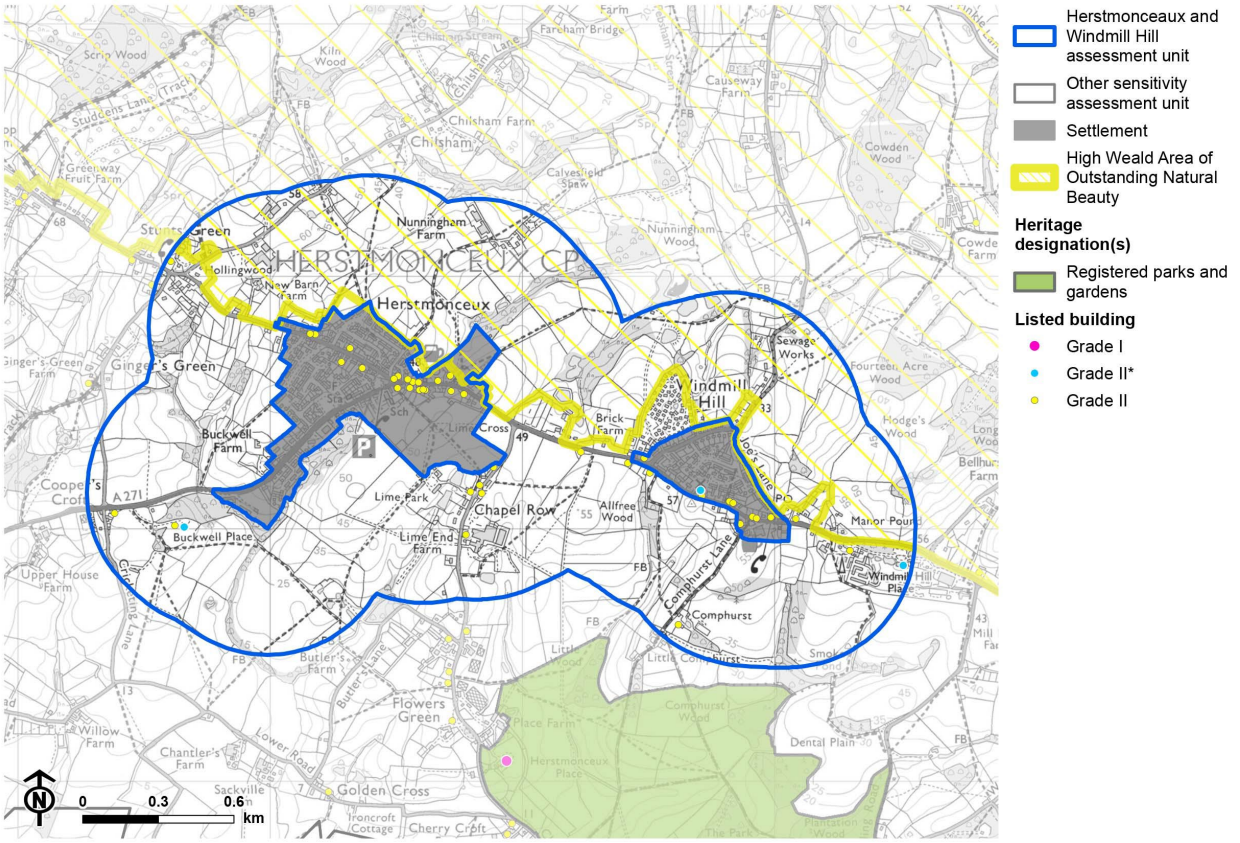
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Source: OS, WDC, NE, EA

Figure A.236: Environmental designations in Herstmonceux and Windmill Hill assessment unit



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Source: OS, WDC, NE

Figure A.237: Heritage designations in Herstmonceux and Windmill Hill assessment unit



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Representative photos



Rural landscape, with long views to the South Downs National Park



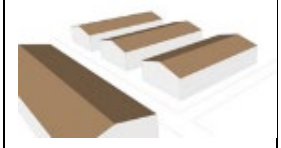
Undulating rural landscape, with views to wooded High Weald AONB

Assessment unit	**Herstmonceux and Windmill Hill**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Undulating ridge and incised valley landscape, a defining component of character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ Predominantly pastoral landscape, interspersed with some arable cropping. Fields have strong hedgerows with hedgerow trees and shaws. Frequent scattered small-scale priority habitat deciduous woodland, the majority of which is of ancient origin. A small part of the Pevensey Levels BOA extends into the south-east.	**Higher sensitivity**
Landscape pattern and time depth	■ Mixed historic field pattern with medieval assarts in the north and west, a defining component of character of the High Weald AONB. Early medieval to early modern planned private enclosure in the south and east.	**Higher sensitivity**
	■ The historic field pattern has been altered by the expansion of Herstmonceux and Windmill Hill, with some modern field amalgamation are found in the south and east.	Areas of lower sensitivity
Historic features	■ Scattered Grade II listed farmhouses and cottages, with brick vernacular common. The Grade II* listed Buckwell Place, formerly a rectory, lies south-west of Herstmonceux. Herstmonceux Castle and Registered Park and Garden lie to the south of the assessment unit.	**Moderate sensitivity**
Settlement form and edge	■ Development beyond the settlement edge of Windmill Hill, particularly extending off the ridgeline would have a poor relationship with the existing settlement form of the ridge top village.	**Higher sensitivity**
	■ The settlement form of Herstmonceux is largely undefined, although woodland provides a boundary feature to the south-east and south. Development may be slightly at odds with the settlement form, particularly if it extends further off the ridgeline.	**Moderate sensitivity**
Settlement setting and coalescence	■ The High Weald AONB to the north, provides a distinctive backdrop to Herstmonceux and Windmill Hill. Further development along Gardner Street, risks the coalescence of the two settlements.	**Higher sensitivity**
Recreational value	■ Public rights of way provide connections to the wider countryside, including into the High Weald AONB to the north.	**Moderate sensitivity**
Perceptual aspects	■ A rural and tranquil character, although dark skies are impacted by the settlements themselves. There are limited signs of modern development in the landscape, and the scenic qualities of the landscape are typical of the High Weald AONB.	**Higher sensitivity**
Visual prominence	■ The ridgetop villages, and particularly the rolling slopes of the High Weald AONB to the north, are open and visually prominent. This is particularly the case in views from the Pevensey Levels.	**Higher sensitivity**
	■ There are views from the edges of the villages across the undulating landscape of the wider High Weald AONB, although extensive intervisibility is limited by intervening woodland and hedgerows. There are some significant views to the South Downs National Park from Gardner Street.	**Moderate sensitivity**

Key landscape sensitivities

- The distinctive landform of ridges and valleys.
- Ecologically valued woodlands, including ancient woodland.
- Intact historic field pattern, including assarts.
- Pasture fields bound by strong hedgerows, shaws and hedgerow trees.
- The rural setting provided to Herstmonceux and Windmill Hill.
- Separation the centre of the assessment unit provides between Herstmonceux and Windmill Hill.
- Good access on public rights of way through the landscape.
- Scenic rural character with limited modern intrusions.
- Occasional views to the High Weald AONB (in the north of the assessment unit) and long views to the South Downs National Park, and Pevensey Levels

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing					MH	
Medium scale residential 3-4 storey flats/ care homes						H
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Herstmonceux and Windmill Hill assessment unit has **moderate-high sensitivity** to small scale residential development as the landscape and visual characteristics /values are susceptible to change.

The distinctive landform; frequent ecologically valued woodlands; historic field patterns with strong hedgerows; rural character; role the assessment unit plays providing a rural backdrop to Herstmonceux and Windmill Hill; views to and location within the High Weald AONB (in the north of the assessment unit), and separation the landscape provides between Herstmonceux and Windmill Hill increases sensitivity.

However, the enclosed character along roads and where hedgerows and woodland reduce views, and undefined settlement edges of Herstmonceux reduce the unit's sensitivity to development.

Sensitivity increases to **high sensitivity** for medium scale residential and commercial / industrial development because larger buildings would be out of keeping with this rural landscape.

A small area north of Windmill Hill associated with the Nunnington Stream has been scoped out of the assessment due to flooding risk (Environment Agency Flood Zone 3).

Variations in landscape sensitivity

The existing undefined settlement edges of Herstmonceux result in slightly lower landscape sensitivities immediately adjacent to the settlement edge.

Strategic landscape guidance
Any development that comes forward in this assessment unit should: ■ Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and allow an appropriate buffer around them (to protect from root damage). ■ Retain broadleaved woodland. Replace any unavoidable losses with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting. ■ Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible. ■ Preserve historic field patterns, including medieval assarts, locating development away from intricate small-scale historic field patterns. ■ Integrate any development carefully into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape. ■ Ensure the separate identities of Herstmonceux and Windmill Hill are retained and maintain the ridge top form of these historic villages. ■ Ensure opportunities to access and enjoy the landscape are preserved and enhanced. ■ Consider views from popular public rights of way, when considering the siting and design of development in the landscape. ■ Consider views from the wider landscape including the Pevensey Levels, High Weald AONB and South Downs National Park, when siting development on higher slopes. ■ Ensure development does not affect the rural character, dark night skies or tranquillity of the landscape.

Hailsham North

Settlement assessment unit	Hailsham North
Landscape Character Area	**LCA 6E: High Weald - Cuckmere/ Pevensey Catchment**

Settlement description

Hailsham is the largest settlement in the south of Wealden district, located between the River Cuckmere to the west and the Pevensey Levels to the east. Hailsham is mentioned in the Domesday Book and was granted a market charter in 1252. The medieval town developed around Market Street, High Street, George Street and Vicarage Road, as shown by the extent of the Conservation Area. Further development was limited until the opening of the railway between Hailsham and Polegate in 1849. The railway was later extended north to Eridge. The town expanded to the south and west of the railway station. Despite the closure of the railway line in 1968, substantial growth occurred after the Second World War. From this period through to the early 21st century, the town has greatly expanded, predominantly to the north and west. This has resulted in its coalescence with the formerly separate hamlets of Lower and Upper Horsebridge and Amberstone to the north.

Absolute constraints

Areas along the River Cuckmere and its tributary have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).

Figure A.238: Location of Hailsham North assessment unit

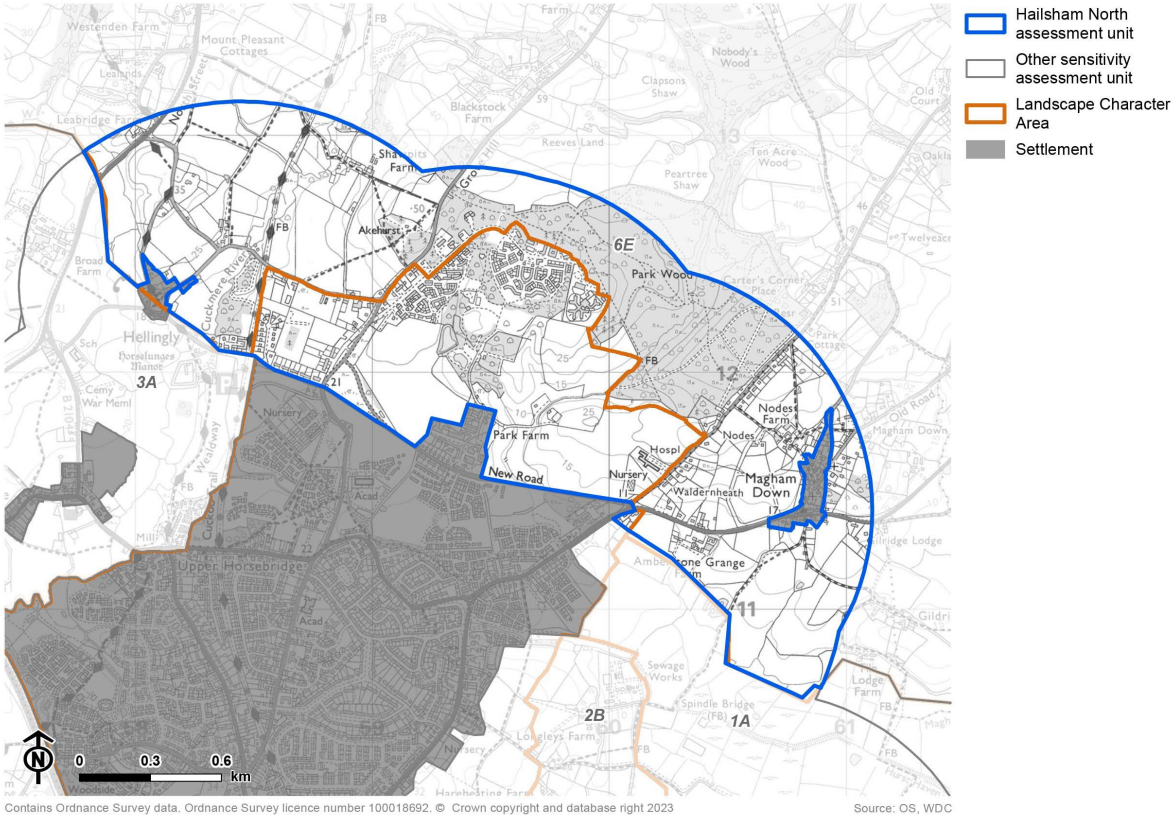


Figure A.239: Absolute constraints in Hailsham North assessment unit

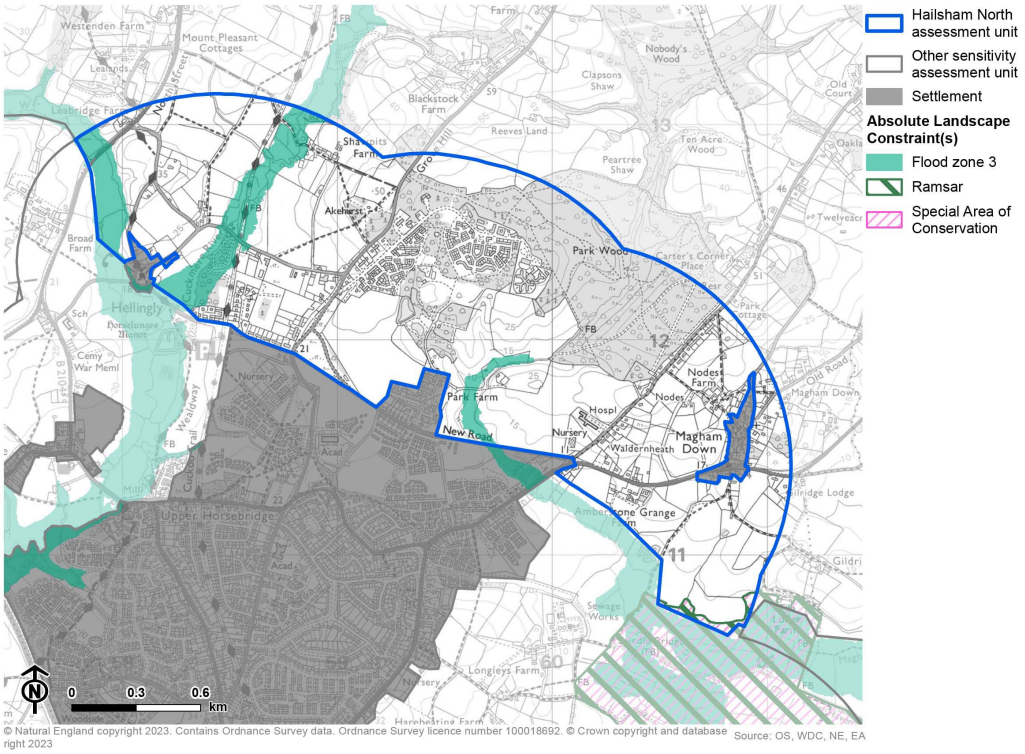


Figure A.240: Environmental designations in Hailsham North assessment unit

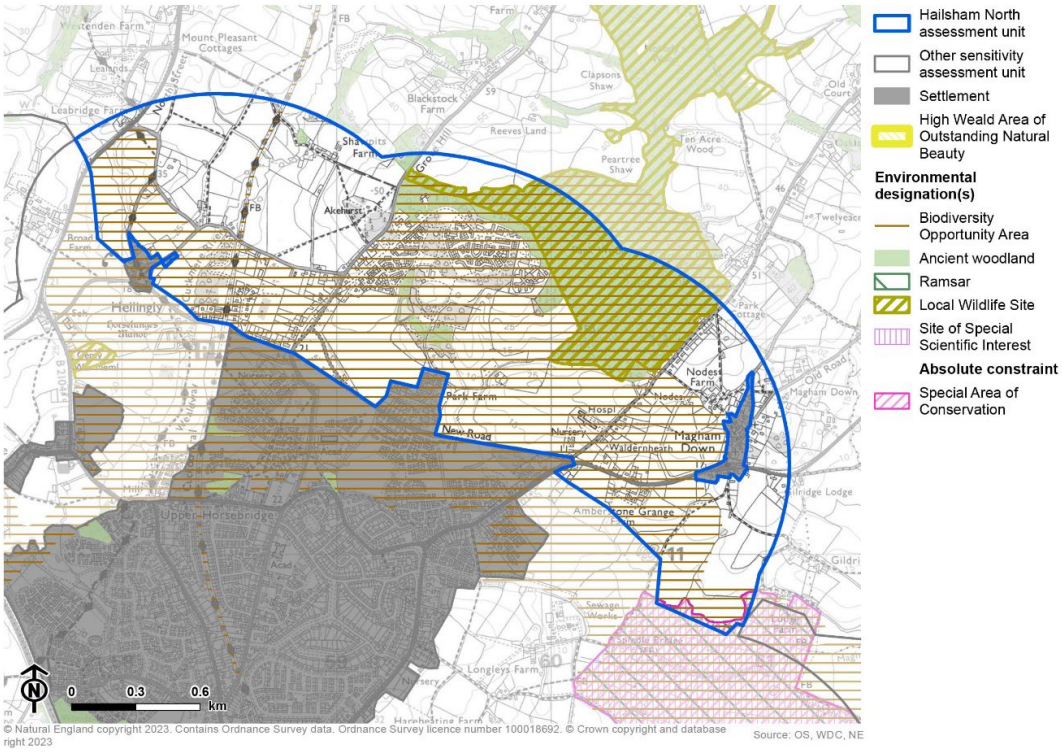
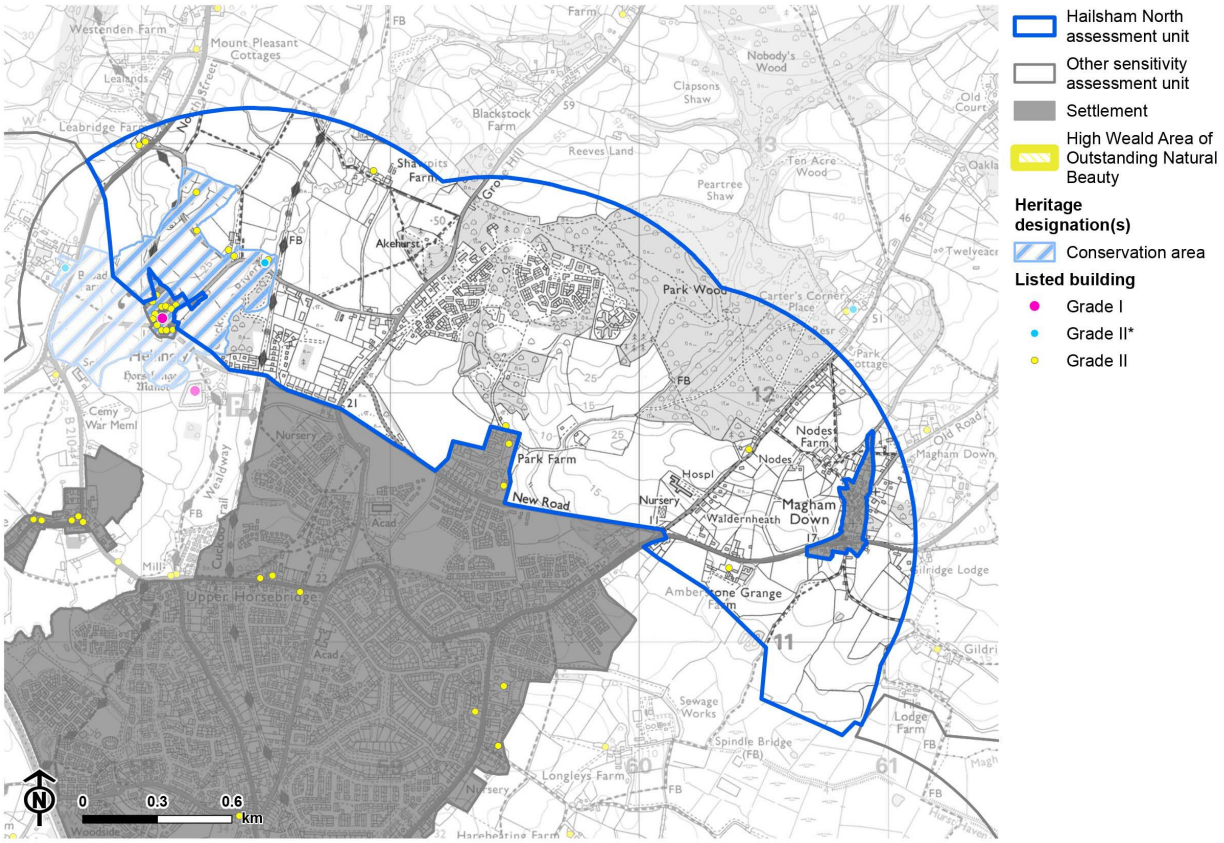


Figure A.241: Heritage designations in Hailsham North assessment unit



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Representative photos



Undulating arable fields with Park Wood forming a wooded backdrop



Undulating pasture fields near Hellingly with mature hedgerow trees, and distant views to the South Downs National Park.

Settlement assessment unit	**Hailsham North**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Undulating landform, incised by streams and the River Cuckmere. The south-east of the assessment unit is lower lying, rising gently from the Pevensey Levels.	**Moderate sensitivity**
'Natural' character	■ Mixed arable and pasture fields, with more arable south of Park Wood, west of Grove Hill and around Magham Down. Fields are bound by thick hedgerows with occasional mature hedgerow trees.	**Moderate sensitivity**
	■ Considerable areas of priority habitat deciduous woodland, much of ancient origin, focused at Park Wood, which is designated as a Local Wildlife Site. The Cuckmere crosses the west of the assessment unit and is lined by riparian vegetation.	**Higher sensitivity**
	■ Scattered areas of priority habitats including floodplain grazing marsh related to the Pevensey Levels in the south-east. The Pevensey and Cuckmere Valley Link and Cuckoo Trail Habitat Link BOAs extend into the assessment unit.	**Higher sensitivity**
Landscape pattern and time depth	■ A mixed field pattern with medieval assarts, late medieval or Tudor regular piecemeal enclosure fields and small areas of modern field amalgamation along Mill Lane and in the north-west.	**Moderate sensitivity**
Historic features	■ Relatively few historic features, except for a few historic listed farmhouses scattered throughout the assessment unit.	**Lower sensitivity**
	■ The Hellingly Conservation Area covers the village and surrounding landscape, and includes a number of listed buildings, including the Grade I listed church.	Areas of higher sensitivity
Settlement form and edge	■ The modern two to two-and-a-half storey residential development at the northern edge of Hailsham along New Road is relatively enclosed. Development at The Drive in the north is also enclosed by woodland to the south-east. Development north of New Road would be in keeping with the settlement edge.	**Moderate sensitivity**
	■ Park Wood to the north forms a strong boundary feature, development north of the wood would have a poor relationship with Hailsham.	Areas of higher sensitivity
	■ Hellingly is integrated into the fringing landscape by hedgerow and hedgerow trees and development would have a poor relationship with the historic nucleated settlement form. The village is contained to the east by the River Cuckmere and Cuckoo Trail.	**Higher sensitivity**
	■ The modern, loosely linear settlement at Magham Down is relatively integrated into the landscape by roadside vegetation and small woods. Development may be slightly at odds with the settlement pattern.	Areas of moderate sensitivity
Settlement setting and coalescence	■ The assessment unit provides a scenic backdrop to Hellingly, Hailsham and Magham Down, and the west of the assessment unit is designated as part of the Hellingly Conservation Area for the rural setting it provides for the village.	**Higher sensitivity**
	■ Park Wood and the surrounding undeveloped countryside provides a strong sense of separation between Hailsham and Hellingly, and between Hailsham and Magham Down.	**Moderate sensitivity**

Recreational value	■ There is a network of public rights of way in the west and the south-east, including the Cuckoo Trail and Wealdway long distance footpaths.	**Moderate sensitivity**
Perceptual aspects	■ Strong rural characteristics around Hellingly, due to surrounding pastoral land use and considerable areas of woodland, and in the north-east at Park Wood.	**Higher sensitivity**
	■ Perceptual qualities are affected by proximity to the edge of Hailsham and the A271, which reduces tranquillity.	Areas of moderate sensitivity
Visual prominence	■ A semi-enclosed character provided by hedgerows and roadside vegetation, with intermittent long-distance views south over open countryside, to the South Downs National Park. Views to Hellingly church are prominent in views from the south (outside the assessment unit) and in the north-west of the assessment unit.	**Moderate sensitivity**
	■ The assessment unit does not form a visually distinctive or prominent skyline.	**Lower sensitivity**

Key landscape sensitivities

- Undulating landform incised by the River Cuckmere and its tributaries.
- River Cuckmere and associated riparian habitats.
- Priority habitat deciduous woodland, including ancient woodland at Park Wood, and priority habitat floodplain grazing marsh in the south-east.
- Strong network of thick hedgerows with hedgerow trees.
- Largely intact historic irregular field patterns, including assarts in the north-west.
- The historic character and form of Hellingly and its intact historic settlement edge.
- The rural character of much of the assessment unit, which provides a scenic backdrop to Hellingly, Magham Down and Hailsham.
- The assessment unit, particularly Park Wood and the River Cuckmere provide strong boundary features between Hailsham and the wider rural area.
- Strong recreational opportunities, with a network of public rights of way, including the Wealdway and the Cuckoo Trail long distance footpaths.
- Occasional long-distance views to the South Downs National Park from areas of higher ground.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes					MH	

Commercial/industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The in Hailsham North assessment unit has **moderate sensitivity** to small-scale residential housing, as some landscape and visual characteristics/ values are susceptible to change. Sensitivity increases to **moderate-high** for medium-scale residential and **high** for commercial/industrial development, which would be out of character with the low-rise development and rural character of this area.

The rural landscape with its undulating landform provides a scenic backdrop to the surrounding settlements; considerable areas of deciduous woodland; recreational value; areas of historic field patterns; and distance from the settlement edge increase sensitivity. The intermittent views over the wider landscape also increases sensitivity. The semi-enclosed character and detracting features including the A271 and proximity to Hailsham also decrease sensitivity.

Variations in landscape sensitivity

Park Wood and its setting are highly sensitive due to the ecological value as priority habitat deciduous woodland and designation as ancient woodland. The River Cuckmere is also of higher sensitivity for its ecological value. The historic character and rural setting of Hellingly, as shown by its designation as a Conservation Area, is also of higher sensitivity.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Locate development on lower-lying flat fields, where it is well enclosed by landform and vegetation, so that development would be less visible and have less influence on landscape character.
- Protect and enhance the narrow valley of the River Cuckmere and its tributaries, maintaining riparian habitats along its course.
- Retain the extensive areas of broadleaved woodland and floodplain grazing marsh in the south-east. Avoid loss of, harm, or deterioration to ancient semi-natural woodland and allow an appropriate buffer zone around them (to avoid root damage).
- Retain in-field and roadside trees, including tree clumps, protecting mature specimen trees from the impacts of development. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting. Any new planting should be in character with the locality, using native species where possible.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Take up biodiversity opportunities listed in the Pevensey and Cuckmere Valley Link and Cuckoo Trail Habitat Link BOAs, including woodland and wetland habitat management, enhancement and extension.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly assarts.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from promoted long distance footpaths such as the Wealdway when considering siting and design of development in the landscape.

- Ensure development does not adversely affect the intact historic form and character of Hellingly, and the rural setting the landscape provides, as set out in the Conservation Area appraisal.
- Take account of views towards Hellingly church when considering the siting and design of development in the landscape.
- Ensure development does not affect the occasional long-distance views to the South Downs National Park, and that areas of relative tranquillity, such as Park Wood, are retained.

Horam

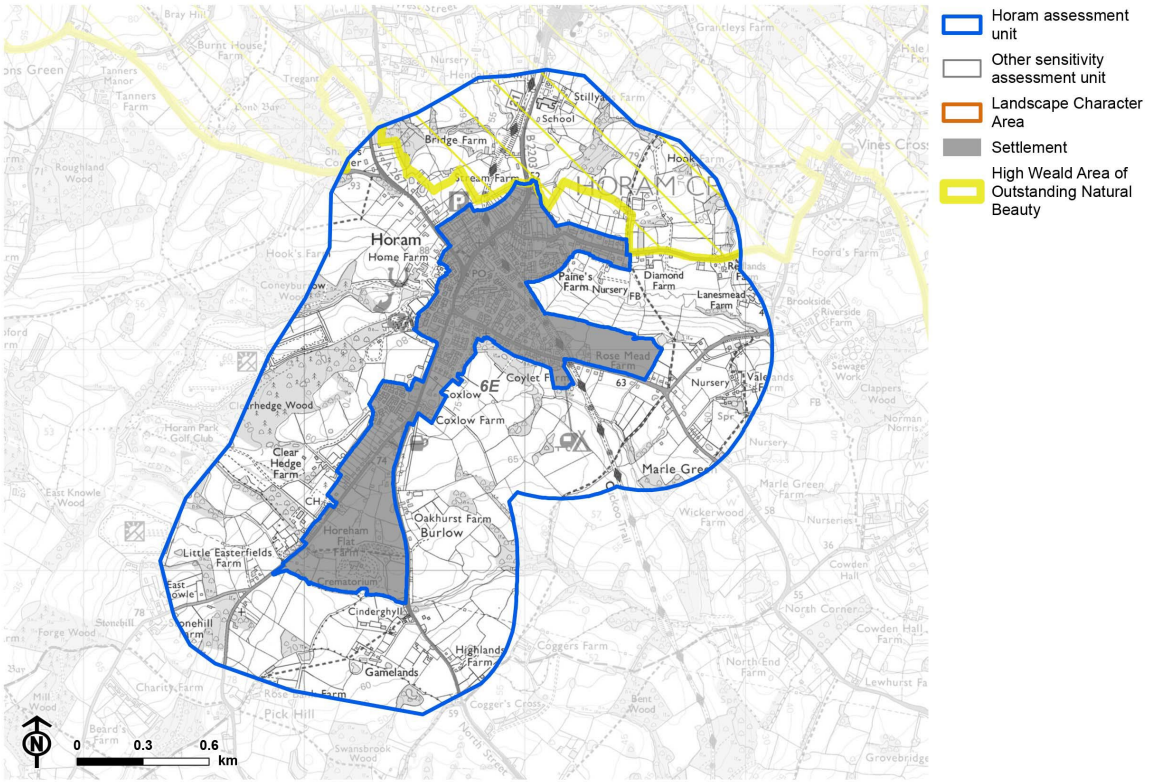
Settlement assessment unit	Horam
Landscape Character Area	**LCA 6E: High Weald - Cuckmere / Pevensey Catchments**

Settlement description

Horam is the largest village within LCA 6E and is located in the central eastern part of Wealden District. The village developed as a railway village with the arrival of the London, Brighton and South Coast railway line in 1880, which subsequently closed to passengers in 1965. The former line is now used as the Cuckoo Trail recreational path which forms a wooded linear feature passing through the village. The historic form of the settlement comprises relatively dispersed properties located along Heathfield Road. Further expansion and infill in the second half of the 20th century has resulted in an expanded settlement, centred on the A267 and B2203 mostly to the east between Horebeech Lane and Vines Cross Road, with ribbon development along roads extending from the village and the Wealden Crematorium to the south of the village. The settlement consists of mostly one and two storey detached and semi-detached houses, with some three storey terraced houses in the centre of the settlement.

The boundary of the High Weald AONB is located directly north of the settlement.

Figure A.242: Location of Horam assessment unit



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Figure A.243: Absolute constraints in Horam assessment unit

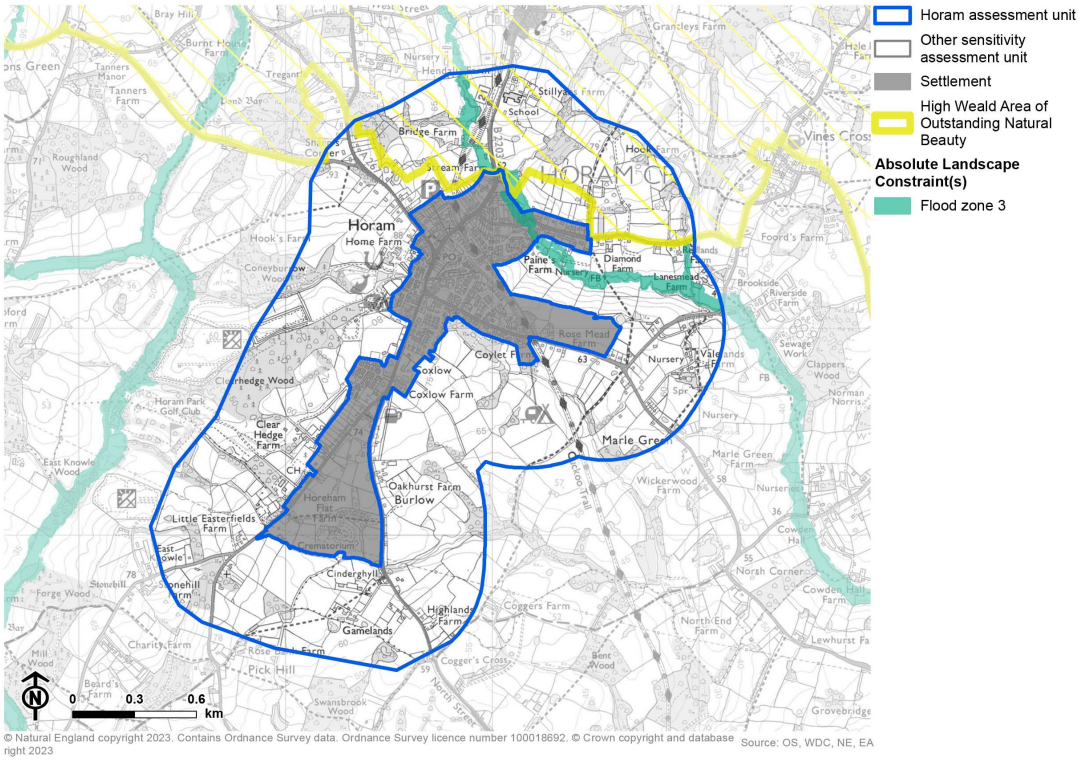


Figure A.244: Environmental designations in Horam assessment unit

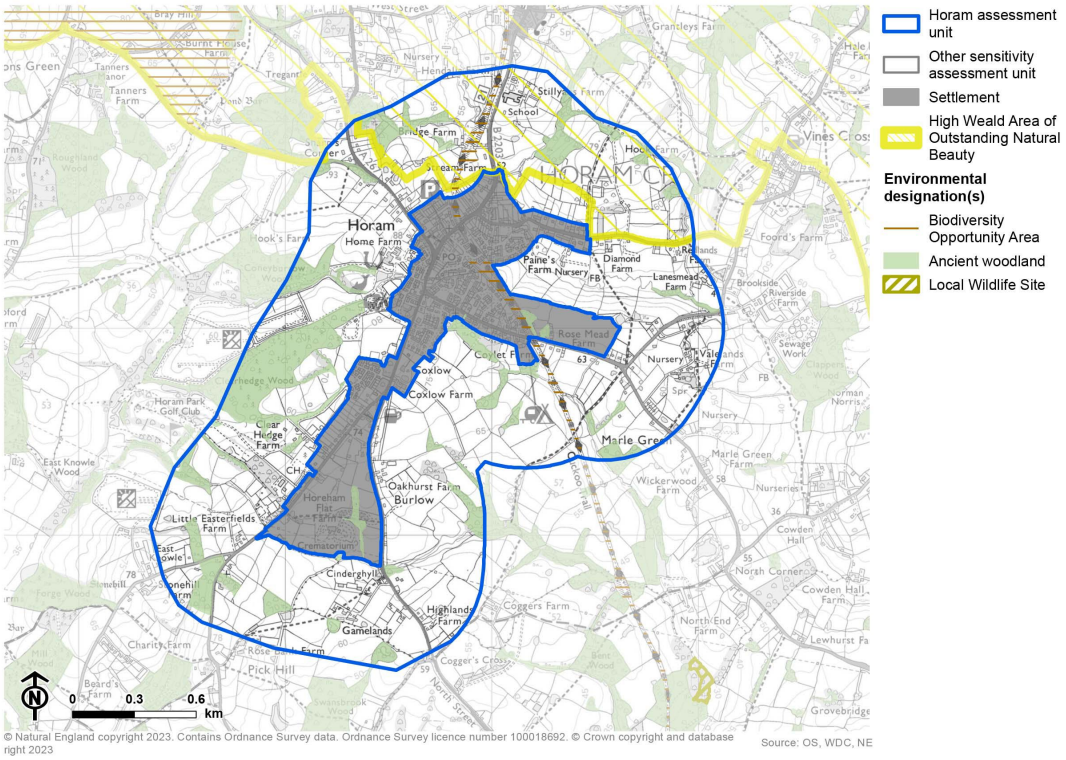
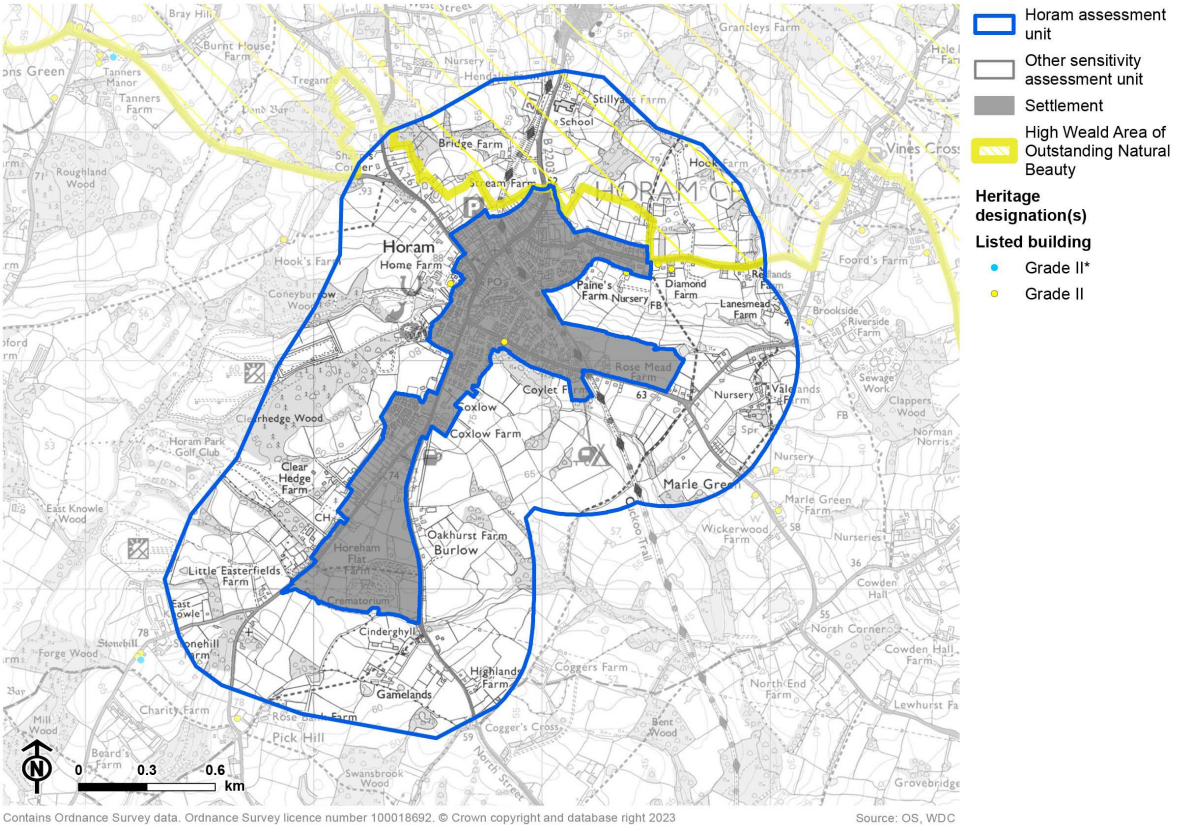


Figure A.245: Heritage designations in Horam assessment unit



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Representative photos



Medium scale assart fieldscape near the settlement edge.



Views north to the wooded ridges of the High Weald AONB from the eastern settlement edge.

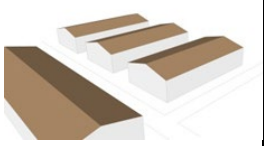
Assessment unit	**Horam**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ The centre of Horam sits on a spur, which extends south from more prominent ridgelines in the High Weald AONB. Gently undulating landform falls to either side of the spur in the south.	**Moderate sensitivity**
	■ A complex landform of ridges and valleys in the north, associated with the winding course of Waldron Gill, and other tributaries of the River Cuckmere.	Areas of higher sensitivity
'Natural' character	■ Predominantly pastoral land use with some arable. Fields are bound by mature hedgerows (with some deterioration in the south-east), hedgerow trees and shaws. Existing development, including two solar farms, a golf course and a caravan park are located to the west of the settlement and influence the rural character locally.	**Moderate sensitivity**
	■ Numerous small broadleaved woodlands, (mostly priority habitat and many of which are ancient in origin), with larger mixed blocks on the valley sides, predominantly in the west and north-west. An interconnecting network of ancient woodland is a defining component of character of the High Weald AONB. The wooded Cuckoo Trail Habitat Link BOA is located in the north and east of the assessment unit.	Areas of higher sensitivity
	■ Pockets of priority habitat semi-improved grassland in the south-east of the area.	Areas of higher sensitivity
Landscape pattern and time depth	■ An intact historic field pattern with a mix of small to medium scale assarts, particularly extensive in the south east (a defining component of character of the High Weald AONB) and some smaller areas of regular piecemeal enclosure. Scattered areas of ancient semi-natural woodland within the west and north-west of the area (including within the High Weald AONB) contribute to time depth.	**Higher sensitivity**
	■ Playing fields and a golf course to the west of the settlement have eroded the historic field pattern locally.	Areas of lower sensitivity
Historic features	■ Very few listed buildings, except for some historic farmsteads on the settlement edge.	**Lower sensitivity**
Settlement form and edge	■ 20th and 21st century development has affected the village's former linear form, with expansion to the east resulting in an undefined settlement edge further diluted by ribbon development extending from the settlement edge.	**Lower sensitivity**
	■ Development along the settlement edge consists of one and two storey detached and semi-detached houses, which are relatively well integrated with the surrounding landscape by hedgerows and trees.	**Moderate sensitivity**
Settlement setting and coalescence	■ Woodland across the assessment unit and the scenic qualities of the pastoral landscape to the east provides some positive contribution to the character of the settlement.	**Moderate sensitivity**
	■ The north of the assessment unit plays some role in providing separation between Horam and Maynard's Green.	**Moderate sensitivity**

Recreational value	■ Some public rights of way, including sections of the Cuckoo Trail.	**Moderate sensitivity**
Perceptual aspects	■ A strong sense of rural character particularly in the wooded north, typical of the High Weald AONB, and pastoral landscape to the east.	**Moderate sensitivity**
	■ Modern development including solar arrays to west, pylons to the south and busy trunk roads including the A267. Proximity to the settlement has some influence on the experience of dark night skies and the sense of rurality/tranquillity.	Areas of lower sensitivity
Visual prominence	■ Views are generally screened by mature hedgerows and woodland. There are glimpsed outward views from the A267, and in the south.	**Moderate sensitivity**
	■ The north is generally enclosed by woodland but there are significant views of the wooded ridges of the wider AONB, particularly from the pastoral landscape north of Horebeech Lane.	Areas of higher sensitivity

Key landscape sensitivities

- The complex ridge and valley landform, particularly in the north.
- Interconnecting mature deciduous woodlands (many of which are ancient in origin).
- The strong network of thick hedgerows with hedgerow trees.
- Intact historic field patterns, particularly assarts most strongly expressed in the south-east of the area, which provide a strong rural setting to the settlement.
- The rural character of the landscape with areas of remoteness, tranquillity and dark skies, particularly in the north and east, away from busy roads, the settlement edge and electricity infrastructure.
- Occasional intervisibility with the High Weald AONB.

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 story flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels						H

Summary of overall landscape sensitivity

The Horam assessment unit has **moderate sensitivity** to small scale residential housing, as some landscape and visual characteristics/ values are susceptible to change. However, sensitivity increases to **moderate-high** for medium-scale residential development, Medium scale residential development would be at odds with the smaller scale of the more rural settlement edges.

Sensitivity increases to **high** for commercial/industrial development which would be out of character with the low-rise residential character of the edges of Horam, the rural character of the wooded river valley and small-scale historic fields.

The undulating landform in the north, with areas of dense woodland and mature hedgerows and areas of intact historic field pattern of this assessment unit, increase sensitivity. However, the presence of urban edge development; including electricity infrastructure; areas of simpler landform to the south; limited historic features and the contained nature of views decrease sensitivity.

Variations in landscape sensitivity

The north of the assessment unit, particularly those areas within the High Weald AONB, with its extensive deciduous woodland, complex topography and visual relationship to the wooded ridges of the High Weald AONB would be of high sensitivity to development. Ancient woodlands located throughout the assessment unit are particularly sensitive features.

Small areas nearest to the western settlement edge would be of moderate sensitivity to medium scale residential development due to the existing presence of similar scale development and partial containment by landform, which slopes away from the settlement edge in this area.

Strategic landscape guidance for development

Any development that comes forward in this assessment unit should:

- Locate development on low lying flat fields, or lower slopes in close proximity to the western settlement edge, well enclosed by landform and vegetation where development would be less visible and have less influence on landscape character.
- Avoid development in the incised stream valleys and heavily wooded valley slopes to the north of the assessment unit.
- Retain broadleaved woodland, including linear riparian woodland along watercourses. Avoid loss of, harm, or deterioration to the interconnecting ancient semi-natural woodlands and allow a buffer zone around them (to avoid root damage). Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Avoid, where possible, development on sites in areas of habitat interest, notably deciduous woodlands, grassland habitats and riparian habitats along the Waldron Gill and other tributaries of the of the River Cuckmere.
- Retain or replace hedgerow or roadside trees along the road network, protecting mature specimen trees from the impacts of development. Any new planting should be in character with the locality, using native species where possible. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, locating development away from intricate small-scale historic field patterns, particularly medieval assarts which are concentrated in the south-east of this assessment unit.
- Ensure development does not adversely affect the historic qualities or appreciation of historic features, such as the listed farmhouse buildings on the edge of the settlement.
- Any development should be carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape
- Consider views from public rights of way, such as the Cuckoo Trail, when siting and designing development in the landscape.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Minimise the influence of development on the strong rural character of the landscape, areas of relative tranquillity and the experience of dark night skies and the defining components of character relating to the High Weald AONB, applying suitable mitigation.

Assessment unit	Ninfield
Landscape Character Area	**LCA 6E: High Weald – Cuckmere/Pevensey Catchment**

Settlement description

Ninfield is located in the south-east of the district. The name supposedly comes from the fact the village was originally composed of nine- and three-quarter fields. Standard Hill, to the south-west of the village is reportedly where William the Conqueror placed his flag after the Battle of Hastings. The historic core of Ninfield is centred around The Green and Church Lane, and the originally separate village of Lower Street. The two settlements are now effectively joined by linear development along The Green and Lower Road. Despite some post-war infill between High Street and Manchester Road and Church Lane and The Green, the village largely retains its linear settlement pattern. The majority of the village is on the ridge plateau, and there are long views southwards across farmland to the Pevensey Levels.

Ninfield

Figure A.246: Location of Ninfield assesment unit

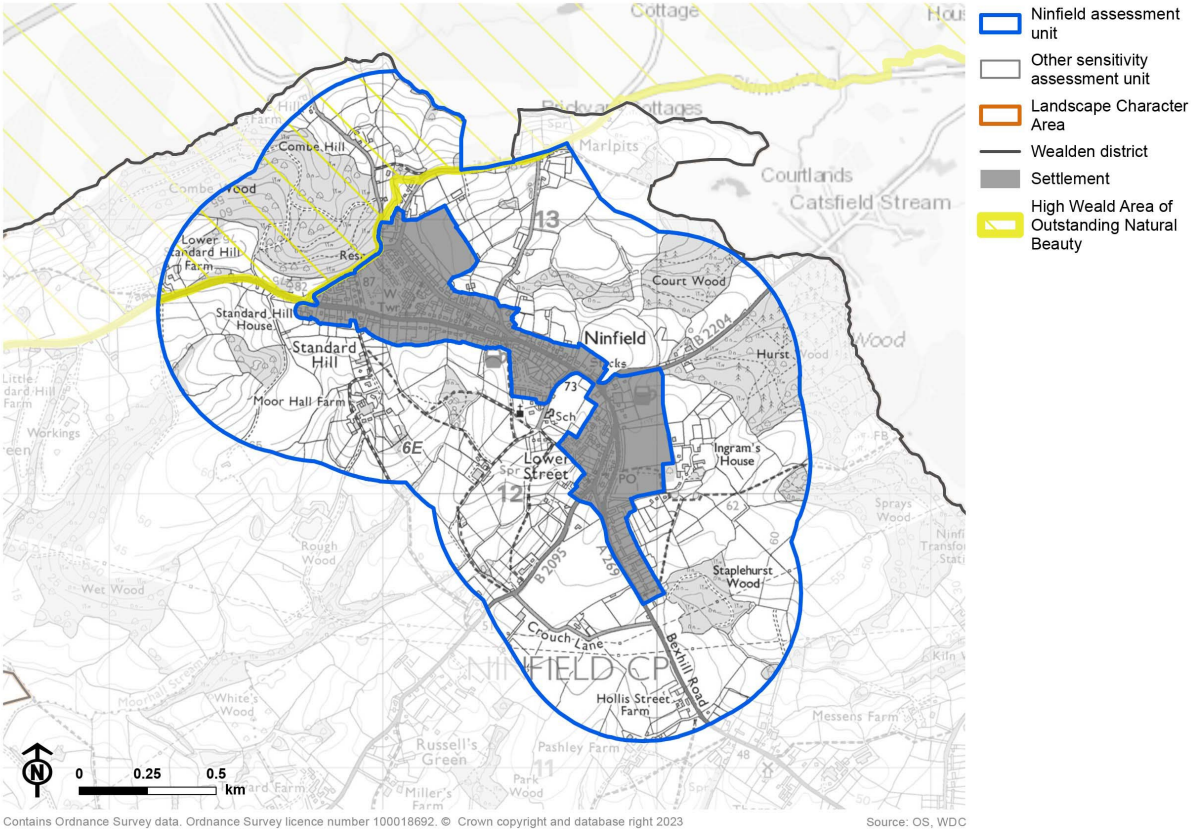


Figure A.247: Absolute constraints in Ninfield assessment unit

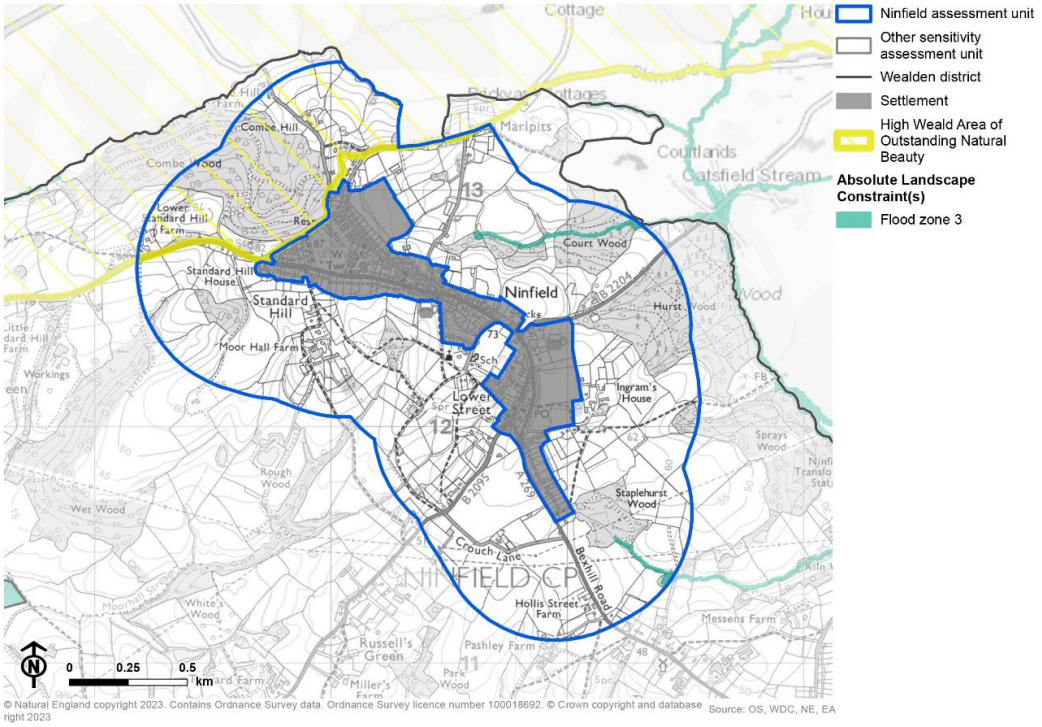


Figure A.248: Environmental designations in Ninfield assessment unit

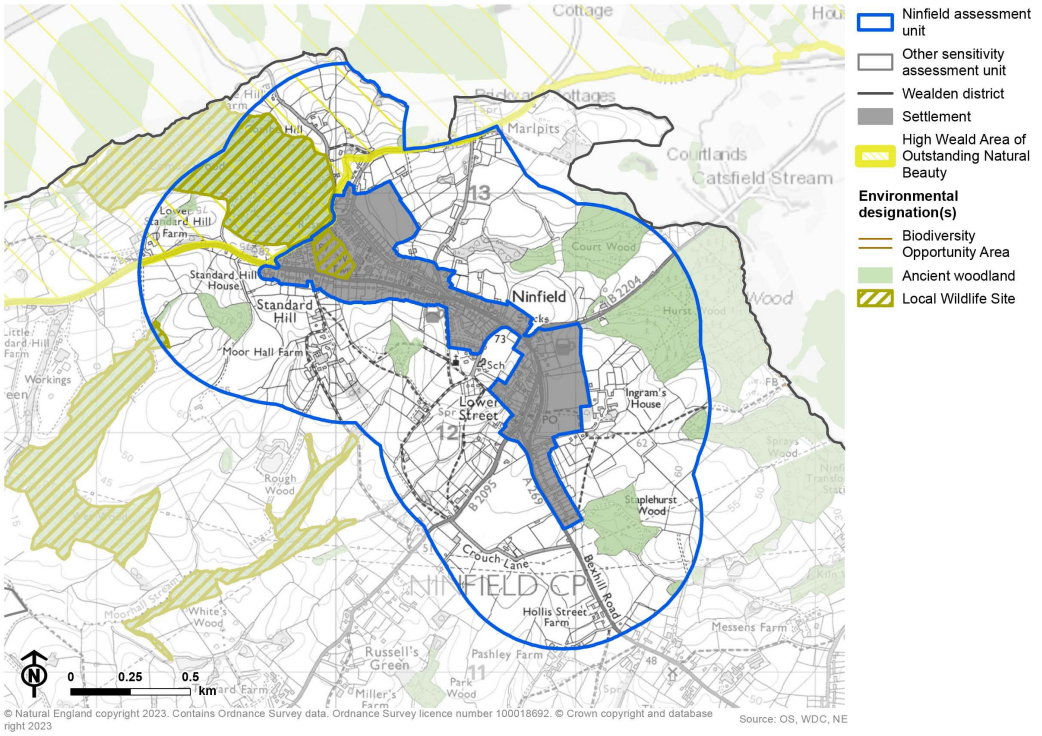
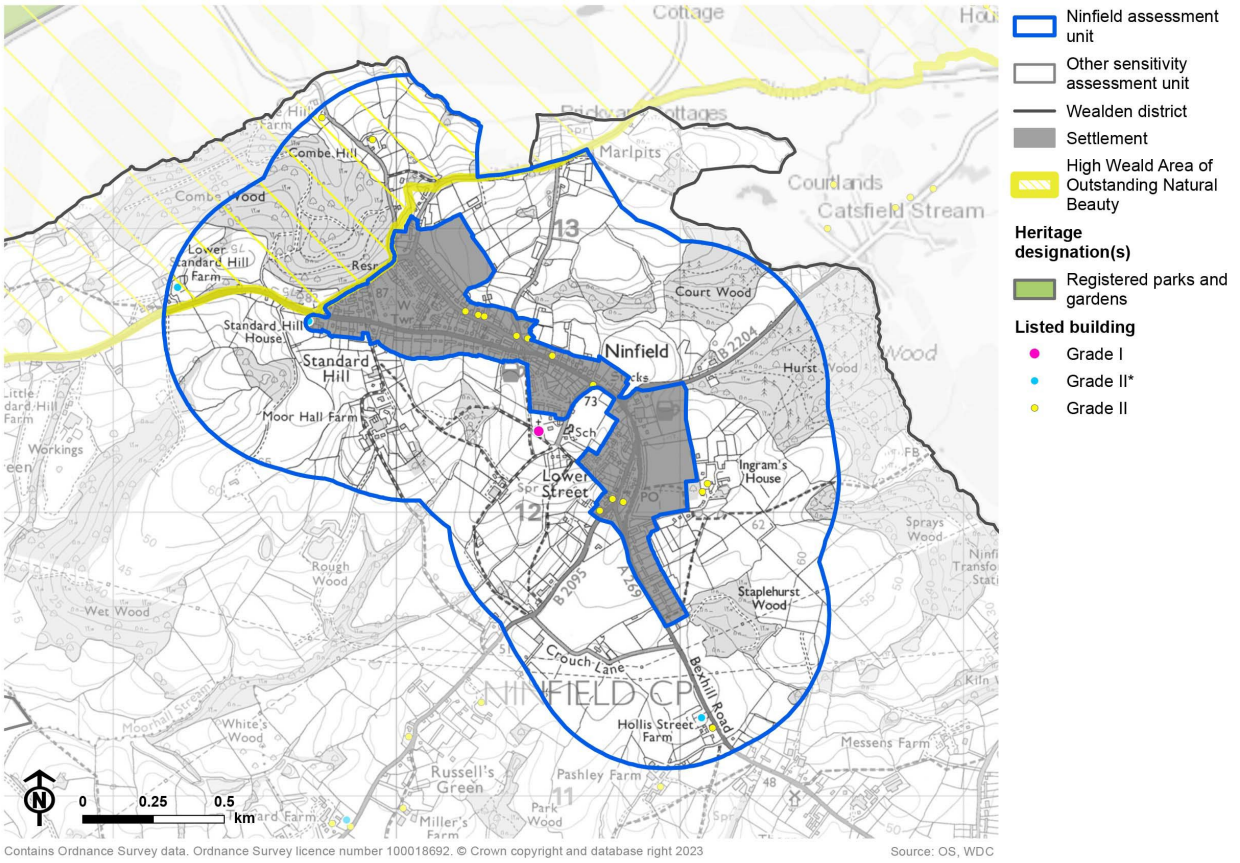


Figure A.249: Heritage designations in Ninfield assessment unit



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Representative photos



Long views across pasture fields to the South Downs National Park



Undulating pasture and woodland forming a rural setting to ridgetop village of Ninfield

Assessment unit	**Ninfield**	
Commentary against landscape sensitivity indicators		
Assessment Criteria	Commentary	Sensitivity
Landform	■ Undulating ridge and valley landscape, a defining component of the character of the High Weald AONB.	**Higher sensitivity**
'Natural' character	■ Predominantly pastoral landscape, some in use for horse grazing, interspersed with arable cropping in the west and south. Fields have strong hedgerows with hedgerow trees.	**Moderate sensitivity**
	■ Frequent scattered small-scale priority habitat deciduous woodland, the majority of ancient origin, including Combe Wood LWS in the north-west. Priority habitat good quality semi-improved grassland is found in the north.	**Higher sensitivity**
Landscape pattern and time depth	■ Mixed historic field pattern with medieval assarts on the edges of existing woodlands, a defining component of character of the High Weald AONB. A regular piecemeal enclosure pattern is found adjacent to the settlement boundaries of Ninfield.	**Moderate sensitivity** with areas of higher sensitivity
Historic features	■ Occasional Grade II and Grade II* listed farmhouses, barns and cottages, with brick vernacular common, which contribute to the landscape character.	**Moderate sensitivity**
Settlement form and edge	■ Ninfield has expanded in the 20th century with two-storey brick houses and bungalows. However, the settlement retains its largely linear, historic settlement form along the ridge top.	**Moderate sensitivity**
	■ Much of the village has an exposed settlement edge, with the exception of the north-west which is contained by Combe Wood.	**Higher sensitivity**
Settlement setting and coalescence	■ The woodlands with the assessment unit provide a scenic backdrop to Ninfield, including those within the High Weald AONB. The valley slopes to the north-east and south-west of Ninfield also contribute to its rural setting as a ridgetop village.	**Higher sensitivity**
	■ The assessment unit does not contribute to the separation of settlements.	**Lower sensitivity**
Recreational value	■ Public rights of way provide connections to the wider countryside.	**Moderate sensitivity**
Perceptual aspects	■ A rural and tranquil character, with a good experience of dark skies in the north-west where the scenic qualities of the landscape are a defining component of character of the High Weald AONB, and south towards the Pevensey Levels. Electricity pylons south of Crouch Lane are the only signs of modern development in the landscape.	**Higher sensitivity**
Visual prominence	■ Roadside vegetation, hedgerows and sunken lanes create an enclosed character. Where there are gaps in hedgerows long views are possible south across the Pevensey Levels to the South Downs National Park, and north to the High Weald AONB.	**Moderate sensitivity**
	■ The ridgetop village, and particularly the rolling slopes of the High Weald AONB to the north and south are visually prominent, especially in views from the Pevensey Levels.	**Higher sensitivity**

Key landscape sensitivities

- Ridge and valley landform, with visually prominent slopes.
- Ecologically valued woodlands, including ancient woodland.
- Intact historic field pattern, including assarts.
- Pasture fields bound by strong hedgerows.
- The landscape provides a rural setting to Ninfield.
- Rural character with limited modern intrusions.
- Occasional long views over the Pevensey Levels, to the South Downs National Park and to the High Weald AONB (in the north of the assessment unit).

Overall sensitivity assessment

Small scale residential 2-2.5 storey housing				M		
Medium scale residential 3-4 storey flats/ care homes					MH	
Commercial/ industrial e.g. industrial units or hotels					MH	

Summary of overall landscape sensitivity

The Ninfield assessment unit has **moderate sensitivity** to small scale residential development as some of the landscape and visual characteristics /values are susceptible to change.

The distinctive landform; frequent ecologically valued woodlands; historic field patterns with strong hedgerows; rural character; the rural backdrop provided to Ninfield, views to; and location within the High Weald AONB (in the north of the assessment unit); visual prominence of the slope and occasional views to the South Downs National Park and Pevensey Levels to the south increase sensitivity.

However, the enclosed character, occasional historic features, and undefined settlement edges reduce the assessment unit's sensitivity to development.

The assessment unit is judged to increase to **moderate-high sensitivity** to medium scale residential and commercial / industrial development as larger buildings would be out of keeping, and visually prominent in the landscape.

Variations in landscape sensitivity

The steeply incised topography to the south-west and north-east (the latter within the High Weald ANOB) is of higher sensitivity.

Strategic landscape guidance

Any development that comes forward in this assessment unit should:

- Avoid loss of, harm, or deterioration to ancient semi-natural woodlands, and allow an appropriate buffer around them (to protect the roots from damage).

- Retain broadleaved woodland. Replace any unavoidable losses, with native species where possible, ensuring an appropriate maintenance schedule is prepared and implemented for remedial planting.
- Retain and where possible enhance hedgerows and take opportunities to strengthen the local habitat network. Where there is unavoidable loss of, or damage to, hedgerows, mitigation / compensation in the form of suitable hedgerow replacement should be sought, using native species where possible.
- Preserve historic field patterns, including medieval assarts, locating development away from intricate small-scale historic field patterns.
- Be carefully integrated into the landscape, utilising existing woodland, or using native species that are in character with the wider landscape.
- Keep development along the ridge where possible, in keeping with the historic settlement form, considering views from the Pevensey Levels and South Downs National Park to the south.
- Ensure opportunities to access and enjoy the landscape are preserved and enhanced.
- Consider views from public rights of way, when considering the siting and design of development in the landscape.
- Consider views from the wider landscape when siting development on the higher land, and within the High Weald AONB.
- Minimise the influence of development on the rural character of the landscape, areas of relative tranquillity and the experience of dark night skies, applying suitable mitigation.

Appendix B

Landscape Sensitivity Assessments:

SHELAA Sites

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LCA 2A: Wider Area Assessment Unit B-39
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LCA 2B: Polegate Open Clay Vale B-56

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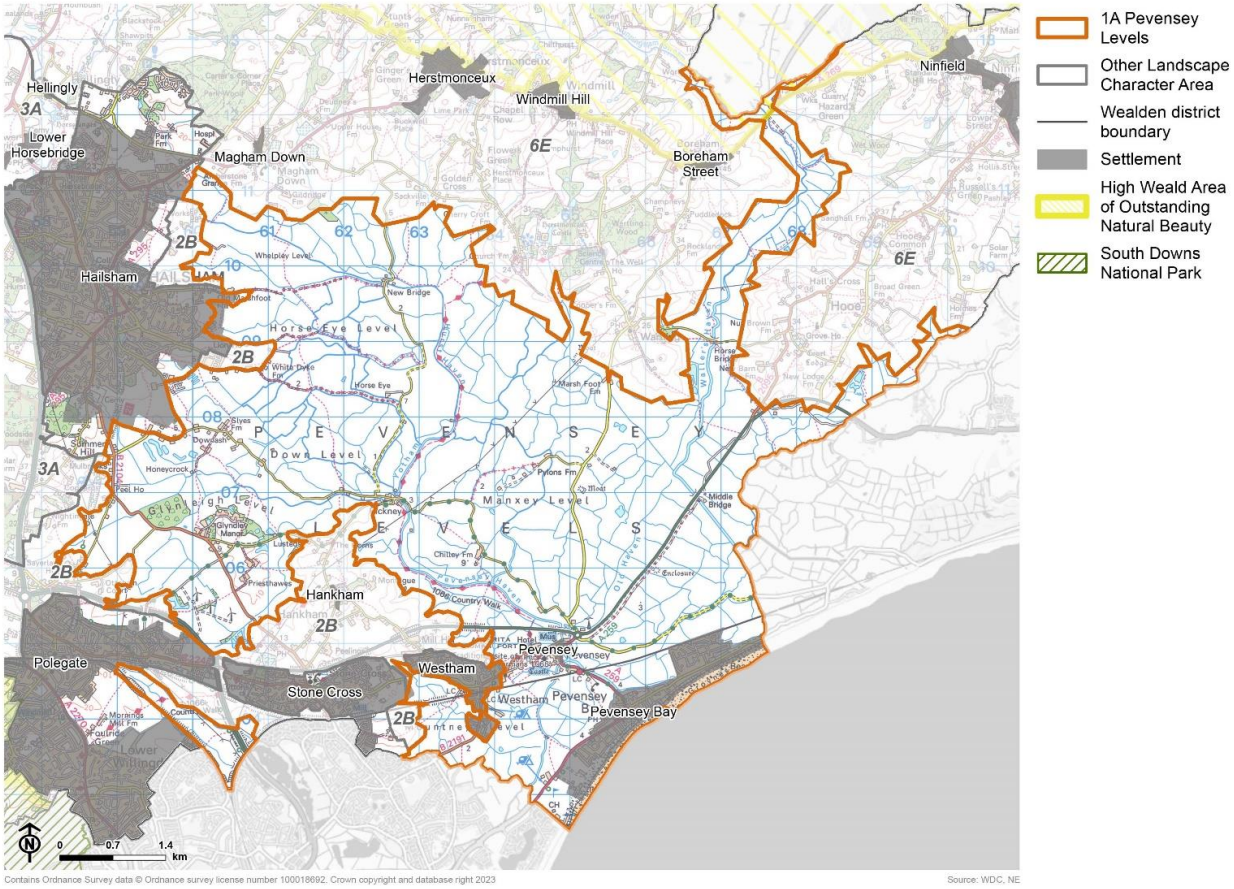
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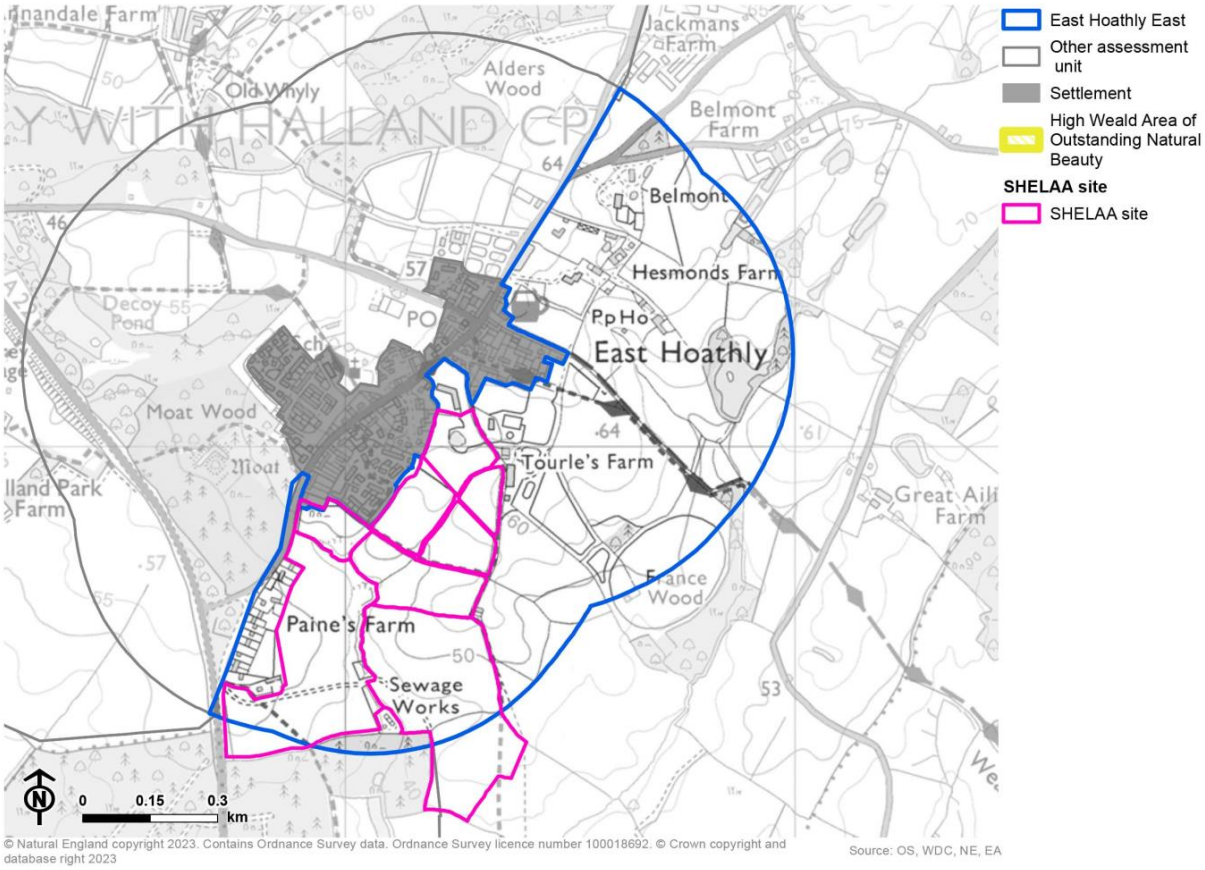
LCA 1A: Pevensey Levels

Figure B.1: Location of LCA 1A: Pevensey Levels



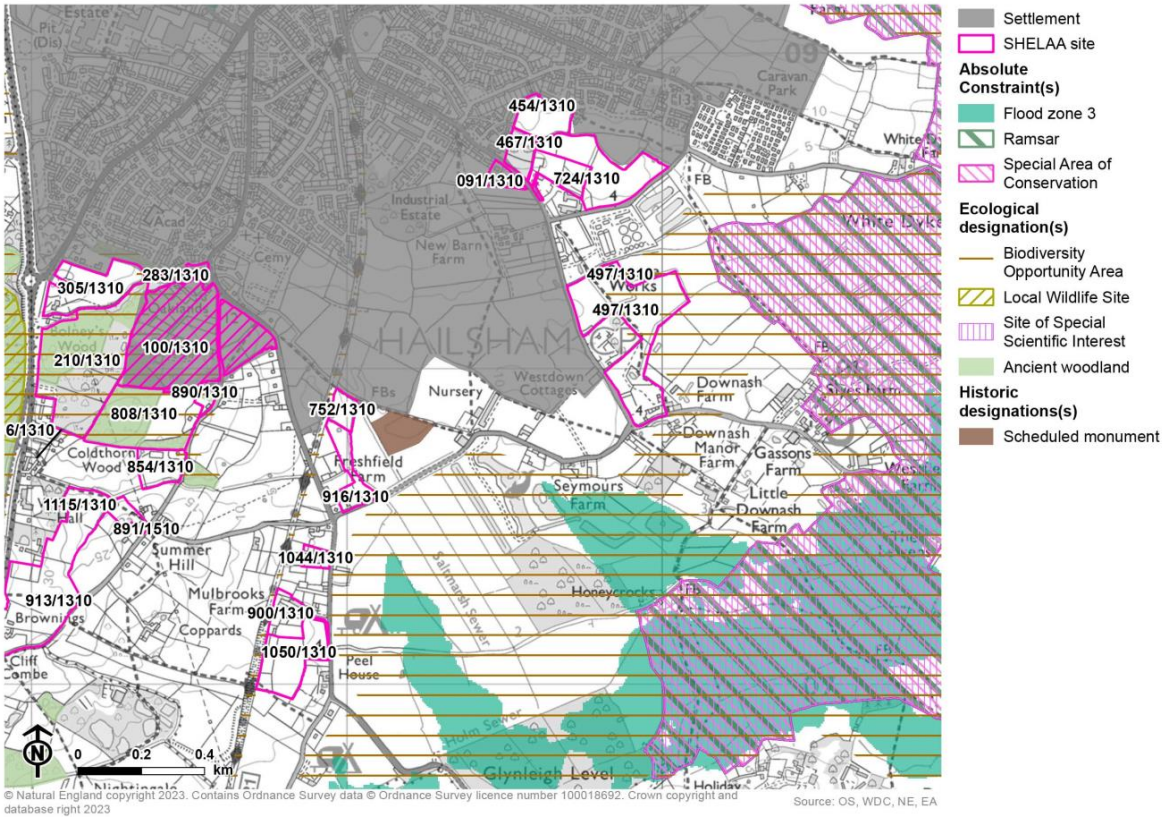
Hailsham East Assessment Unit

Figure B.2: SHELAA sites within Hailsham East



Landscape sensitivity assessment of SHELAA sites				
Assessment Unit	**Hailsham East (south-east)**			
Sensitivity Rating	**Small-scale residential**		**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**M**	**MH**

Figure B.3: Absolute constraints within Hailsham East



Representative site photos



Site 752/1310: Semi-enclosed grazing fields with mature hedgerow trees



Site 724/1310: Unmanaged land with existing development reduces rurality

SHELAA site reference:	916/1310	752/1310	1050/1310	900/1310	1044/1310
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the south of Hailsham, along Ersham Road and Saltmarsh Lane. The sites have a similar sensitivity to the wider assessment unit, with those within the Pevensey Levels (LCA 1A) generally having a slightly higher sensitivity (Sites 916/1310, 752/1310) than those within the Open Clay Vale (LCA 2B).. Site 1044/1310 has a lower sensitivity due to the existing commercial / industrial development on the site. Like the wider assessment unit, the sites are generally in pasture use, some with horse grazing, although Site 1044/1310 is in commercial use, which reduces its rurality and is not typical of the assessment unit. Priority habitat floodplain grazing marsh is a key sensitivity of the wider assessment unit and extends into the east of Site 752/1310 and majority of Site 916/1310. The Cuckoo Trail Habitat Link BOA lies next to Sites 752/1310, 916/1310, 1050/1310 and 900/1310 which increases their sensitivity. Like the wider assessment unit, the sites all have a mixed historic field pattern of planned private, irregular and regular piecemeal enclosure, which is still intact and increases sensitivity. Like the wider assessment unit there is some access by public rights of way, including the Cuckoo Trail to the west which offers views into the sites. The sites are rural and contribute to the setting of Hailsham, with a good level of tranquillity (except for Site 1044/1310). There are views of the South Downs National Park from the south of the sites, as noted in the wider assessment unit which increase sensitivity. Like the wider assessment unit, the sites are low lying and generally semi-enclosed by mature hedgerow trees and vegetation along the Cuckoo Trail and Ersham Road, which reduces sensitivity. The sites do not currently have a physical or visual relationship with the settlement edge of Hailsham, however consented development at Cuckoo Fields and Ersham Park (Sites 728/1310 and 100/1310) will bring the settlement edge further south. Similarly consented development in the north of Site 900/1310 will alter the settlement pattern. Like the wider assessment, there are no recorded historic features in the sites, which decreases sensitivity, although Sites 916/1310 and 752/1310 lie within 100m of a medieval farmstead Scheduled Monument. There is small scale residential and farm development along Ersham Road and Saltmarsh Lane, and within Site 900/1310 which lowers sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ecologically valued wetland habitats of the floodplain landscape. ■ Intact small-scale historic field pattern. ■ Rural setting the landscape provides to Hailsham. ■ Network of public rights of way, including the Cuckoo Trail. ■ Contribution that the south provides to the separation of Hailsham and Polegate. ■ Occasional views to the South Downs National Park.				

Landscape sensitivity		
SHELAA site ref.	**1044/1310**	
Sensitivity rating for small-scale residential	**Low sensitivity**	**L**
Reasoning	**Reasoning** The site is already developed as an aquatic nursery and therefore has low sensitivity to any future small-scale residential development, as this would not alter the developed character of the site.	

	The site has a higher landscape sensitivity to medium-scale residential and commercial/industrial development, due to the low-lying open landscape.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerow boundaries to the north, south and west, to enclose and screen development; to ensure it has a reduced impact on the landscape character and to provide ecological benefits. Utilise existing vegetation to ensure views to any development are not possible from the Cuckoo Trail to the west. Be located so it fits with the existing dispersed linear development pattern along Ersham Road. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**916/1310**	**752/1310**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** There is considerable coverage by priority habitat floodplain grazing marsh across both sites, relating to the Pevensey Levels. There are some views into the sites from the Cuckoo Trail and the public right of way which runs along the northern boundary of 752/1310. The historic field pattern is largely intact, and there are mature hedgerows and hedgerow trees along the boundaries. These characteristics increase sensitivity. There are no recorded historic features in the sites, although a medieval farmstead Scheduled Monument (Saltmarsh Medieval Farmstead) lies around 50m to the east. The sites are semi-enclosed due to mature hedgerow trees and vegetation along the Cuckoo Trail and Ersham Road, as well as existing buildings at Freshfield Farm. Consented development at Cuckoo Fields and Ersham Park will bring the settlement edge of Hailsham further south. These characteristics decrease sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types due to the low-lying landscape.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and where possible enhance priority habitat floodplain grazing marsh for landscape character and ecological benefits. Retain, protect and enhance all vegetation within and surrounding the sites, including mature trees and hedgerows. These provide screening to the site, and contribute to the green infrastructure network and provide links for wildlife through the site and beyond. Consider new planting along the Cuckoo Trail to prevent views of new development from the footpath. Consider the historic setting of the Scheduled Monument to the east of the sites. Consider the relationship between these sites and consented development at Cuckoo Fields and Ersham Park to the north. Retain public access along the north of Site 752/1310,and set development back from this footpath to retain its rural character. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**1050/1310**	**900/1310**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The north of Site 900/1310 has planning permission for residential development. The sites are low-lying and contain no priority habitats or recorded heritage features. There is existing farm development in the north of the sites, and a caravan park lies to the south, which reduces the rurality of the sites. The Cuckoo Trail Habitat Link BOA runs next to the west of the sites, which are in pasture use. There are some views into the sites from the Cuckoo Trail and the public right of way, which runs along the southern boundary of the sites. The historic field pattern is largely intact, and there are some mature hedgerows and hedgerow trees along the boundaries. These characteristics increase sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain and utilise existing vegetation, including hedgerows, to enclose and screen development; to ensure it has a reduced impact on the landscape character; and to provide ecological benefits. Consider new planting along the Cuckoo Trail to prevent views of new development from the footpath. Retain public access along the south of the sites and set development back from this footpath to retain its rural character. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*	

SHELAA site reference:	497/1310	724/1310	052/1310	1037/1310
	467/1310	454/1310	1035/1310	091/1310
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the south-east of Hailsham, along Old Swan Lane and Station Road, and are generally considered to have the same sensitivity as the wider assessment unit, with the sites close to the settlement edge (in LCA 2B) having a lower sensitivity than Site 497/1310 within the Pevensey Levels (LCA 1A). Like the wider assessment unit, the sites are in use as grazing (including horses) with woodland. There is widespread priority habitat floodplain grazing marsh in Site 497/1310, which is covered by the Pevensey Levels BOA, which increases sensitivity and is typical of the wider assessment unit. Priority habitat deciduous woodland is found in the north-west (Sites 052/1310, 454/1310, 457/1310, 724/1310 and 1037/1310). Like the wider assessment unit, the small-scale historic field pattern of planned private enclosure and regular piecemeal enclosure is generally intact and increases sensitivity, although boundaries have been lost in the north-west (Sites 052/1310, 454/1310, 457/1310, 724/1310 and 1037/1310). The sites are low-lying, like the wider assessment unit, which reduces sensitivity. Like the wider assessment unit, there are no recorded historic features within the sites, although the Grade II listed farmhouse at Downash lies close to Site 497/1310. Unlike the wider assessment unit, the sites are influenced by modern commercial and residential development including a recycling centre, and new residential development on Old Swan Lane, and small-scale development along Rickney Lane and Downash Road. These influence the rural			

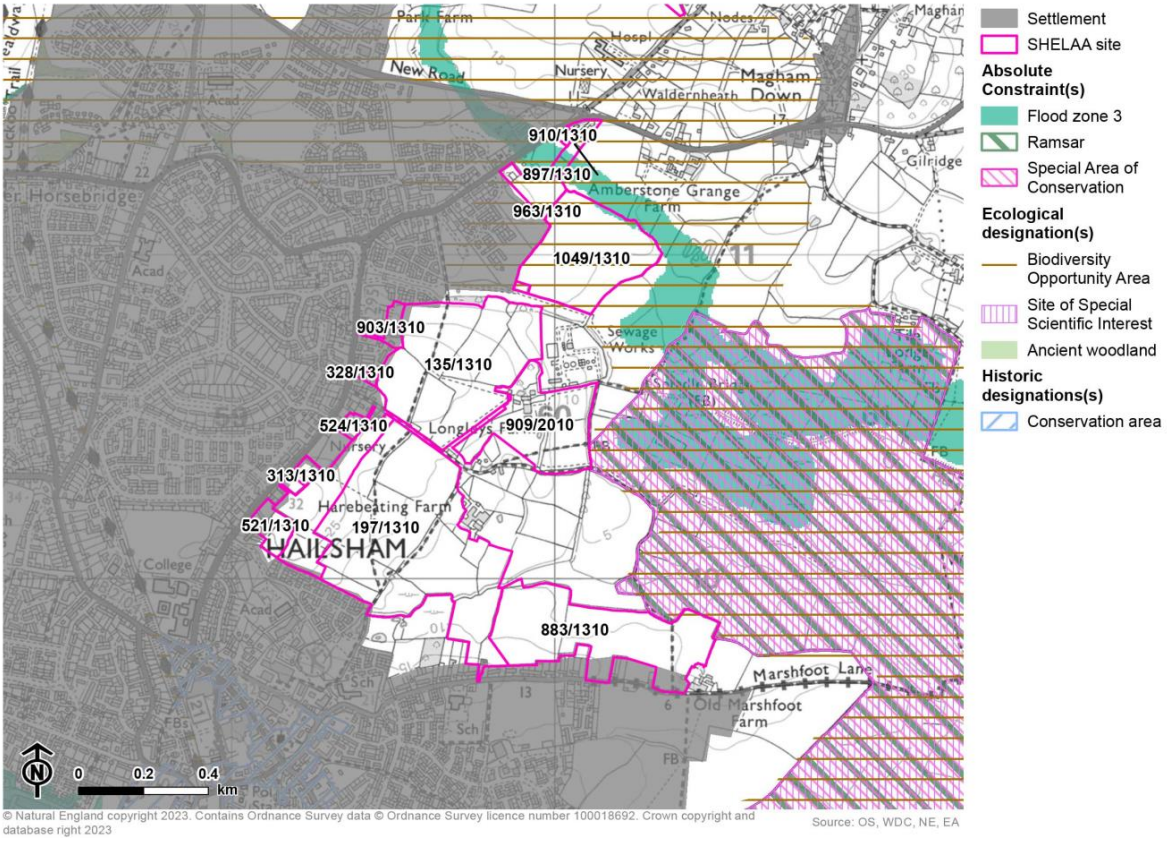
	character of the sites and reduce their tranquillity. Consented development at Cuckoo Fields and Ersham Park will bring the settlement edge of Hailsham further south. The sites all provide a limited contribution to the rural setting of Hailsham, as there are adjacent urban fringe activities including a sewage works and recycling centre. Unlike the wider assessment unit, there are limited public rights of way through the sites, the sites are visually enclosed, and there are no views to the South Downs National Park or High Weald AONB. These characteristics lower sensitivity.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Ecologically valued wetland habitats. ■ Strong network of hedgerows and hedgerow trees (except in the north-west). ■ Intact small-scale historic field pattern. ■ Rural setting the landscape provides to Hailsham. ■ Network of public rights of way.

Landscape sensitivity		
SHELAA site ref.	**497/1310**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The pasture land use, considerable coverage by priority habitat floodplain grazing marsh (including Flood Zone 2); coverage of the east of the site by the Pevensey Levels BOA, the public right of way which runs through the centre of the site; the site's proximity to the Grade II listed Downash farmhouse to the south east of the site and the rural character of the site, all increase its sensitivity. There are no recorded historic features in the site, which is enclosed by mature hedgerow trees and vegetation along Downash Road and buildings at Downash Farm, and the new settlement pattern resulting from the consented development at Cuckoo Fields and Ersham Park decrease sensitivity. The characteristics described above result in a similar landscape sensitivity to medium scale residential scale, and a higher landscape sensitivity to commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and where possible enhance priority habitat floodplain grazing marsh, to incorporate green infrastructure networks and provide ecological benefits. Undertake opportunities identified in the Pevensey Levels BOA, where possible / appropriate, to enhance ecological benefits. Retain and utilise existing vegetation, including mature trees and hedgerows, to enclose and screen development; to ensure it has a reduced impact on the landscape character; and to provide ecological benefits. Consider the historic setting of the Grade II listed Downash Farmhouse when siting development. Retain and enhance the public right of way through the site, to provide connections between Hailsham and the wider countryside. Consider the relationship of this site and consented development at Cuckoo Fields and Ersham Park to the west. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*	

Landscape sensitivity			
SHELAA site ref.	**724/1310**	**091/1310**	**454/1310**
	052/1310	**1035/1310**	**467/1310**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**	
Reasoning	**Reasoning** Site 091/1310 has outline planning permission for residential development. Site 724/1310 (which encompasses Sites 052/1310 and 454/1310) contains a large number of trees and hedgerows, including priority habitat deciduous woodland in the north (Site 454/1310), which increases sensitivity. A public right of way runs along the northern edge of the site; however the vegetation restricts views into the site, reducing sensitivity. The former sewage works which extends into the site (Site 052/1310) and lack of recorded historic features also reduces sensitivity. Site 052/1310 contains a small area of priority habitat deciduous woodland in the south and grassland (non-priority habitat), which increases sensitivity. The vegetation restricts views into the site, there are no recorded historic features, and its location next to the existing settlement edge and proximity to urban fringe and commercial activities all reduce sensitivity. Site 091/1310 includes existing limited residential development. It is next to the existing settlement edge, and is largely screened from view by mature vegetation. Combined with the lack of historic features these all reduce sensitivity. Site 1035/1310 is very small and next to commercial and urban fringe activities, which reduces sensitivity. The site is largely screened from view by mature hedgerows along Station Road, and has no public access or recorded historic features, which reduce sensitivity. Site 467/1310 is entirely covered by priority habitat deciduous woodland, which increases sensitivity. However, it is next to the existing settlement edge, is largely screened from view, has no public access and no recorded historic features, which reduce sensitivity. The characteristics described above result in a similar landscape sensitivity to medium scale residential development type and commercial/industrial development as there is existing commercial development close by.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance existing vegetation, including priority habitat deciduous woodland, hedgerows and trees. Use these to enclose and screen development; especially for boundaries along Station Road and Old Swan Lane. This will ensure development has a reduced impact on the landscape character; contribute to the green infrastructure network, and provide ecological benefits. Retain and enhance the public right of way in the north, providing connections between Hailsham and the wider countryside. Consider the relationship between all the sites, new development off Mill Lane and consented development at Cuckoo Fields and Ersham Park to the west, to create a cohesive settlement edge. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*		

Landscape sensitivity assessment of SHELAA sites				
Assessment Unit	**Hailsham East (east)**			
Sensitivity Rating	**Small-scale residential**		**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**M**	**MH**

Figure B.4: Absolute Constraints within Hailsham East (east)



Representative site photos



Site 197/1310: Sloping grazing fields with mature hedgerows and views to the historic core of Hailsham including Grade I listed church of St Mary the Virgin



Site 883/1310: Grazing fields with mature hedgerows, hedgerow trees and wooded backdrop of the High Weald AONB

SHELAA site reference:	1049/1310	134/1310	897/1310	910/1310	963/1310
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The north-east of the sites are constrained by Flood Zone 3 along Hurst Haven, an absolute constraint. Site 963/1310 has planning permission for residential development. The sites lie to the east of Hailsham, between Arrow Drive to the south and New Road to the north and are considered to have a similar sensitivity to the wider Hailsham East LSA assessment unit. Like the wider assessment unit, the sites are pasture fields, with mature hedgerows along New Road and Arrow Drive, and some mature trees along internal boundaries which increases sensitivity. Priority habitat floodplain grazing marsh is a key sensitivity of the wider assessment unit and runs alongside Hurst Haven. The sites are all covered by the Pevensey and Cuckmere Valley Link BOA which increases sensitivity. Like the wider assessment unit, the historic field pattern is recorded as irregular piecemeal enclosure which increases sensitivity, although there has been some amalgamation. There are views to the wooded High Weald AONB to the north, and occasional views to the South Downs National Park, particularly from the north of the sites which increase sensitivity. Unlike the wider assessment unit, there is no public access to the sites, which reduces sensitivity. Like the wider assessment unit mature vegetation provides an enclosed character to the sites, which reduces sensitivity. New development on the settlement edge of Hailsham along Arrow Drive / Battle Road marks the western and south-western boundaries of the sites, and reduces the rural character of the site, which lowers sensitivity. Site 897/1310 contains a small number of buildings and one residential dwelling which reduces its sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Ecologically valued wetland habitats. ■ Strong network of hedgerows and hedgerow trees. ■ Intact small-scale historic field pattern. ■ Rural setting the landscape provides to Hailsham. ■ Occasional views to the South Downs National Park and wooded ridges of the High Weald AONB.				

Landscape sensitivity			
SHELAA site ref.	**1049/1310**	**897/1310**	**963/1310**
	134/1310	**910/1310**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**	
Reasoning	**Reasoning** Features which increase sensitivity are the priority habitat floodplain grazing marsh, mature hedgerows and hedgerow trees, particularly along the roads, designation as part of the Pevensey and Cuckmere Valley Link BOA, and views to the South Downs National Park and wooded backdrop of the High Weald. There are views from Amberstone (Road) into Sites 963/1310 and 897/1310, and views from the access road into Sites 1049/1310 and 134/1310. Some views are possible from the public right of way to the east into Sites 1049/131 and 134/1310, which is also used for informal recreation. The sites are adjacent to the recent expanded settlement edge of Hailsham, and Site 963/1310 has outline planning permission for residential development, which will increase the influence of the settlement edge on the sites and reduce rurality and therefore sensitivity. There is no distinctive boundary feature between the existing settlement edge and the sites. There are no recorded historic features in the sites, and no public access into the sites. The sites have a semi-enclosed character. These characteristics reduce sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Flood Zone 3 along Hurst Haven (Sites 897/1310 and 910/1310). Retain, protect and where possible enhance priority habitat floodplain grazing marsh, for ecological and green infrastructure benefits. Undertake opportunities identified in the Pevensey and Cuckmere Valley Link BOA, where appropriate. Design buildings and planting to integrate the recent settlement edge at Arrow Drive / Battle Road into the wider landscape, retaining the landscape character. Consider opportunities to allow public access for recreation through the sites. Consider interaction between development on the sites and the recent development on Arrow Drive. Provide strong landscape buffering on the southern and eastern boundaries of Site 897/1310 to mitigate the impact any development would have on the wider landscape. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*		

SHELAA site reference:	909/1310	135/1310	197/1310	883/1310	521/1310
	313/1310	524/1310	328/1310	903/1310	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the east of Hailsham, between Arrow Drive to the north and Marshfoot Lane to the south. The sites are generally considered to be of higher sensitivity than the wider assessment unit due to their more undulating landform, historic buildings located within or adjacent to the sites, intervisibility with Hailsham Conservation Area from some sites, and good public access. Sites closer to the settlement edge (Sites 883/1310, 197/1310 (east), 903/1310, 328/1310 and 524/1310) are more typical of the wider assessment unit. Unlike the majority of the assessment unit, the landform of the sites is undulating and rises from 5m to 32m AOD towards the settlement edge, which increases sensitivity. Like the assessment unit, land use is mostly pasture, with some arable fields in the north (e.g. Site				

	197/1310). Key landscape features include some hedgerows and mature hedgerow trees, a small area of priority habitat traditional orchard in Site 909/1310 and priority habitat floodplain grazing marsh in the east of Site 883/1310. The historic field pattern across all except Sites 197/1310, 909/2010 and 521/1310, is recorded as consolidated strip fields, which is recorded as a key sensitivity of the wider assessment unit. Regular piecemeal enclosure is recorded at Sites 197/1310, 909/2010 and 521/1310, and this pattern has largely been retained which increases sensitivity. Like the wider assessment unit, there is limited development within the sites, except for agricultural buildings in Site 909/1310. The east of the sites has no physical relationship with Hailsham, although unlike the wider assessment unit there are long views to the settlement edge to the north, south and west, which increases sensitivity. Like the wider assessment unit, the sites provide a rural setting to Hailsham, particularly in views from the historic core to the south. Public rights of way within the sites (Sites 909/1310, 135/1310, 197/1310 and 883/1310) provide access, and allow views into the sites. The sites are rural, despite proximity to the settlement edge of Hailsham. The sites have long views north to the wooded backdrop of the High Weald AONB, and views east to the Pevensey Levels (which is atypical of the wider assessment unit) and increases sensitivity. The eastern boundaries of Sites 883/1310 and 909/2010 also adjoin the Pevensey Levels SAC and Ramsar site which increases sensitivity. Individual residential houses and buildings are found in sites on the settlement edge to the west – in Sites 903/1310, 328/1310, 524/1310, the west of Site 521/1310 and buildings associated with the dairy farm in Site 909/1310. Historic features are largely absent, except for the Grade II listed Longleys Farmhouse within Site 909/1310.The west and south of Site 883/1310 lie next to the current settlement edge of Hailsham. Proximity to some urban edge development, such as sewage works north of Site 909/1310 and east of Site 135/1310 reduces rurality, and therefore sensitivity. These characteristics decrease sensitivity.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Strong network of hedgerows and hedgerow trees. ■ Intact small-scale historic field pattern. ■ Rural setting the landscape provides to Hailsham, including intervisibility with the historic core of the town. ■ Network of public rights of way. ■ Views to the wooded ridges of the High Weald AONB.

Landscape sensitivity		
SHELAA site ref.	**909/1320**	**197/1310 (west)**
	135/1310	**521/1310**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The hedgerows and mature hedgerow trees within the sites and on their boundaries, including an area of traditional orchard in the north of Site 909/1310, the proximity of that site to the east of the Pevensey Levels (designated as a Ramsar and SAC) increase sensitivity. Proximity in the north of Sites 135/1310 and 909/1310 to the Pevensey and Cuckmere Valley Link BOA and in the east of Site 909/1310 to the Pevensey Levels BOA also increases sensitivity. The topography of all the sites is undulating, rising from 5m in the east (Site 909/1310) to 32m AOD in the south-west at the settlement edge of Hailsham (Site 521/1310). A historic field pattern of consolidated strip fields in the southwest (Sites 135/1310 and 197/1310) is still intact. The Grade II listed Longley's	

	Farmhouse lies within Site 909/1320, and is next to Site 135/1310. Site 197/1310 is next to the Grade II listed Harebeating farmhouse and Site 135/1310 is also next to the Grade II listed Harebeating windmill. All the sites provide a rural setting to Hailsham. There are views into the sites from the public rights of way crossing and next to the sites. There are long distance views to the wooded High Weald AONB to the north and east, and the historic core of Hailsham to the south, including intervisibility with the Grade I listed parish church of St Mary the Virgin, especially from Sites 135/1310 and 197/1310. Public rights of way cross Sites 909/1310, 135/1310 and 197/1310, providing public access. These aspects increase the sensitivity of the sites. There are limited priority habitats and recorded historic features except for those mentioned above. Although the sites are generally unsettled, there are farm buildings within Sites 909/1320 and521/1310. The west of Sites 135/1310, 524/1310 and 521/1310 are adjacent to the existing settlement edge of Hailsham and south of Sites 197/1310 and 521/1310, with views to the existing settlement edges of Hailsham to the north, south and west. This proximity and the views reduce tranquillity and rurality, and therefore reduce sensitivity to some extent. The western parts of Sites 135/1310, 197/1310 and 521/1310 are more visually enclosed from the wider landscape and have a greater relationship with the existing settlement edge. The characteristics described above result in a similar landscape sensitivity to medium scale residential development, and a higher landscape sensitivity to commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Set development back from the ecologically sensitive Pevensey Levels Ramsar and SAC to the east of Site 909/1310, from the Pevensey and Cuckmere Valley Link BOA in the north of Sites 135/1310 and 909/1310, and from the Pevensey Levels BOA to the east of Site 909/1310. Retain, protect and enhance the hedgerows and mature hedgerow trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be located away from the ridge in Site 135/1310 - locate any development on the lower-lying slopes to avoid intervisibility with the historic core of Hailsham, including the Grade I listed church of St Mary the Virgin. Retain and enhance public access through the sites. Retain the rural character of Harebeating Lane, retaining the rural landscape character. Consider the relationship between development on these sites and new development at Arrow Lane to the north and Reef Way to the south. Consider the impact on longer distance views from the south of Site 521/1310 to the open, sensitive Pevensey Levels.

Landscape sensitivity		
SHELAA site ref.	**883/1310**	**197/1310 (east)**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Features which increase sensitivity are the priority habitat floodplain grazing marsh in the north and east of Site 883/1310, proximity of Site 883/1310 to the Pevensey Levels (Ramsar, SAC and BOA) in the east, key landscape features including hedgerows and mature hedgerow trees within the sites, including strong	

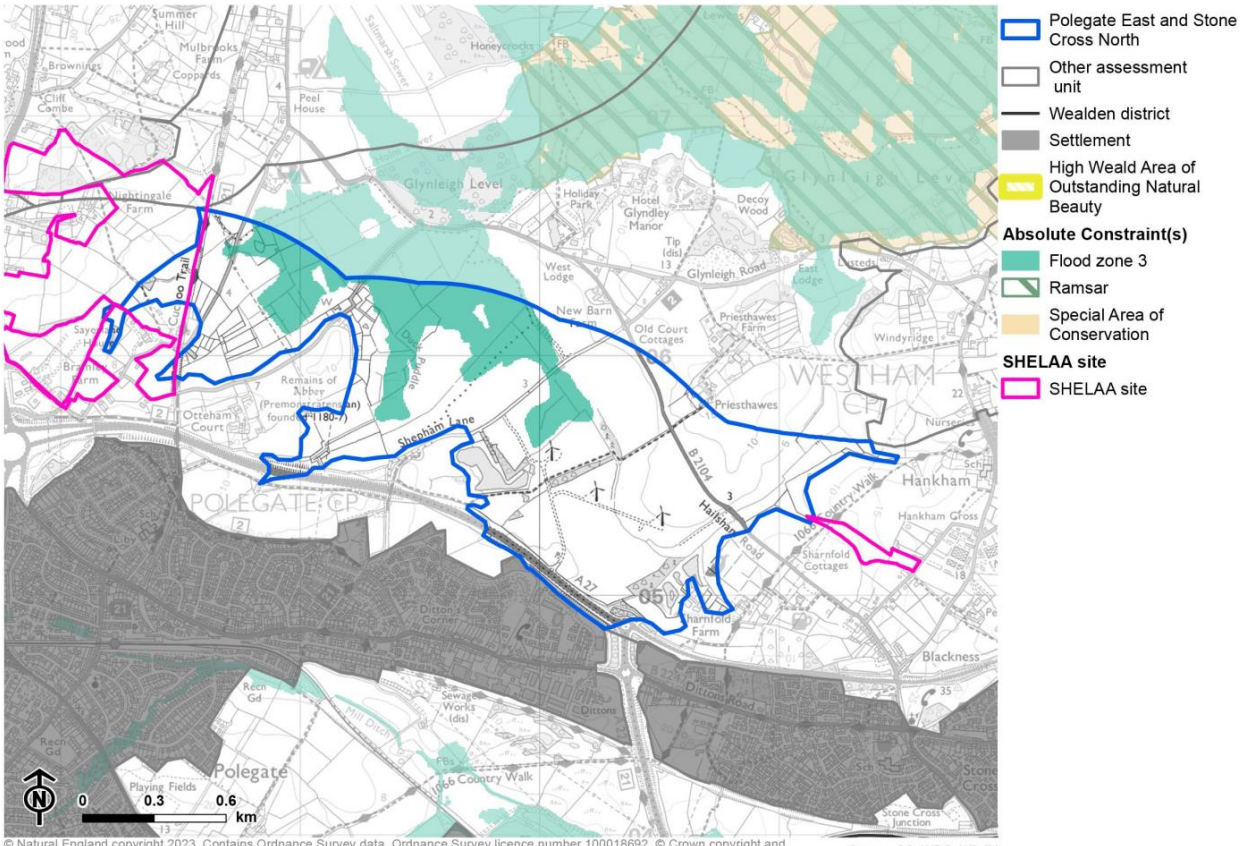
	hedgerows and garden vegetation along the southern boundaries of Sites 883/1310 and 197/1310, and the views to the wooded backdrop of the High Weald AONB to the north and east. The east of Site 197/1310 is slightly elevated and public rights of way cross Site 883/1310, increasing sensitivity. The sites are relatively low-lying and flat. Priority habitats are limited to the east of Site 883/1310 and there are no recorded historic features. They have a semi-enclosed character . There is existing development on Site 903/1310 which reduces the rural character of this site. Hailsham settlement edge is visible in views to the west, and consented development to the south of Marshfoot Lane will increase development along Marshfoot Lane, which will reduce tranquillity and rurality. These all reduce sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Set development back from the Pevensey Levels Ramsar and SAC to avoid the ecologically sensitive site. Retain, protect and enhance priority habitat floodplain grazing marsh, to provide ecological benefits. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider views between the sites and the wider landscape to the north, including views to the High Weald AONB. Locate any development in the south to continue the development pattern along the ridgeline. Retain and enhance public access through Site 883/1310. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**328/1310**	**903/1310**
	524/1310	**313/1310**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** Features which increase sensitivity are the historic field pattern of consolidated strip fields (except for Site 524/1310), hedgerows and mature hedgerow trees within the sites, and the views to the wooded backdrop of the High Weald AONB to the north and east. Site 313/1310 is slightly raised above the road level, increasing sensitivity. The sites are relatively low-lying and flat with limited priority habitats and no recorded historic features. They have a semi-enclosed character with limited public access. There are existing developments on Sites 328/1310 and 524/1310 which reduces rural character. All the sites are adjacent to the settlement edge of Hailsham. These features all reduce sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:** Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the	

mitigation / guidance	area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the relationship between development on the sites and the existing settlement edge of Hailsham. *Please also refer to the strategic landscape guidance for the wider Hailsham East assessment unit.*

Polegate East and Stone Cross North Assessment Unit

Figure B.5: SHELAA sites within Polegate East and Stone Cross North

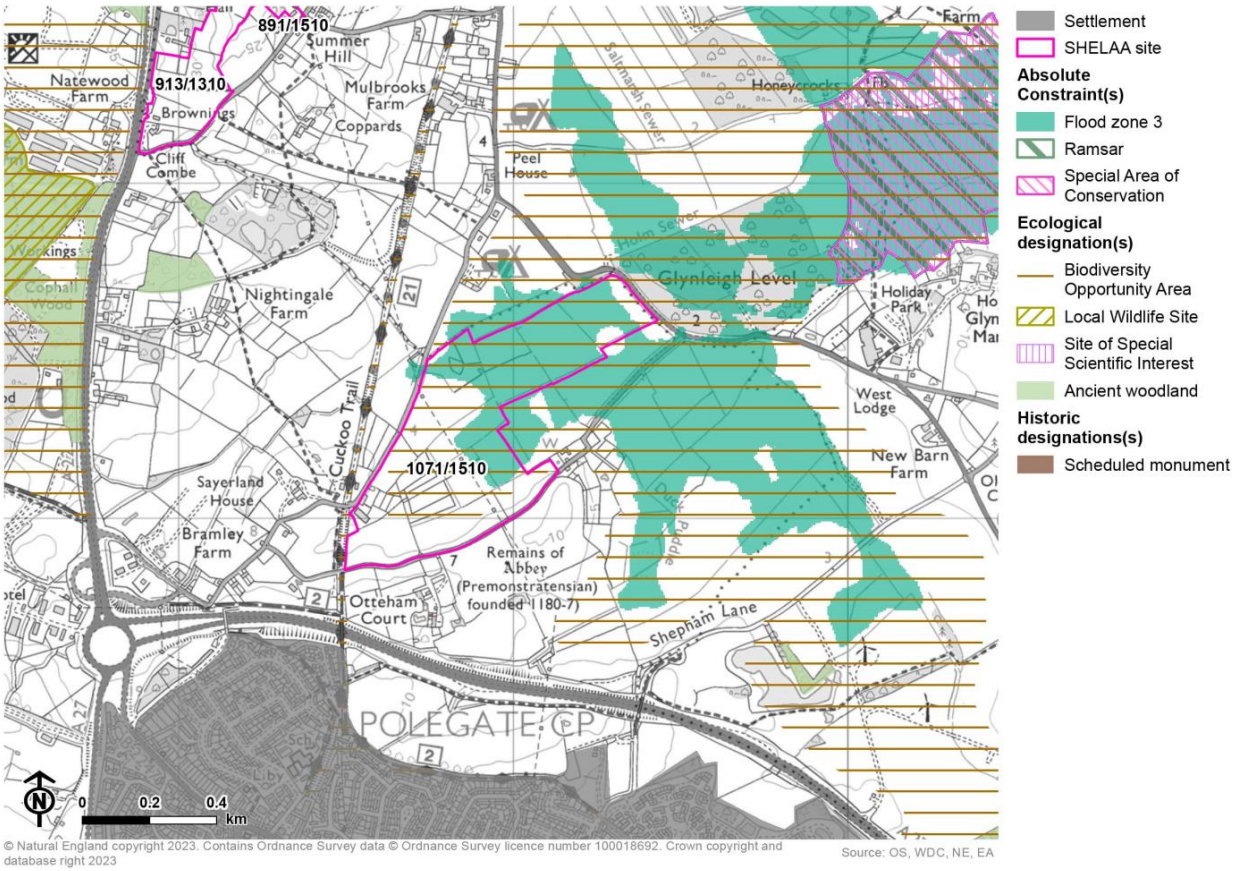


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Source: OS, WDC, NE, EA

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Polegate East and Stone Cross North**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**MH**

Figure B.6: Absolute constraints within Polegate East and Stone Cross North



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Source: OS, WDC, NE, EA

Representative site photos



Site 1071/1510: Gappy hedgerows provide some views into the site from surrounding lanes.



Site 1071/1510: Semi-enclosed grazing fields with wooded backdrop, seen from the Cuckoo Trail

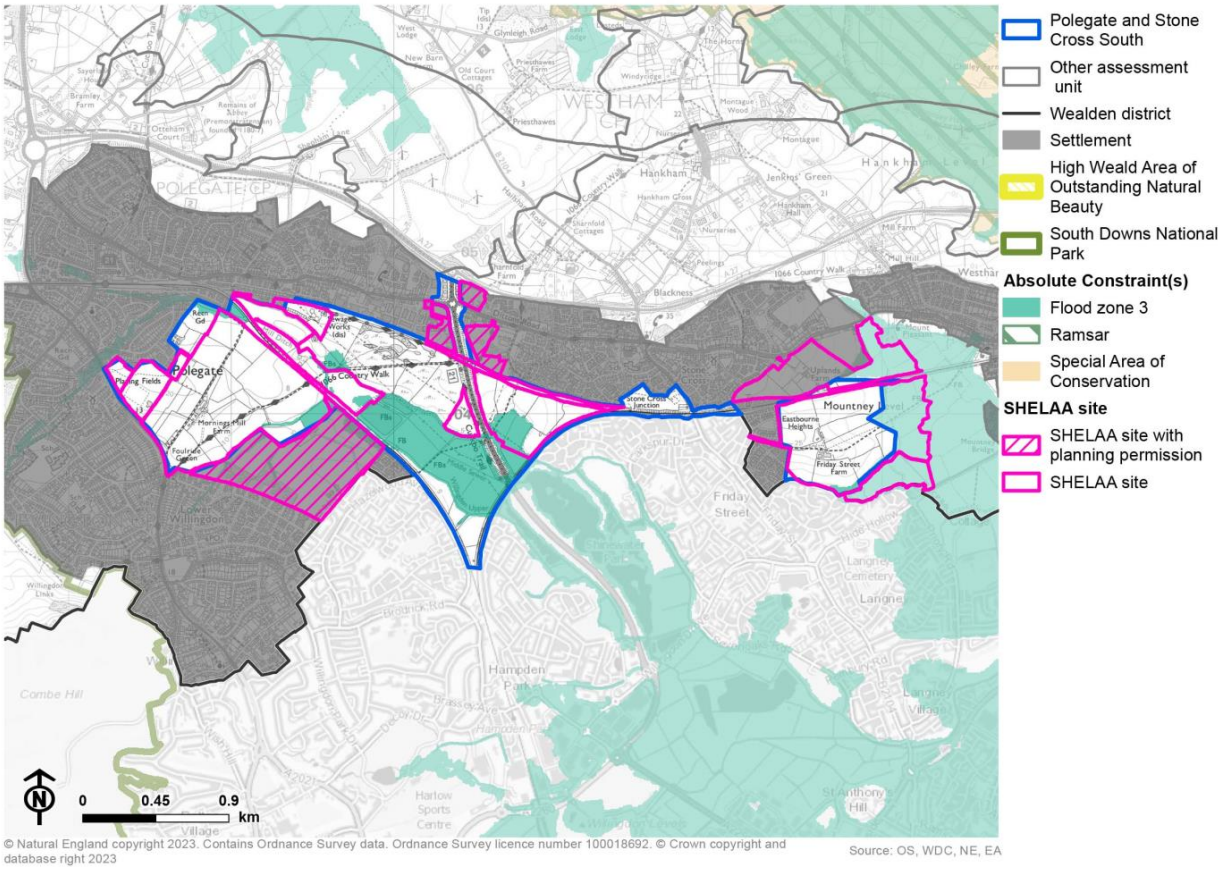
SHELAA site reference:	1071/1510
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	Considerable areas in the east of the site have been scoped out due to flood risk (Environment Agency Flood Zone 3). The site lies to the north of Polegate, and is considered to have a higher sensitivity than the wider Polegate East and Stone Cross North assessment unit due to the concentration of prioirty habitats and historic field patterns. This site comprises land in agricultural, equestrian and country pursuits and education use, as well as a commercial café named the Cuckoo Shack. It is located approximately 200m from the settlement boundary of Polegate but is separated from it by the A27 and its woodland corridor, which increases sensitivity. As noted in the wider assessment unit, there is a concentration of priority habitat floodplain grazing marsh in the site, which forms part of the Pevensey Levels BOA and increases sensitivity in comparison to the wider assessment unit. The site is characterised by a historic field pattern of late medieval regular piecemeal enclosure and brooks innings, which also increase sensitivity in comparison to the wider assessment unit. The Cuckoo Trail runs along the site's western boundary which increases sensitivity, although there are limited views from the public right of way into the site. The low-lying, flat landform of pasture fields (used for horse grazing), limited built historic features, and semi-enclosed character lower sensitivity, as is typical of the wider assessment area. Like the wider assessment unit, perceptual qualities are impacted by proximity the A27.The existing residential development in the site at Priory Court Farm also reduces the rurality of the site and reduces sensitivity.
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Ecologically valued priority habitat grazing marsh. ■ Strong network of hedgerows and hedgerow trees ■ Intact small-scale historic field pattern ■ Limited settlement pattern ■ Recreational opportunities provided by the Cuckoo Trail

Landscape sensitivity		
SHELAA site ref.	**1071/1510**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site lies within a rural landscape and contains priority habitats, mature hedgerows and hedgerow trees and a historic field pattern. The site is also part of the Pevensey Levels BOA. The site is separated from the settlement edge of Polegate, and there are views into the site from Otham Court Lane and the Cuckoo Trail, all of which increase sensitivity. The site has a semi-enclosed character, there is no public access within the site, no recorded historic features, and there is existing residential development at Priory Court Farm. These characteristics decrease sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

mitigation / guidance	Be located close to existing development at Priory Court Farm, to retain the existing settlement pattern. Retain, protect and enhance sites of habitat interest, notably priority habitat floodplain grazing marsh, to provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Pevensey Levels BOA as part of any development. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the Cuckoo Trail to retain a rural character and undeveloped views from this right of way. Retain the rural character of the lanes at Otham Court Lane and Sayerland Lane. *Please also refer to the strategic landscape guidance for the wider Polegate East and Stone Cross North assessment unit.*

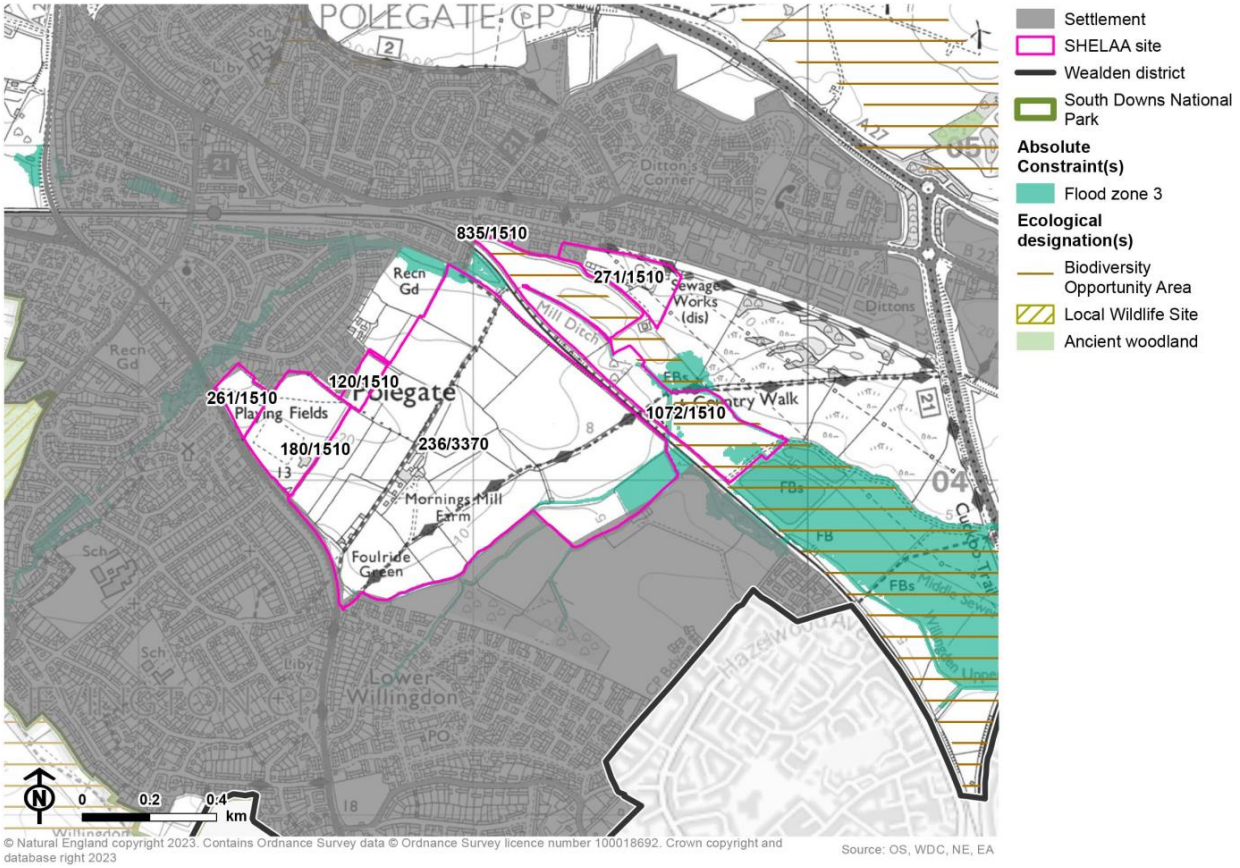
Polegate and Stone Cross South Assessment Unit

Figure B.7: SHELAA sites within Polegate and Stone Cross South



Landscape sensitivity assessment of SHELAA sites				
Assessment Unit	**Polegate and Stone Cross South (west)**			
Sensitivity Rating	**Small-scale residential**		**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**M**	**MH**

Figure B.8: Absolute constraints within Polegate and Stone Cross South (west)



Representative site photos



Site 263/3370: Grazing fields with settlement edge of Willingdon and South Downs National Park in the background



Site 271/1510: Chaucer Business Park on the southern edge of Polegate, taken from the Cuckoo Trail

SHELAA site reference:	271/1510	835/1510	1072/1510
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	Areas in the centre and east of 1072/1510 have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3). Sites 271/1510 and 835/1510 are considered to have a similar sensitivity to the wider assessment unit, however Site 1072/1510 has a higher sensitivity due to considerable intervisibility with the South Downs, historic field patterns, and separation from the settlement edge of Polegate. Like the wider assessment unit, the low lying flat landform, lack of historic features and proximity to Polegate decrease sensitivity. The sites are also influenced by the A22 and Chaucer Business Park on the settlement edge, and modern development at a disused sewage works and electricity pylons running through the landscape (in Site 271/1510). Characteristic drainage ditches run through the pastoral landscape, and the Eastbourne Marshes BOA extends into the east and centre of Site 1072/1510, which increases sensitivity. The 1066 Country Walk runs through Site 1072/1510 and the Cuckoo Trail runs along the north of Site 271/1510. Like the wider assessment unit, the sites lie within an open landscape with clear views south to the South Downs National Park, and the sites have some areas of historic field pattern, with the Cuckoo Trail forming a strong settlement edge to Polegate, which all increase sensitivity.		
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ecologically valued priority habitat grazing marsh. ■ Intact small-scale historic field pattern. ■ Recreational opportunities provided by the Cuckoo Trail and 1066 Country Walk. ■ The open floodplain landscape with intervisibility with the South Downs National Park.		

Landscape sensitivity		
SHELAA site ref.	**271/1510**	**835/1510**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** Sensitive landscape features within both sites include mature scrub, hedgerows and hedgerow trees. The historic field pattern (planned private enclosure) in the east of Site 271/1510, and public access in the north of Site 271/1510 on the Cuckoo Trail, and long views to the South Downs National Park, increase sensitivity. The east of Site 271/1510 is more open to the wider landscape, which also increases sensitivity. A disused sewage works and small structures within Site 271/1510, electricity pylons through Site 271/1510, and proximity of both sites to the residential edge of Polegate and the Chaucer Business Park introduce human activity to the area and reduce sensitivity. The characteristics described above result in a similar landscape sensitivity to medium scale residential and commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain recreational opportunities along the 1066 Country Walk and Cuckoo Trail. Locate any development close to the existing settlement edge to retain the existing settlement pattern. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any influence on the landscape character and to provide ecological benefits. Design buildings and planting to minimise views from the South Downs National Park, considering scale, design, materials, choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Polegate and Stone Cross South assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**1072/1510**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Small areas of land along Mill Ditch and in the south-east are constrained by Flood Zone 3, an absolute constraint. The site is within an open landscape with long views to the South Downs National Park. Key landscape features which increase sensitivity include hedgerows and hedgerow trees and priority habitat floodplain grazing marsh in the east. The site is within the Eastbourne Marshes BOA, has an historic brooks innings field pattern and ditches typical of the Pevensey Levels, and has public access in the east on the 1066 Country Walk, which increase the site's sensitivity. Limited historic features, and proximity to the railway line and settlement edge of Polegate introduce human activity to the landscape and decrease sensitivity.	

	The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid development in Flood Zone 3 in the south-east. Retain, protect and enhance priority habitat floodplain grazing marsh, for ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Eastbourne Marshes BOA as part of any development. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any influence on the landscape character and to provide ecological benefits. Retain the rural character along the 1066 Country Walk, for recreational users. Consider views between the site and potential development south of the railway line (in Site 236/3370). Design buildings and planting to minimise views from the South Downs National Park, considering scale, design, materials, choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Polegate and Stone Cross South assessment unit.*

SHELAA site reference:	236/3370	120/1510	180/1510	261/1510
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	A small area in the east of 236/3370 is excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The sites lie south of Polegate and east of Willingdon and are considered to have a similar sensitivity to the Polegate East and Stone Cross South assessment unit. Like the wider assessment unit, some low hedgerows follow Eastbourne Road in the west, and there are mature hedgerows and hedgerow trees along internal field boundaries which increases sensitivity. Like the wider assessment unit, the historic field pattern of the sites is varied, with consolidated strip fields in the west, planned private enclosure in the south and irregular piecemeal enclosure in the east. Development within the sites is limited to Morning Mills Farm in Site 236/3370. As noted in the wider assessment unit, the sites provide a rural setting to Polegate and Willingdon, and contribute to the sense of travelling between settlements when on Eastbourne Road. Eastbourne Road currently provides a strong settlement edge to the west, and there is mature vegetation along the settlement edge to the north-west. There is public access to Site 236/3370 including the promoted 1066 Country Walk. Like the wider assessment unit the sites have a strong visual relationship with the South Downs National Park, with long views over Polegate and Willingdon to Combe Hill and Folkington Hill and also views to the High Weald AONB to the north-east, across the settlement edge of Stone Cross and Westham which increases sensitivity. Like the wider assessment unit there are no recorded historic features within the sites, and limited semi-natural habitats. The sites are flat and low lying, and located next to the settlement edges of Polegate and Willingdon, and the A2270 Eastbourne Road which impacts the rurality and tranquillity of the sites, reducing their sensitivity.			
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The intact small-scale historic field pattern, especially consolidated strip fields east of Eastbourne Road. ■ The site's contribution to the sense of separation between Polegate and Willingdon. ■ Recreational opportunities provided by the Cuckoo Trail and 1066 Country Walk. ■ The open landscape with intervisibility with the South Downs National Park and views to the High Weald AONB.			

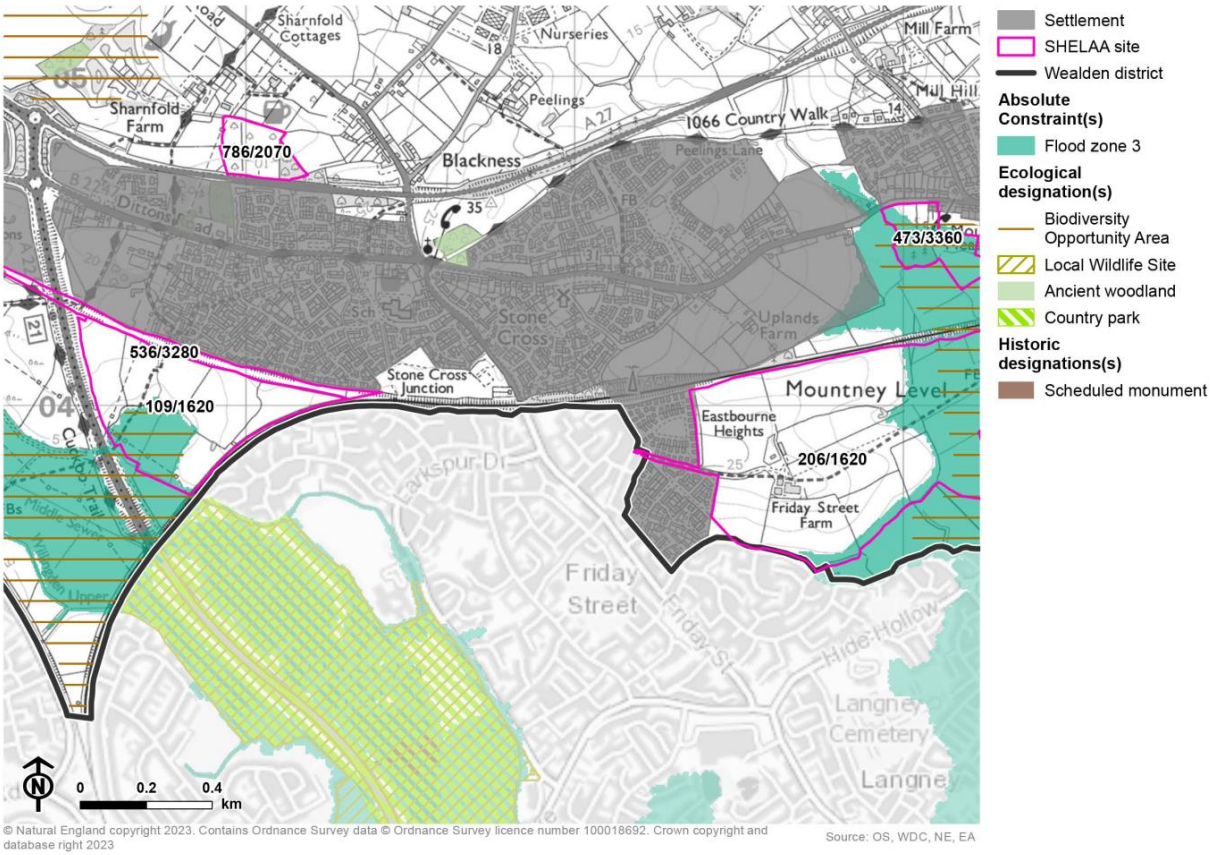
Landscape sensitivity		
SHELAA site ref.	**120/1510**	**261/1510**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** These low lying flat sites are located next to the existing settlement edge, and comprise overgrown playing fields. They are largely enclosed from view by vegetation along the settlement edge in the north at Courtway Road and Spurway Park, and from views from the south by mature vegetation along Eastbourne Road. These features reduce sensitivity for both sites. Features which increase sensitivity are the consolidated strip field pattern within Site 120/1510, and some partial intervisibility with the South Downs National Park, particularly from the south of the sites. The mature hedgerows and hedgerow trees and scrub vegetation is not priority habitat, but does contribute to a natural character, increasing sensitivity. although this is screened by mature hedgerows and hedgerow trees. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the mature hedgerows, trees and vegetation along Eastbourne Road and Spurway Park, and within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any influence on the landscape character and to provide ecological benefits. Be set back from Eastbourne Road, to reflect the settlement pattern to the south of the road. Design buildings and planting to minimise views from the South Downs National Park, considering scale, design, materials, choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Polegate and Stone Cross South assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**236/3370**	**180/1510**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Features which increase sensitivity include the sloping landform of both sites, which are in use for grazing, their strong visual relationship with the South Downs National Park (in particular Site 236/3370 is visible from the north-facing slopes of the South Downs) and views to the High Weald AONB across the Pevensey Levels to the north-east. Both sites are open to public view, particularly from the settlement edges of Polegate and Willingdon along Eastbourne Road, and provide a rural setting to the settlements. The historic field pattern is intact, and there are some mature internal low hedgerows and hedgerow trees in Site 236/3370 and on the eastern boundary of Site 180/1510. Site 236/3370 has good public access along the 1066 Country Walk and other public right of way, which connect to the wider countryside. There is informal access into Site 180/1510	

	Tranquillity and rurality are reduced by proximity of the sites to the settlement edges of Polegate and Willingdon, the proximity of light industrial sites, the railway, pylons and wind turbines. This reduces sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types. The western and south-western sides of Site 236/3370 are of lower sensitivity due to their proximity to the existing urban edges of Polegate and Willingdon. The central and eastern edges are of higher sensitivity due to the presence of watercourses and flood zones and two PRoWs (including the 1066 Country Walk).
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Design buildings and planting to minimise views from the South Downs National Park, considering scale, design, materials, choice and location of planting. Retain rural character of the public rights of way through Site 236/3370, setting development back from these routes. Retain, protect and enhance the mature hedgerows, trees and vegetation within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any influence on the landscape character and to provide ecological benefits. Hedgerows Be located on the less sensitive western side of Site 236/3370 and in the north of Site 180/1510, to fit with the existing settlement pattern. Consider the relationship between development on both these sites and planned development to the east at Brodricklands and Hamlands Farm. Retain the sense of separation between Polegate and Willingdon when travelling on Eastbourne Road. *Please also refer to the strategic landscape guidance for the wider Polegate and Stone Cross South assessment unit.*

Landscape sensitivity assessment of SHELAA sites				
Assessment Unit	**Polegate and Stone Cross South (south)**			
Sensitivity Rating	**Small-scale residential**		**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**M**	**MH**

Figure B.9: Absolute constraints within Polegate and Stone Cross South (south)



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Source: OS, WDC, NE, EA

Representative site photos



Site 109/1620: Open floodplain south of Stone Cross, looking towards electricity pylons and the A22



Site 206/1620: Grazing fields with open views to the settlement edge of Westham and the Pevensey Levels

SHELAA site reference:	109/1620	536/3280
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The south of Site 109/1620 has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3). These sites lie to the south of Stone Cross. Site 109/1620 is considered to have a similar sensitivity to the wider assessment area, although its intervisibility with the South Downs increases sensitivity slightly, while Site 536/3280 is considered to have a higher sensitivity than the wider assessment unit, due to its role in providing a landscape feature along the settlement edge of Stone Cross. Site 536/3260 contains priority habitat deciduous woodland along the former railway track and Site 109/1620 has small areas of priority habitat floodplain grazing marsh in the south of site, which form part of the Eastbourne Marshes BOA and increase sensitivity. Like the wider assessment unit, field patterns within the sites are of early medieval to early modern planned private enclosure which increases sensitivity. As noted in the wider assessment unit, the sites contribute to the rural setting of Stone Cross, and play an important role in the separation of Stone Cross and Eastbourne to the south-east, with the former railway line (Site 536/3280) providing a strong boundary feature along the southern settlement edge of Stone Cross, which increases sensitivity. Unlike the wider assessment unit long views towards the South Downs National Park are possible across the sites, especially from Site 109/1620 which provides far reaching views. Public rights of way cross both sites, and Site 109/1620 in particular is used for informal recreation. Like the wider assessment unit, the landform is flat and low lying, and there are no recorded historic features (other than field pattern), which reduces sensitivity. As for the wider assessment unit, proximity to the A22 to the west, railway line to the east, modern development on the settlement edge, as well as electricity pylons across the area detract from the rural character and tranquillity, and lower sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Pockets of priority habitat grazing marsh, which is still in agricultural use. ■ Intact small-scale historic field pattern. ■ Role the landscape provides in preventing coalescence between Stone Cross and Eastbourne. ■ The open floodplain landscape with intervisibility with the South Downs National Park.	

Landscape sensitivity		
SHELAA site ref.	**536/3280**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** The site is part of a former railway line, often on viaducts, and the woodland along its path (recorded as priority habitat deciduous woodland) provides a strong landscape feature to the southern edge of Stone Cross. Development along the disused railway embankment could involve the felling of these trees which currently act as a landscape barrier between the built up edge of Stone Cross and the open countryside to the south.	
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:**	

	Retain, protect and enhance as much of the priority habitat deciduous woodland as possible, to visually enclose the site to reduce any influence on the landscape character and maintain the provision of ecological benefits. Retain public access along the 1066 Country Walk in the west. *Please also refer to the strategic landscape guidance for the wider Polegate and Stone Cross South assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**109/1620**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Factors which increase sensitivity include priority habitat floodplain grazing marsh in the south of the site, separation from the settlement edge of Stone Cross by the well-wooded former railway track, and the contribution the site makes to the perceived gap between Stone Cross and Eastbourne to the south-east. The site is open and exposed, especially in views from the south, and there are also long views to the South Downs National Park from the site. Factors which reduce sensitivity are the limited public access, electricity pylon route crossing the west of the site, lack of recorded historic features and proximity to the A22, which reduces tranquillity. Flood Zone 3 lies in the south of the site, and is an absolute constraint. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Flood Zone 3 in the south. Retain, protect and enhance where possible priority habitat floodplain grazing marsh, to contribute to the green infrastructure network, provide links for wildlife and provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Eastbourne Marshes BOA as part of any development. Reduce the impact of the A22 and electricity pylons on the landscape, through additional planting. Be sited to ensure that Stone Cross and Eastbourne retain their separate settlement identities. Consider views from the public right of way, retaining its rural character. Design buildings and planting to minimise views from the South Downs National Park, considering scale, design, materials, choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Polegate and Stone Cross South assessment unit.*	

SHELAA site reference:	206/1620
Sensitivity analysis How does the landscape sensitivity of these sites	The east of the site is excluded from the assessment due to flood risk (Environment Agency Flood Zone 3).

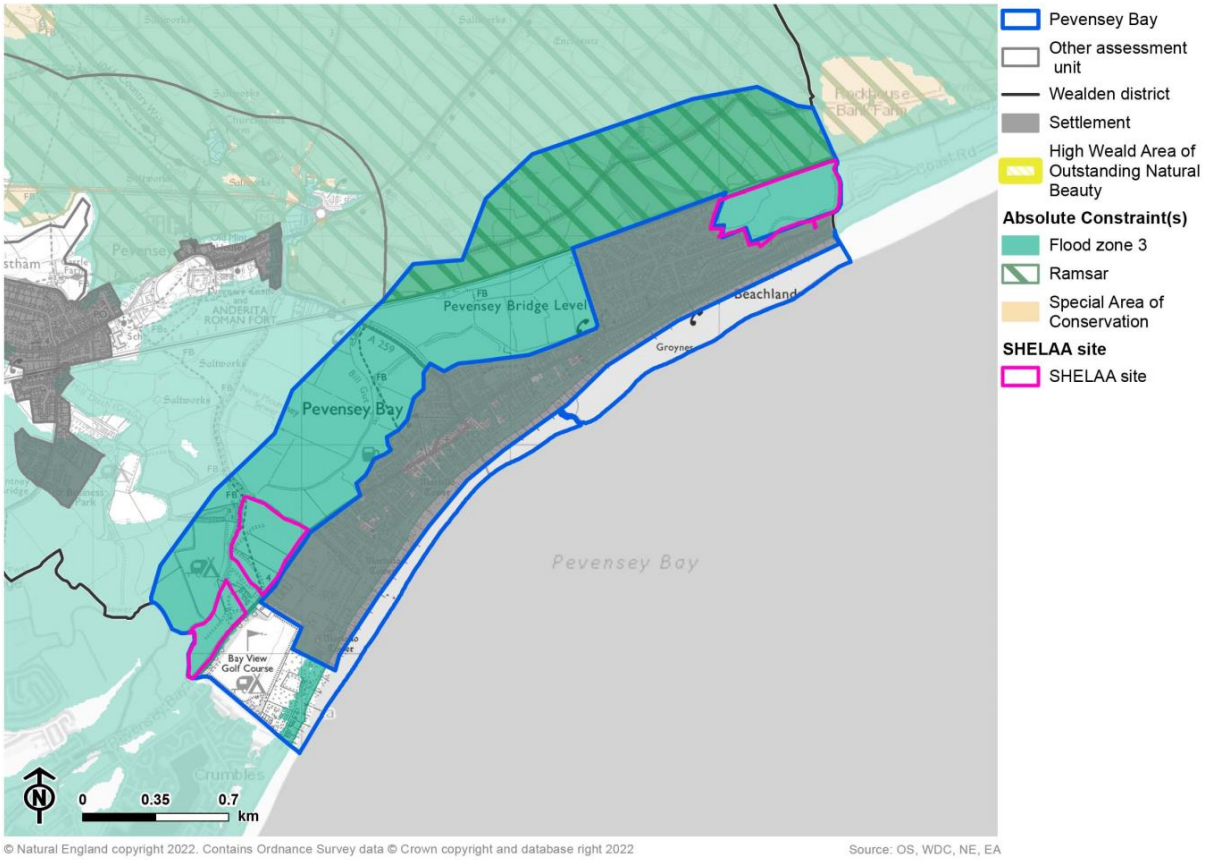
relate to the wider assessment unit?	The site lies to the south and east of Stone Cross, and is considered to have higher sensitivity than the wider assessment unit due to its intervisibility with the Pevensey Levels, elevated topography and strong settlement boundary at Pennine Way. Unlike the wider assessment unit, field boundaries have been altered in the 20th century, with evident hedgerow loss and there are no recorded historic features in the site. The railway line to the north provides a strong boundary feature to Stone Cross, however Eastbourne Heights has crossed this boundary, extending development into the wider countryside. The site does provide some contribution to the separation between Stone Cross and Westham . There are existing farm buildings and industrial units which reduce rurality in the west of the site. The above characteristics decrease sensitivity to development. This is an extensive site comprising of several agricultural arable, and some pasture, fields which have some mature hedgerows and hedgerow trees. The topography of the site rises to the settlement edge, from 5m to 25m AOD, and is more elevated, and therefore more sensitive than the wider assessment unit. The site is visually prominent in views from the settlement edge of Stone Cross and Friday Street and there are long views from the site across the Pevensey Levels to the east and to the South Downs. A public right of way provides access through the centre of the site, and links Stone Cross and Westham. These features increase sensitivity to development in comparison to the wider assessment unit.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Pockets of ecologically valued priority habitat grazing marsh. ■ Contribution to the sense of separation between Stone Cross, Westham and Eastbourne. ■ Recreational opportunities provided by a public right of way. ■ Intervisibility with the South Downs National Park.

Landscape sensitivity		
SHELAA site ref.	**206/1620**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The east of the site has a higher sensitivity due to the priority habitat grazing marsh and the Pevensey Levels BOA, combined with the flood risk. In the west of the site, there are clear views to the adjacent settlement edges to the north and south due to the sloping topography. There is also intervisibility with development along Rattle Road in Westham and Pevensey, and views across the Pevensey Levels to the north-east and east. Woodland along Pennine Way currently provides a strong boundary feature to the settlement edge of Friday Street. A public right of way through the site links the site to Westham across the Pevensey Levels. These characteristics all increase the site's sensitivity to development. There are no recorded priority habitats or historic features in the west of the site, and there is some existing development at Friday Street Farm. These characteristics reduce sensitivity. Flood Zone 3 in the east is an absolute constraint to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:** Be set back from land in the east of the site identified as Flood Zone 3.	

mitigation / guidance	Undertake, where possible and appropriate, opportunities identified in the Pevensey Levels BOA as part of any development. Design buildings and planting to minimise views from the existing settlement edges at Pennine Way, new development north of the railway line and development along Rattle Road, considering scale, design, materials, choice and location of planting. Be located to the west of Friday Street Farm to avoid affecting open views from the Pevensey Levels to the east. Be located in the north of the site to retain the rural setting to Friday Street in views from Pennine Way. Retain the rural character of the public right of way through the site. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the green infrastructure network, reinforce the existing field boundaries and provide some visual screening to reduce influence on the landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Polegate and Stone Cross South assessment unit.*

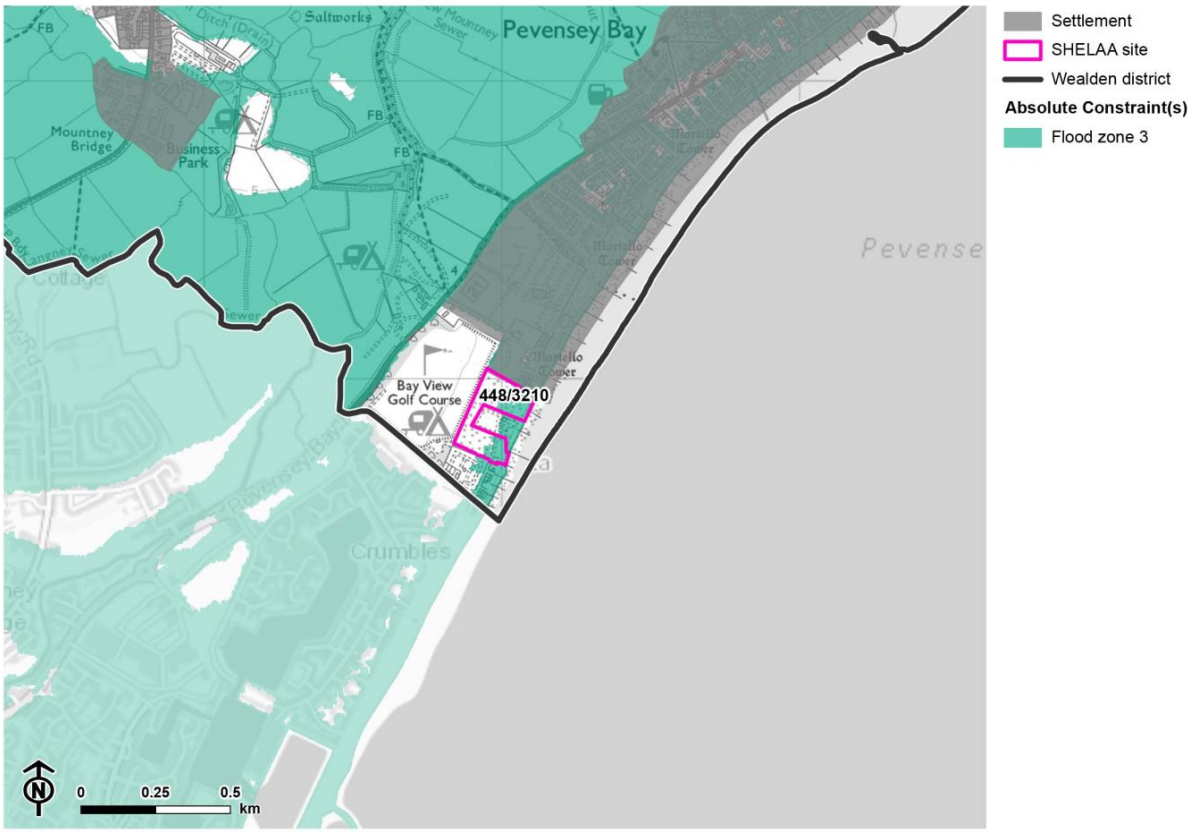
Pevensey Bay Assessment Unit

Figure B.10: SHELAA sites within Pevensey Bay



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Source: OS, WDC, NE, EA

Figure B.11: Absolute constraints within Pevensey Bay



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Representative site photos



Site 448/3210: Coastal vegetated shingle used by Pevensey Bay Sailing Club



Site 448/3210: Long views out to sea

SHELAA site reference:	448/3210
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?[1]	The southern parts of the site are constrained by Flood Zone 3. The site has a similar sensitivity to the wider LSA assessment unit. The site is an area of scrubby vegetation, recorded as priority habitat coastal vegetated shingle, and is part of the Pevensey Levels BOA. The site contributes to the separation of Pevensey Bay and Eastbourne. These characteristics increase sensitivity to development. The site rises gently north-west, away from the coast. There are no recorded heritage assets within the site, although there is intervisibility with the Grade II listed Martello Tower to the east. The site lies adjacent to the western settlement edge of Pevensey Bay. The settlement pattern in the surrounding landscape is of low-rise chalet and caravan sites, which reduces rurality and tranquillity. This reduces sensitivity.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Ecologically valued coastal habitats. ■ Undeveloped character of the assessment unit. ■ Separation the assessment unit provides between Pevensey Bay and Eastbourne. ■ Occasional views to the South Downs National Park from the A259. ■ Long views out to sea.

Landscape sensitivity		
SHELAA site ref.	**448/3210**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	The site contains priority habitat coastal vegetated shingle and is part of the Pevensey Levels BOA. The site contributes to the gap between Pevensey Bay and Eastbourne, and there is also intervisibility with the Grade II listed Martello Tower to the east. These characteristics increase sensitivity to development. However, the site is not prominent in wider views and there are no recorded heritage assets in the site, characteristics which reduce its sensitivity to development. The south of the site is constrained by Flood Zone 3, an absolute constraint. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site should:** Be set back from the areas of Flood Zone 3. Retain. protect and enhance priority habitat coastal vegetated shingle and priority habitat floodplain grazing marsh, which provide green infrastructure and ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Pevensey Levels BOA as part of any development.	

[1] The Pevensey Bay assessment unit has been scoped out of the Landscape Sensitivity Assessment (Appendix A) due to absolute constraints which cover the majority of the assessment unit, including flood risk (Environment Agency Flood Zone 3), and international ecological designations (SAC, Ramsar). The remaining unconstrained area, at Bay View Golf Course, is considered here.

	Be located in east adjacent to the Pevensey Bay settlement edge, to avoid the perception of coalescence with Eastbourne. *Please also refer to the strategic landscape guidance for the wider Pevensey Bay assessment unit.*

Westham and Pevensey Assessment Unit

Figure B.12: SHELAA sites within Westham and Pevensey

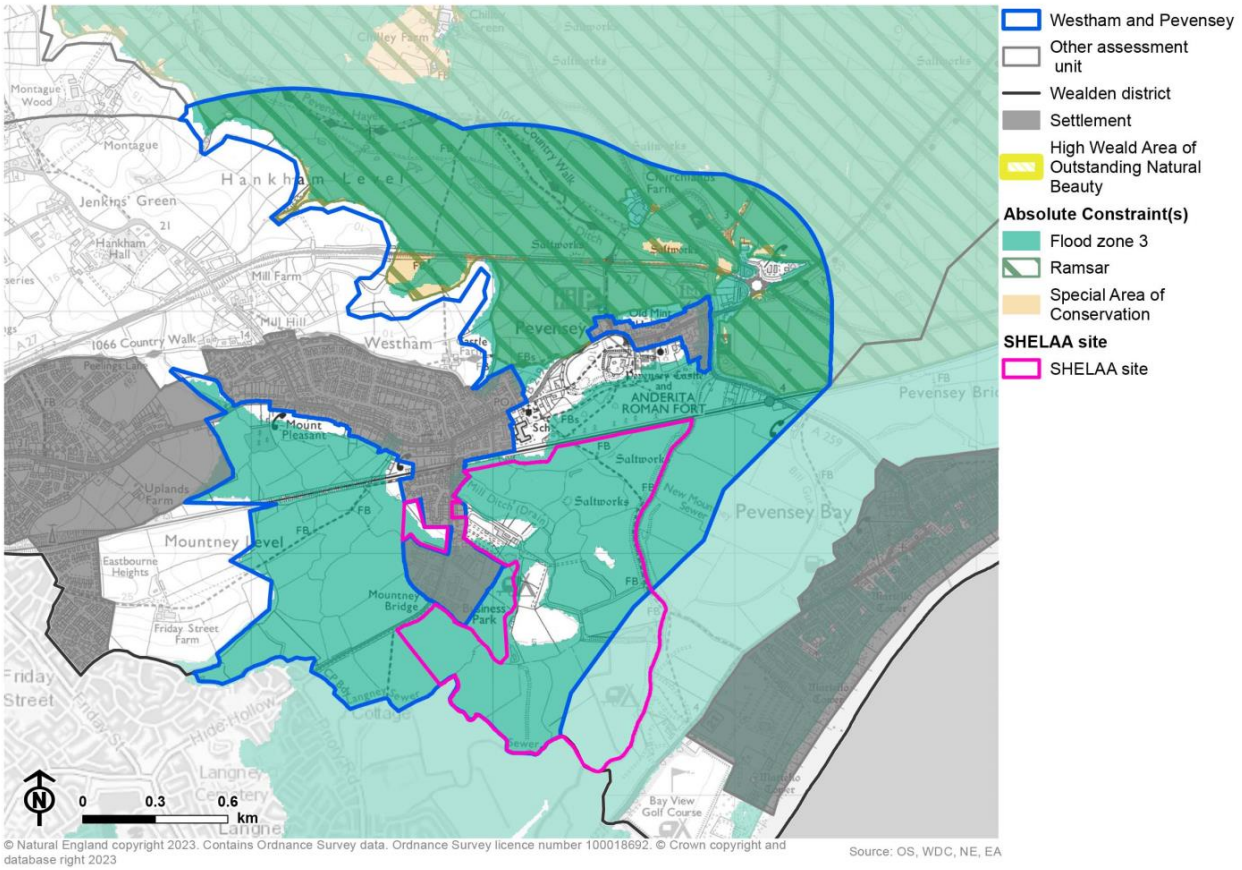
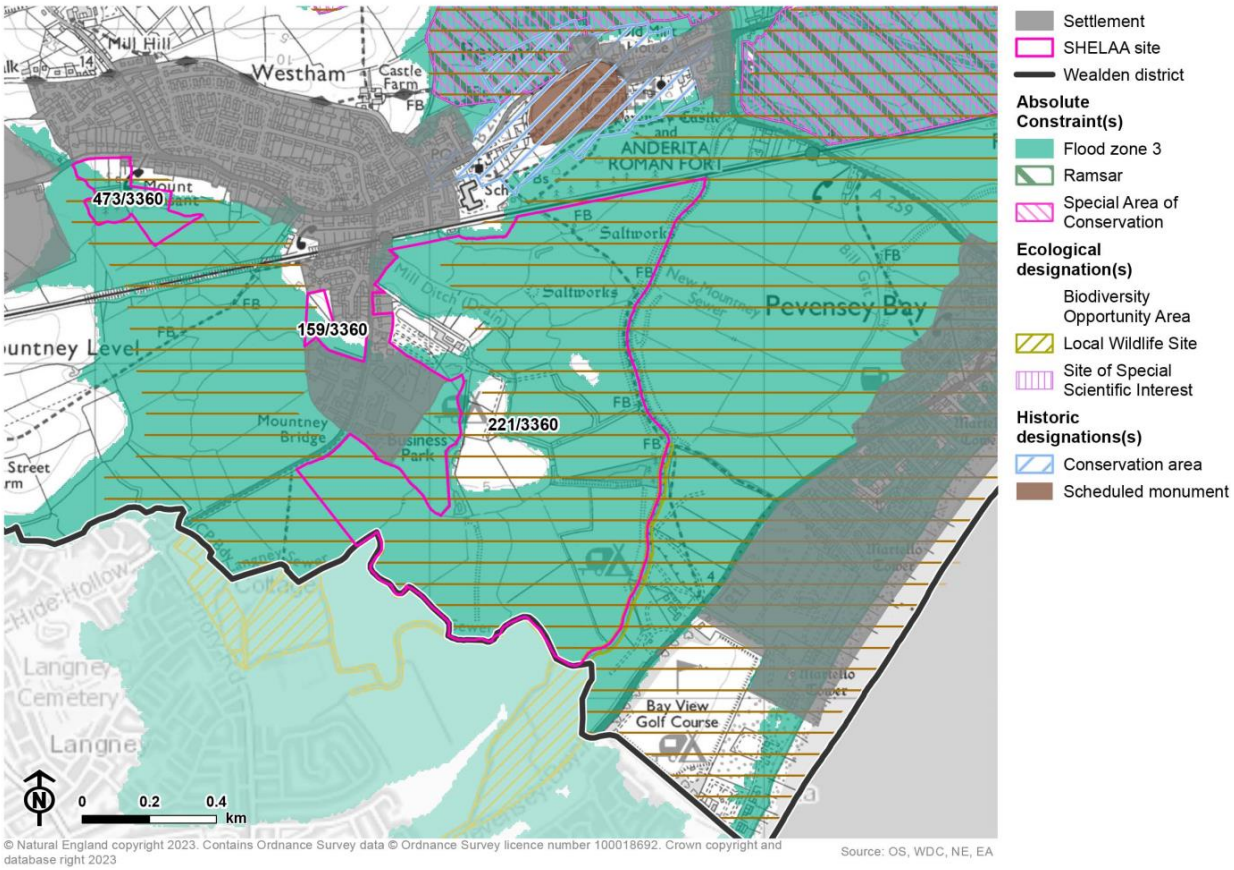


Figure B.13: Absolute constraints within Westham and Pevensey Bay



Representative site photos



Site 221/3360: Existing development at Fairfields Farm



Site 159/3360: Flat grazing fields along Eastbourne Road

SHELAA site reference:	159/3360	221/3360	473/3360
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?[2]	The south of 159/3360, and considerable areas of Sites 221/3360 and 473/3360 are excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The sites are located south of Westham and are considered to have a similar sensitivity to the wider Polegate and Stone Cross South LSA assessment unit. Similar to the wider assessment unit, they consist of pasture fields with some development. Sites 159/3360 and 221/3360 elate to the edge of Westham and the Potts Marsh industrial estate to the south, and Site 473/3360 relates to the settlement edge along Rattle Road. The sites are low-lying and largely visually enclosed, and there is no public access. There are no recorded historic features within the sites. These characteristics lower sensitivity to development. Some priority habitat floodplain grazing marsh extends into the sites and the historic field pattern of irregular piecemeal enclosure in Sites 159/3360 and 221/3360 is still intact. Site 473/3360 has an intact historic field pattern of salt marsh innings. There are long-distance views to the South Downs National Park to the south-west. Site 221/3360 forms part of the wider network of watercourses making up the Mountney Levels. These characteristics increase sensitivity to development.		
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Pockets of ecologically valued wetland habitats, including priority habitat floodplain grazing marsh. ■ Intact small-scale historic field pattern. ■ Occasional views to the South Downs National Park.		

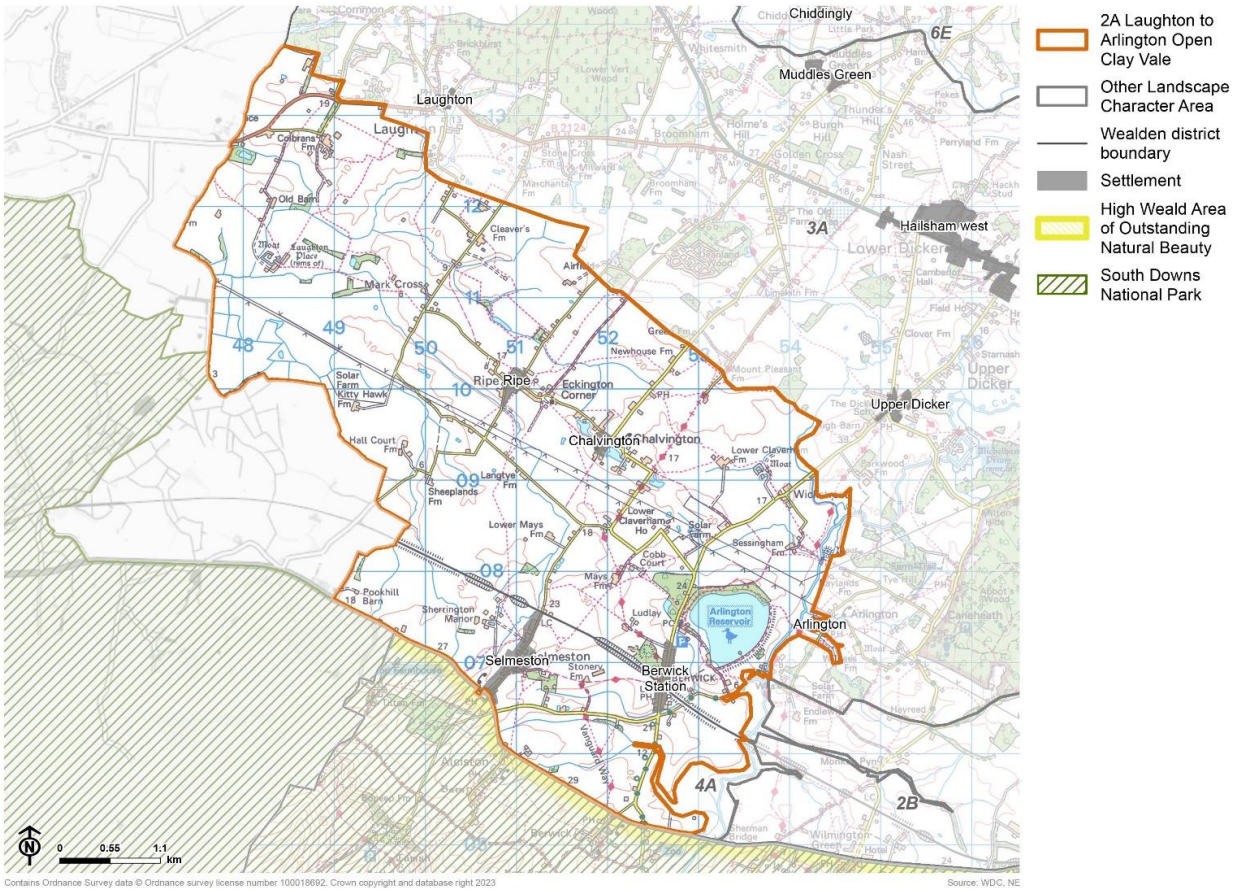
Landscape sensitivity			
SHELAA site ref.	**159/3360**	**221/3360**	**473/3360**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** The north and south of Site 221/3360, south and west of Site 159/3360 and south and north-west of Site 473/3360 are part of Flood Zone 3, which is an absolute constraint to development. Sites 221/3360 and 473/3360 are also largely covered by Flood Zone 2, which would generally preclude residential development in this location. Outside of the areas constrained by Flood Zone 3, there are limited landscape features that increase sensitivity. Priority habitat floodplain grazing marsh extends into the south of Sites 159/3360 and 221/3360, the east of Site 221/3360, west of Site 159/3360 and north of Site 473/3360. Like the wider assessment unit, the intact historic field patterns; and long views to the South Downs National Park increase sensitivity. All the sites are affected by their proximity to the edge of Westham and Sites 159/3360 and 221/3360 by proximity to the Potts Marsh Industrial Estate, which reduces the sense of tranquillity and rurality. Site 221/3360 contains existing development (Fairfields Farm caravan and camping site). These factors reduce sensitivity to development.		

[2] The Westham and Pevensey assessment unit has been scoped out of the Landscape Sensitivity Assessment (Appendix A) due to absolute constraints which cover the majority of the assessment unit, including flood risk (Environment Agency Flood Zone 3), and international ecological designations (Sac, Ramsar). The remaining unconstrained sites are considered here.

	The characteristics described above result in a similar landscape sensitivity to medium scale residential and commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from the areas covered by Flood Zone 3. Retain, protect and enhance priority habitat floodplain grazing marsh within all the sites, for ecological benefits. Retain, protect and enhance the hedgerows and mature vegetation within and on the boundaries of the sites to maintain and enhance their contribution to the green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain the occasional long views to the South Downs National Park. Design buildings and planting to minimise views from the South Downs National Park, particularly in Site 159/3360, considering scale, design, materials, choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Westham and Pevensey assessment unit.*

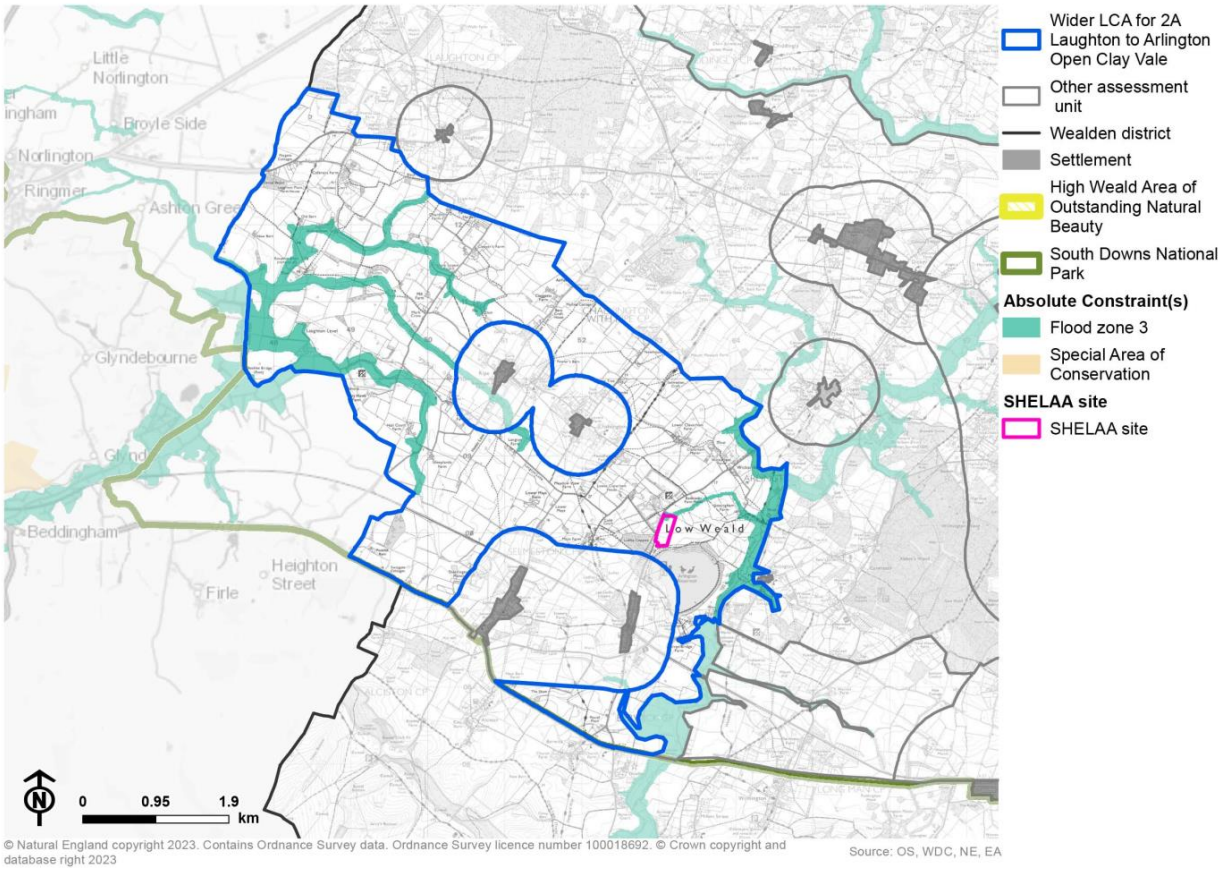
LCA 2A: Laughton to Arlington Open Clay Vale

Figure B.14: Location of LCA 2A: Laughton to Arlington Open Clay Vale



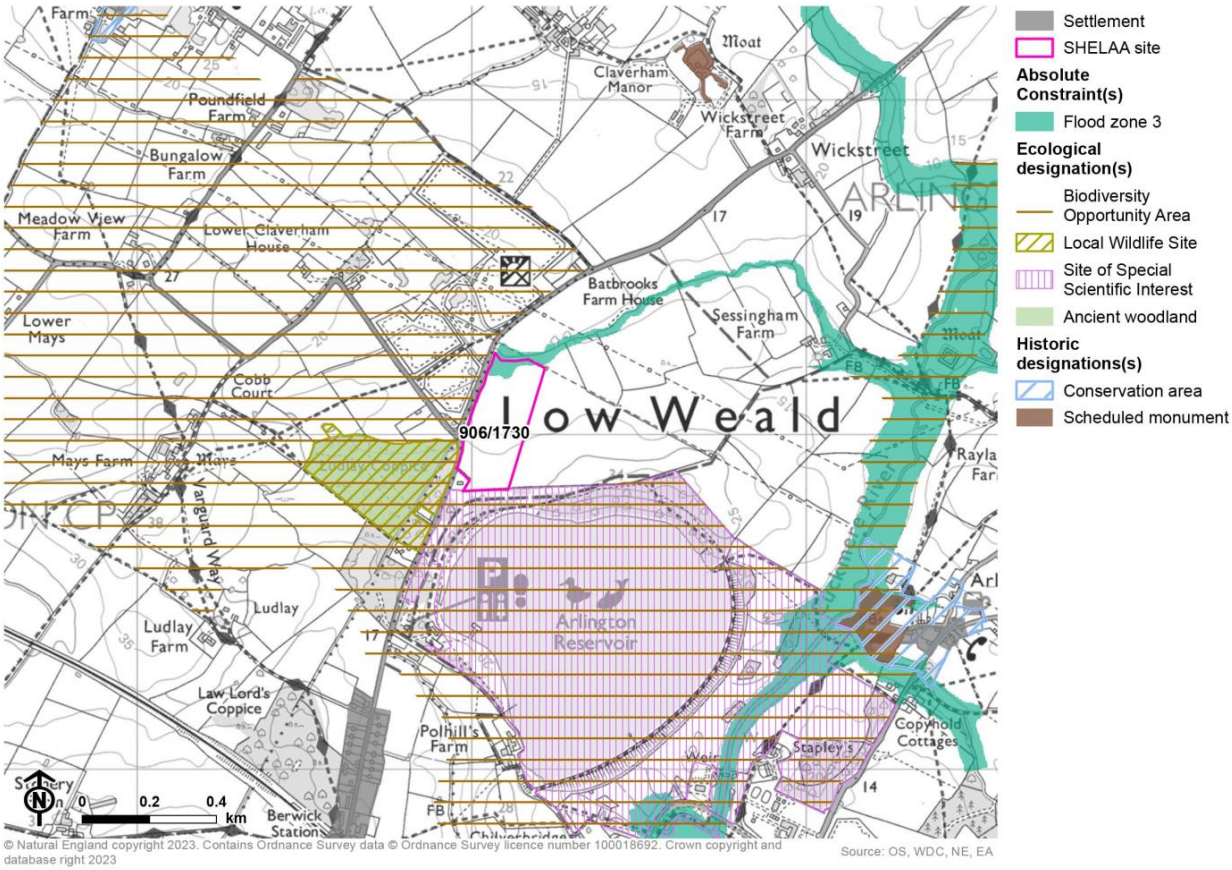
LCA 2A: Wider Area Assessment Unit

Figure B.15: SHELAA sites within LCA 2A: Wider Area



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**LCA 2A - Wider LCA area**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.16: Absolute constraints within LCA 2A: Wider Area



Representative site photos



Site 906/1780: Glimpsed views across the site from the public right of way at Arlington Reservoir.

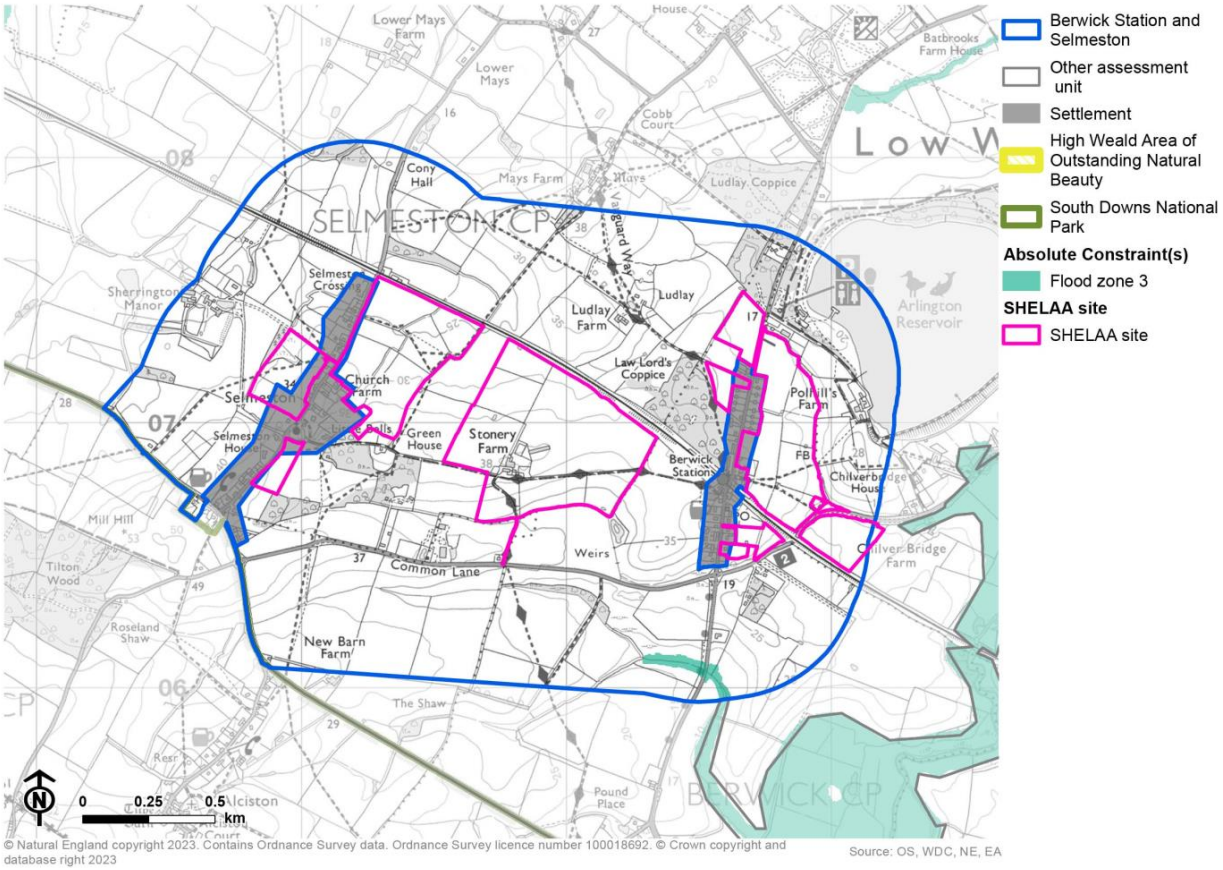
SHELAA site reference:	906/1780
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	This site is considered to be of similar sensitivity to the wider assessment unit. This site is located within a gently undulating and low-lying area of arable fields, which are typical of the LCA 2A assessment unit and decrease sensitivity, to the north of Arlington Reservoir. As noted for the wider assessment unit, existing solar farms and electricity pylons influence the sense of rurality and decrease sensitivity. The field pattern is also influenced by modern field amalgamation which is atypical of the wider assessment unit and decreases sensitivity. As for the wider assessment unit, the site is relatively open in character, which increases sensitivity, with some glimpsed distant views south available towards the South Downs National Park, beyond woodland at Arlington Reservoir. The site is adjacent to the Arlington Reservoir which is noted in the wider assessment unit as an area of higher sensitivity, due to nature conservation and recreational values, which slightly increases sensitivity for the site. Limited extents of the north of the site have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Ecologically valued wetland including Arlington Reservoir SSSI. ■ The historic settlement pattern of isolated farms and cottages scattered along rural roads. ■ Rural character with high levels of tranquillity and dark night skies. ■ Open character with long distance views to the South Downs National Park and High Weald AONB.

Landscape sensitivity		
SHELAA site ref.	**906/1780**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The open character of the site, particularly to the west and north, intervisibility with the South Downs National Park, proximity to the Arlington Reservoir SSSI and associated public rights of way increase sensitivity. However, the proximity of nearby electricity infrastructure and solar farms, and the relatively simple landform and amalgamated field pattern decrease sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the hedgerows and vegetation on the western and northern site boundaries to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries , increase the sense of enclosure and minimise visibility from the surrounding area, and to provide ecological benefits.	

	Enhance public access providing connectivity to the wider network of public rights of way and Arlington Reservoir. Be set back from the Arlington Reservoir SSSI and woodland along the southern site boundary. Consider views towards the South Downs National Park and minimise visibility of development from the National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

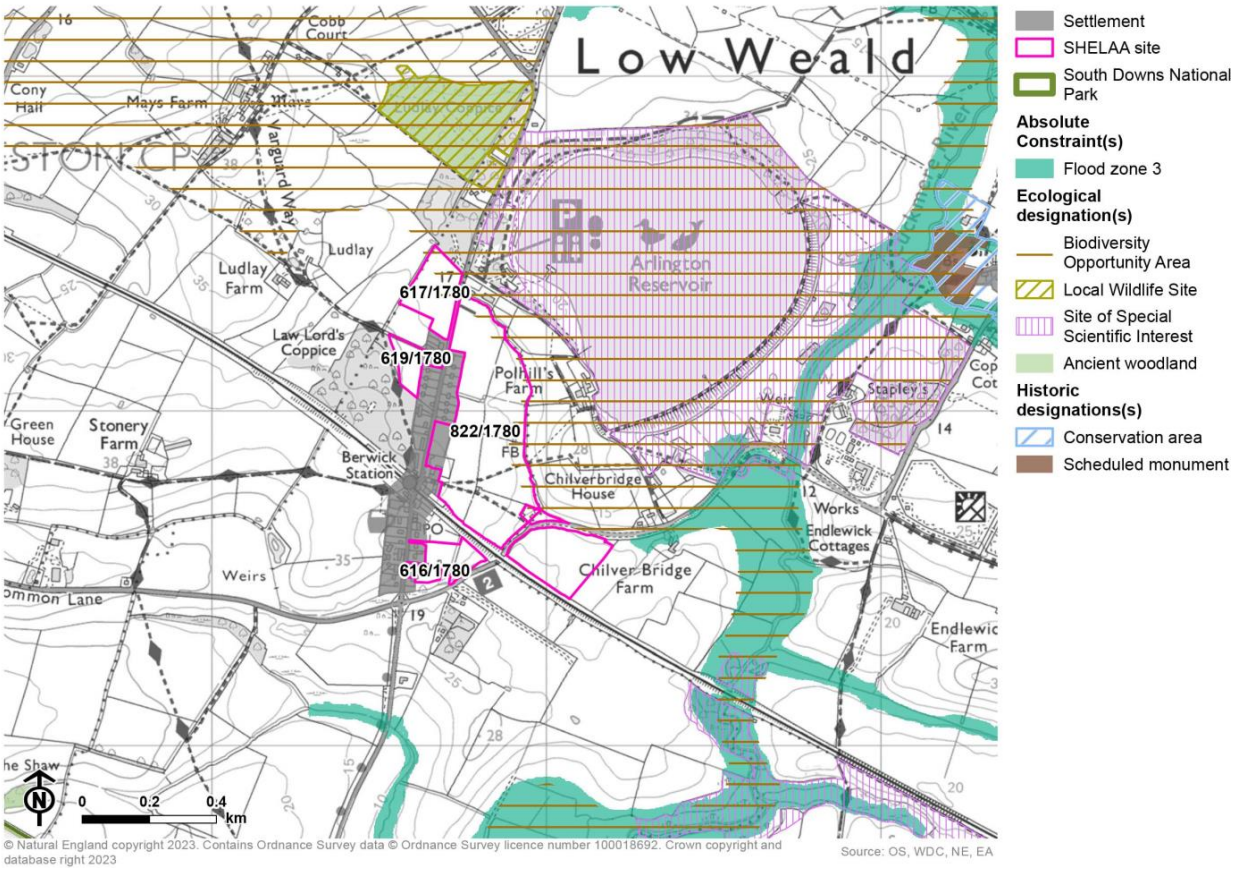
Berwick Station and Selmeston Assessment Unit

Figure B.17: SHELAA sites within Berwick Station and Selmeston



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Berwick Station (and Selmeston)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.18: Absolute constraints within Berwick Station



Representative site photos



Site 617/1780: Relatively flat medium scale field with partially open character along the settlement edge.



Site 619/1780: Medium scale field along settlement edge with more densely wooded boundary formed by Law Lord's Coppice.

SHELAA site reference:	616/1780	617/1780	619/1780	331/1780	822/1780
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are of slightly lower sensitivity than the wider Berwick Station and Selmeston assessment unit, due to the less historic field pattern, influence on tranquillity from the A27 and railway line, and partial containment by woodland which reduces visibility with the South Downs National Park. Site 822/1780 has a more open character which provides a rural context to Berwick Station and results in intervisibility with the South Downs National Park, resulting a similar sensitivity to the wider assessment unit. These sites are located across a relatively flat area of pastoral field with limited semi-natural habitats, which is typical of the Selmeston and Berwick Station assessment unit and reduces sensitivity. Whilst the wider assessment unit has areas of surviving co-axial and consolidated strip fields, these sites are predominantly located in areas of piecemeal enclosure and planned/private enclosure, which decreases sensitivity. The wider assessment unit is relatively open and contributes to the rural character of the settlement, however many of these sites are semi-enclosed in character which decreases sensitivity. Intervisibility with the South Downs National Park increases sensitivity for the wider assessment unit, however distant outward views are contained by woodland from some of these sites (Sites 616/1780, 617/1780, 619/1780, 331/1780), which decreases sensitivity. The influence of the A27 and railway line on the sense of tranquillity and remoteness are noted for the wider assessment unit, and decrease sensitivity for the southern sites (Sites 616/1780, 331/1780 and 822/1780). As noted for the wider assessment unit, Berwick Station has a strongly linear form. Whilst these sites are located adjacent to the settlement edge, parts of the sites beyond the existing line of built development along Station Road are not strongly related to the existing linear settlement pattern which increases sensitivity. As for the wider assessment unit, a number of public rights of way cross the sites which increase sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ The network of hedgerows with hedgerow trees ■ Contribution to the sense of separation between Berwick and Selmeston ■ Consistent characteristics of tranquillity and dark skies in the assessment unit ■ Open visual character and strong intervisibility with the South Downs				

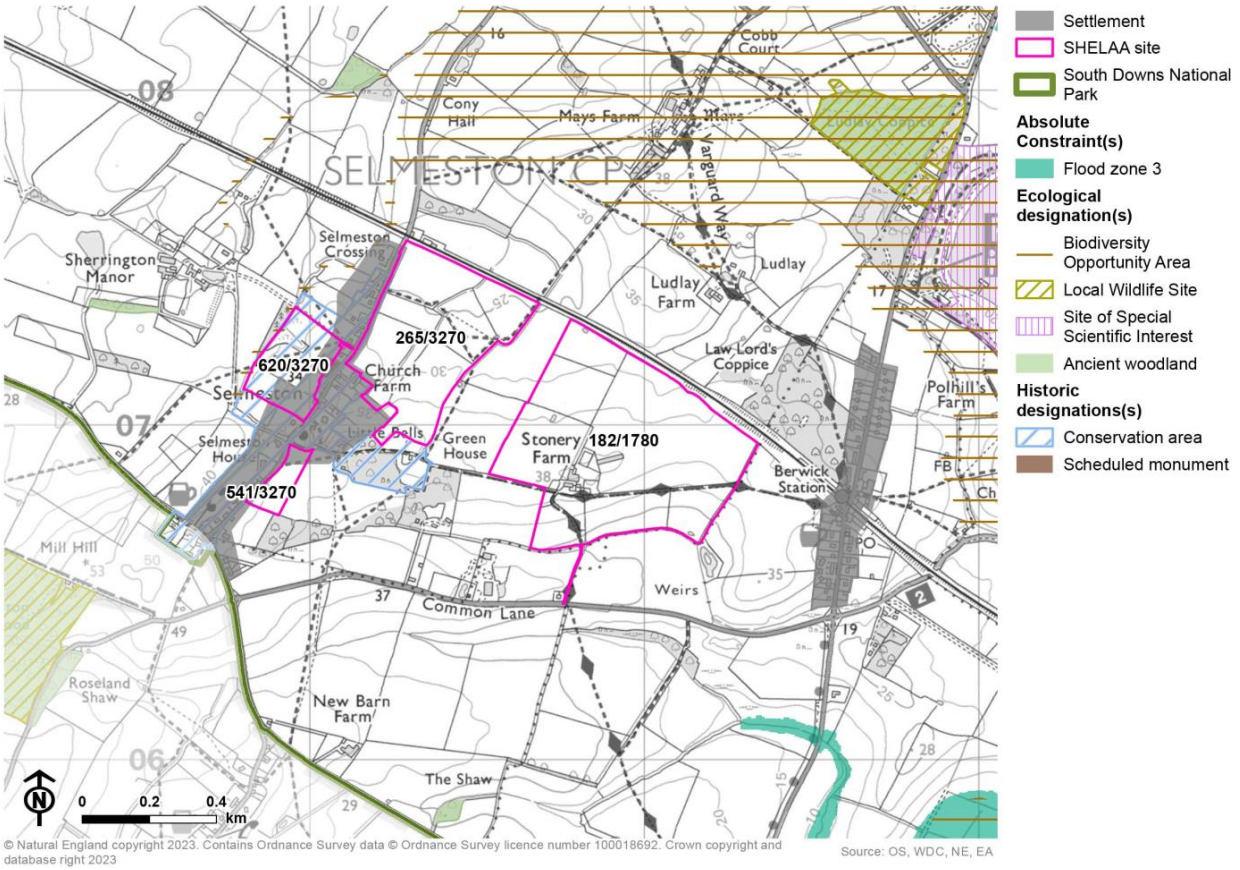
Landscape sensitivity		
SHELAA site ref.	**822/1780**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The northern and western extents of the site are relatively open and form part of the rural context to Berwick Station. These parts of the site also have intervisibility with the South Downs National Park to the south-west. Two public rights of way cross the site and provide connectivity to Arlington Reservoir to the north-east, increasing sensitivity. Mature hedgerows, sometimes wooded, and in field trees in the north increase sensitivity. Although the west of the site is adjacent to the settlement edge, the east of the site is not related to the existing linear settlement pattern. However, the south-eastern part of the site beyond Chilver Bridge Road is relatively well contained by woodland, which decreases sensitivity. The railway influences tranquillity in the south of the site and slightly decreases sensitivity, however woodland limits its influence. The relatively flat topography in the north and west of the site decreases sensitivity.	

	The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid the north and west of the site, due to the relatively open character and the rural setting the area provides to the wider settlement. Retain, protect and enhance the mature hedgerows within and on the boundaries of the sites and in field trees, particularly in the north, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Minimise visibility of any development from the public rights of way which pass through or near the site. Preserve and enhance public access to Arlington Reservoir and provide opportunities to experience longer views towards the South Downs National Park. Minimise visibility of any development from the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity				
SHELAA site ref.	**616/1780**	**617/1780**	**619/1780**	**331/1780**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** These sites comprise relatively flat simple fields with a semi-enclosed character due to adjacent woodland and mature hedgerows, which limits intervisibility with the South Downs National Park and decreases sensitivity. The Vanguard Way passes near Site 619/1780, however views from the route are filtered by intervening woodland. Sites 616/1780 and 331/1780 are further contained by rising landform to the south and west of the sites, and are also influenced by the proximity of the railway line, which decreases sensitivity. Whilst these sites are located adjacent to the settlement edge, parts of the sites beyond the existing line of built development along Station Road are not strongly related to the existing linear settlement pattern, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees and hedgerows to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and retain the semi-enclosed character, to reduce influence on the landscape character and to provide ecological benefits. Retain and enhance public access providing connectivity to the wider network of public rights of way. Minimise visibility of any development from the public rights of way which pass through or near the site, including the promoted Vanguard Way. Minimise visibility of any development from the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*			

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**(Berwick Station and) Selmeston**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.19: Absolute constraints within Semelston



Representative site photos



Site 541/3270: Medium scale fields enclosed by woodland.



North of Site 541/3270: Small-scale historic features in the Selmeston Conservation Area, including the Parish Church of St Mary (Grade II Listed Building).

SHELAA site reference:	182/1780	265/3270	541/3270	620/3270
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are of similar sensitivity to the wider assessment unit, with Site 620/3270 of higher sensitivity due to its location within the Selmeston Conservation Area and proximity to historic buildings. The sites are located in an area of gently undulating arable fields, with a historic field pattern comprising co-axial fields and consolidated strip fields, which are typical of the Selmeston and Berwick Station assessment unit, with mature and occasionally wooded field boundaries which increases their sensitivity. As for the wider assessment unit, the proximity of the Selmeston Conservation Area increases sensitivity. The sites contribute to the rural character of the historic settlement of Selmeston and form the foreground in views from the Conservation Area towards the South Downs. Several public rights of way cross the sites including the promoted Vanguard Way, with occasional views south towards the South Downs National Park, which also increases sensitivity. Mature hedgerows and woodland within and near the sites result in a partially enclosed character, decreasing sensitivity, unlike the wider assessment unit (except for Site 182/1780 which is more open). A sense of rural tranquillity is experienced from much of the wider assessment unit and the sites, however the railway line in the north influences tranquillity locally, decreasing sensitivity for the northern parts of Site 182/1780 and Site 265/3270.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Intact historic field patterns, including large areas of co-axial fields and consolidated strip fields. ■ The network of hedgerows with hedgerow trees ■ The historic character of Selmeston and its listed buildings, including a Scheduled Monument. ■ Historic settlement pattern of Selmeston and the surrounding dispersed and isolated farmsteads. ■ Contribution to the sense of separation between Berwick and Selmeston. ■ Consistent characteristics of tranquillity and dark skies in the assessment unit. ■ Open visual character and strong intervisibility with the South Downs.			

Landscape sensitivity		
SHELAA site ref.	**620/3270**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** Site 620/3270 is located within the Selmeston Conservation Area, and the Anglo-Saxon inhumation cemetery Scheduled Monument is located in the east of the site. The north-west of the site is wooded, which results in a partially enclosed character. However, glimpsed and partially filtered views south towards the South Downs National Park are available, which increases sensitivity. A number of Grade II listed buildings (Fairland, The Old Cottage and Honeysetts Cottage, East View Rose Cottage and the Vicarage) are located within close proximity of the eastern site boundary, which increases sensitivity. Landscape and visual constraints mean the site is unlikely to be suitable for development.	

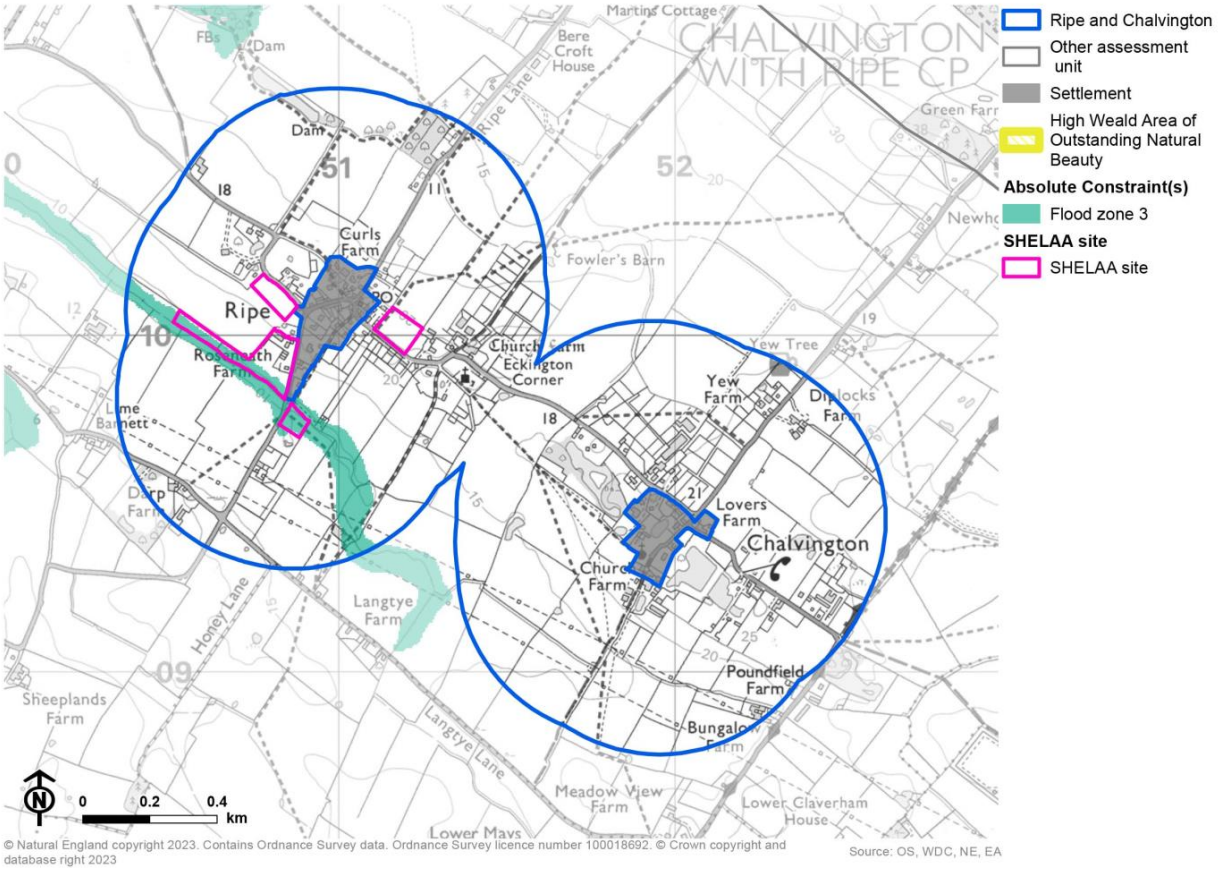
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Avoid and be set back from the Anglo-Saxon inhumation cemetery Scheduled Monument in the east of the site. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows. Enhance field boundaries, particularly along the southern and eastern site boundary, to minimise the influence of development in views from the Selmeston Conservation Area. Minimise the influence of development on the setting of the Grade II listed buildings located to the east of the site. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**541/3270**	**265/3270**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Sites 541/3270 and 265/3270 are located adjacent to the Conservation Area boundary and form part of the rural setting to the historic settlement of Selmeston, which increases sensitivity. Site 541/3270 is located to the south of the Parish Church of St Mary (Grade II listed building), with some intervisibility between this historic asset and the site, which increases sensitivity. Both sites have intervisibility with the South Downs National Park, and glimpsed views south-east across Site 265/3270 towards the South Downs National Park are afforded from the settlement edge, which increases sensitivity. The field pattern is predominantly medium in scale and is occasionally irregular, derived from piecemeal enclosure and planned private enclosure (including consolidated strip fields). A sense of rural tranquillity and dark night skies can be experienced from both sites, increasing sensitivity. Numerous public rights of way cross the sites and provide access to the wider countryside from the settlement, increasing sensitivity. Wooded field boundaries along the southern and eastern site boundaries result in a partially contained character in the south and east of the sites, which decreases their sensitivity in these areas; however, views are relatively open into the west and north of the site, which increases sensitivity in these areas. The railway north of Site 265/3270 occasionally influences tranquillity within localised extents of the site, decreasing sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid areas adjacent to the sensitive historic settlement edge of Selmeston (designated as Conservation Area), minimising the influence of development on key outward views (including views south from the Grade II listed Parish Church of St Mary towards Site 541/3270). Retain key views south-east from the Selmeston Conservation Area towards the South Downs National Park, particularly views across Site 265/3270. Retain, protect and enhance field boundaries and woodland along the western site boundaries to minimise the visibility of development from the edge of Selmeston. Minimise visibility of any development from the public rights of way which pass through or near the sites. Minimise visibility of any development from the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**182/1780**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Site 182/1780 is located on elevated landform, which reaches a high point in the centre of the site and has strong intervisibility with the South Downs National Park, increasing sensitivity. Some mature hedgerows screen and filter views, however the site is relatively open in character. The promoted Vanguard Way crosses the site, with open views available from the route towards the South Downs National Park. The site has no relationship to the settlements of Berwick Station and Selmeston and is located in an area which currently plays a role in separation between the two settlements, which increases sensitivity. The site comprises arable fields of a relatively simple pattern and there is some influence of modern agricultural buildings within the site, both of which decreases its sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid the most elevated and prominent central area of the site, which forms the skyline in views from the north and south. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain key views south towards the South Downs National Park, including from the Vanguard Way which passes through the site. Enhance and retain public access, including connectivity to the promoted Vanguard Way which crosses the site. Minimise prominence of development from the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

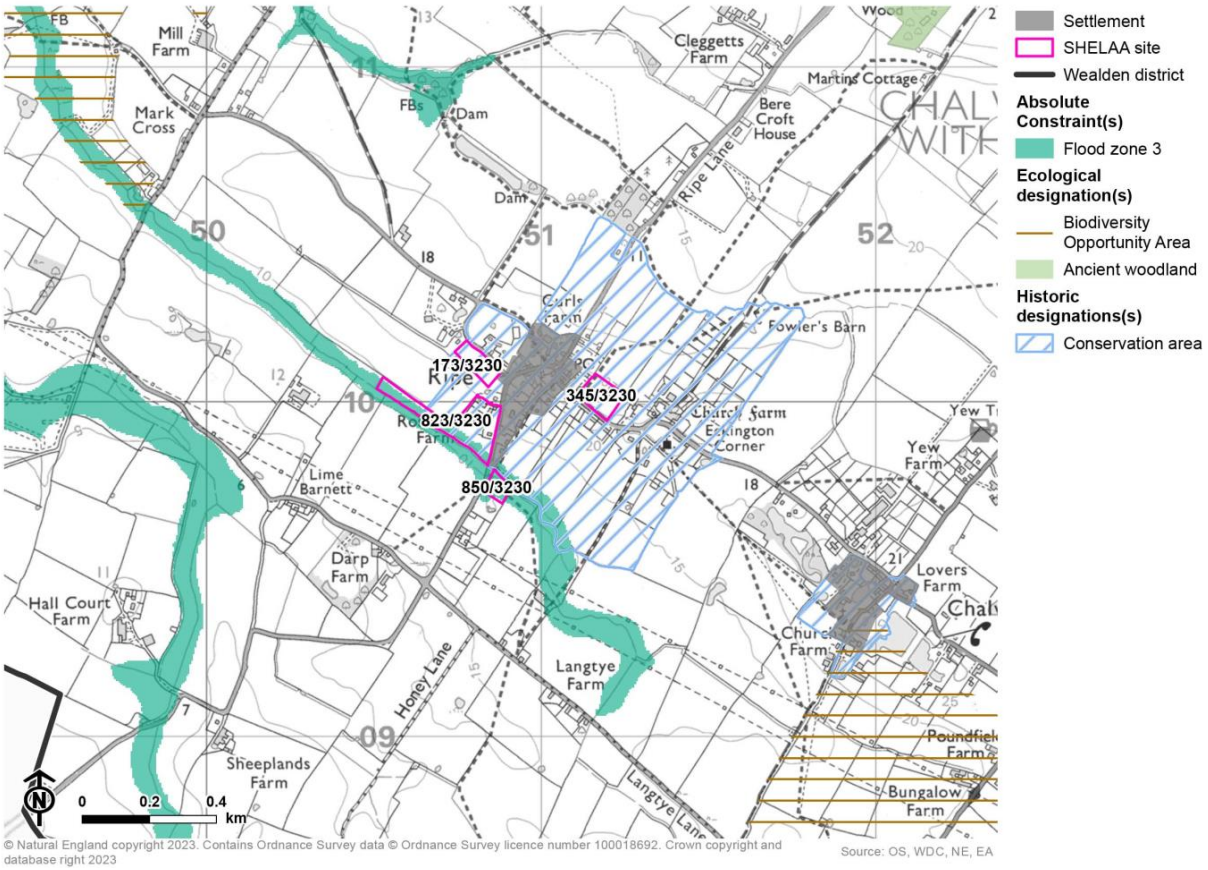
Ripe and Chalvington Assessment Unit

Figure B.20: SHELAA sites within Ripe and Chalvington



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Ripe (and Chalvington)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.21: Absolute constraints within Ripe and Chalvington



Representative site photos



Site 850/3230: Occasionally wooded field boundaries contribute to a partially contained character.



Site 345/3230: Views towards the settlement edge from the rural surroundings.

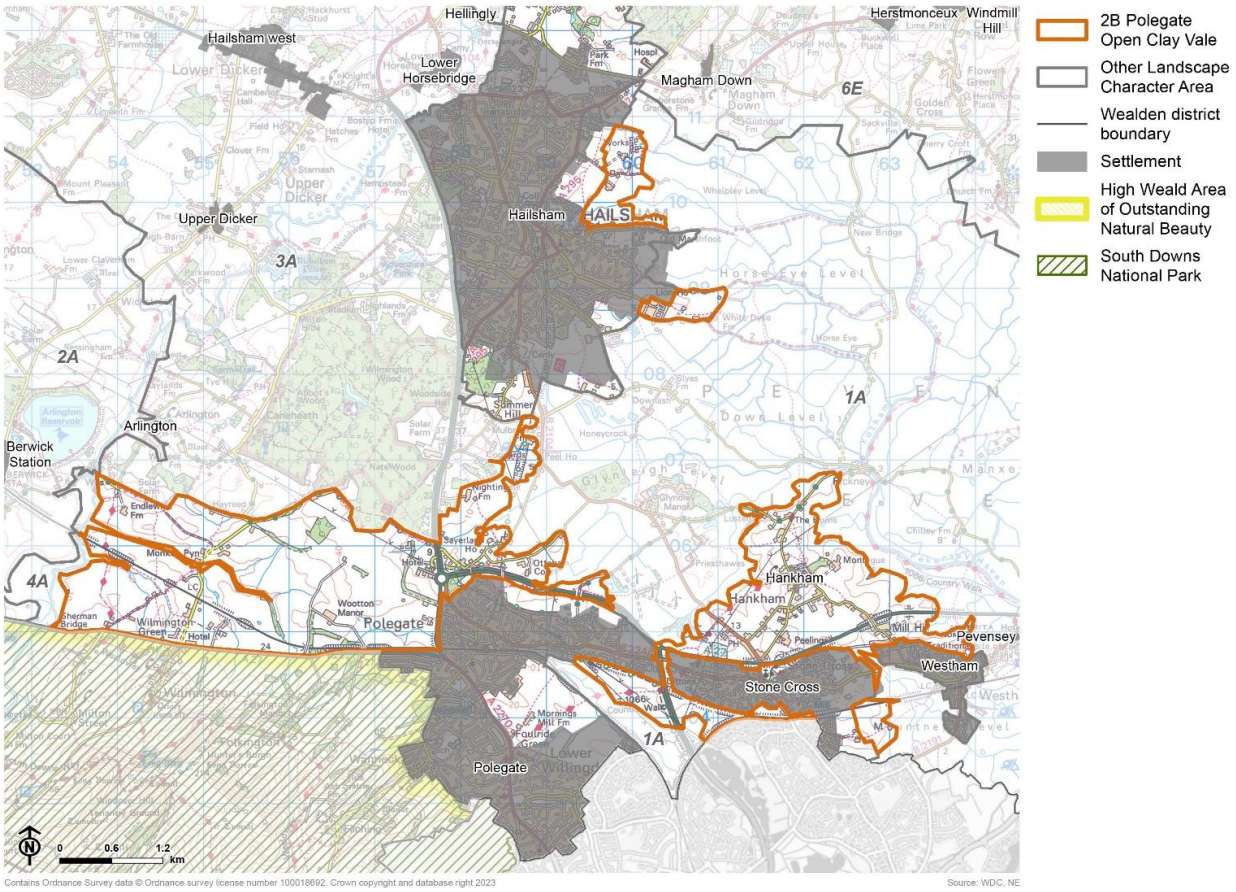
SHELAA site reference:	173/3230	345/3230	823/3230	850/3230
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are considered to be of similar sensitivity to the wider assessment unit. These sites are located across a low-lying and relatively flat area of arable fields, typical of the Ripe and Chalvington assessment unit, which decreases sensitivity. As for the wider assessment unit, woodland and mature hedgerows partially filter views and result in a semi-enclosed character for the sites, decreasing sensitivity. As for much of the wider assessment unit, the field pattern of the sites is derived from co-axial fields of medieval origin and is relatively intact with some mature field boundaries, which increases sensitivity. The sites contribute to the rural character of Ripe and are included within the Ripe Conservation Area boundary, increasing sensitivity. Some long-distance views south-east towards the South Downs National Park are available from the sites to the west of the settlement (Sites 823/3230, and 173/3230), which increases sensitivity. A sense of rural tranquillity and dark night skies can be experienced from the sites and the wider assessment unit. A public right of way passes through Site 345/3230, increasing sensitivity. The southern extent of Site 823/3230 and the entirety of Site 850/3230 has been scoped out of the assessment due to flood risk (Flood Zone 3).			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Intact historic field patterns in the west, including large areas of co-axial fields. ■ The strong network of thick hedgerows. ■ Strong historic character with numerous listed buildings concentrated within the Ripe Conservation Area. ■ The rural setting provided to Ripe. ■ The recreational opportunities connecting to the wider landscape. ■ Intervisibility with the South Downs National Park. ■ A highly rural landscape with areas of tranquillity and dark skies throughout.			

Landscape sensitivity			
SHELAA site ref.	**173/3230**	**345/3230**	**823/3230**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**		**MH**
Reasoning	**Reasoning** These sites comprise relatively flat simple fields, decreasing sensitivity. Woodland and mature hedgerows occasionally filter views, slightly decreasing sensitivity. Some existing development within Site 823/3230 decreases sensitivity. Areas of surviving medieval co-axial field pattern within and surrounding the sites increase sensitivity. The sites are located within the Ripe Conservation Area, and form part of the rural setting to the settlement. Although the sites are located adjacent to the settlement edge, they are not related to the compact historic settlement pattern which is focused along Mill Lane, The Street and Church Lane. However, the southern boundary of Site 345/3230 is located along Church Lane and the eastern edge of Site 823/3230 is located along Mill Lane and small-scale residential development within these localised areas of the sites would		

	relate to the historic settlement pattern. All sites have a visual relationship with the Ripe Conservation Area, and Sites 823/3230 and 173/3230 have intervisibility with the South Downs National Park which increases sensitivity. A public right of way passes through Site 345/3230 with open views available across the site from the route, increasing sensitivity. The southern extent of Site 823/3230 has been scoped out of the assessment due to flood risk (Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the wooded and mature hedgerows within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, minimise visibility of development from the Ripe Conservation Area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain the rural character of views from the public right of way which passes through Site 342/3230. Be set back from Flood Zone 3 in the south of Site 823/3230. Maintain the compact historic settlement pattern which is focused along Mill Lane, The Street and Church Lane. Maintain the rural character of outward views from the settlement edge and Ripe Conservation Area and minimise the influence of development in views from the South Downs National Park. Retain key views south-east towards the South Downs National Park. Please also refer to the strategic landscape guidance for the wider assessment unit.

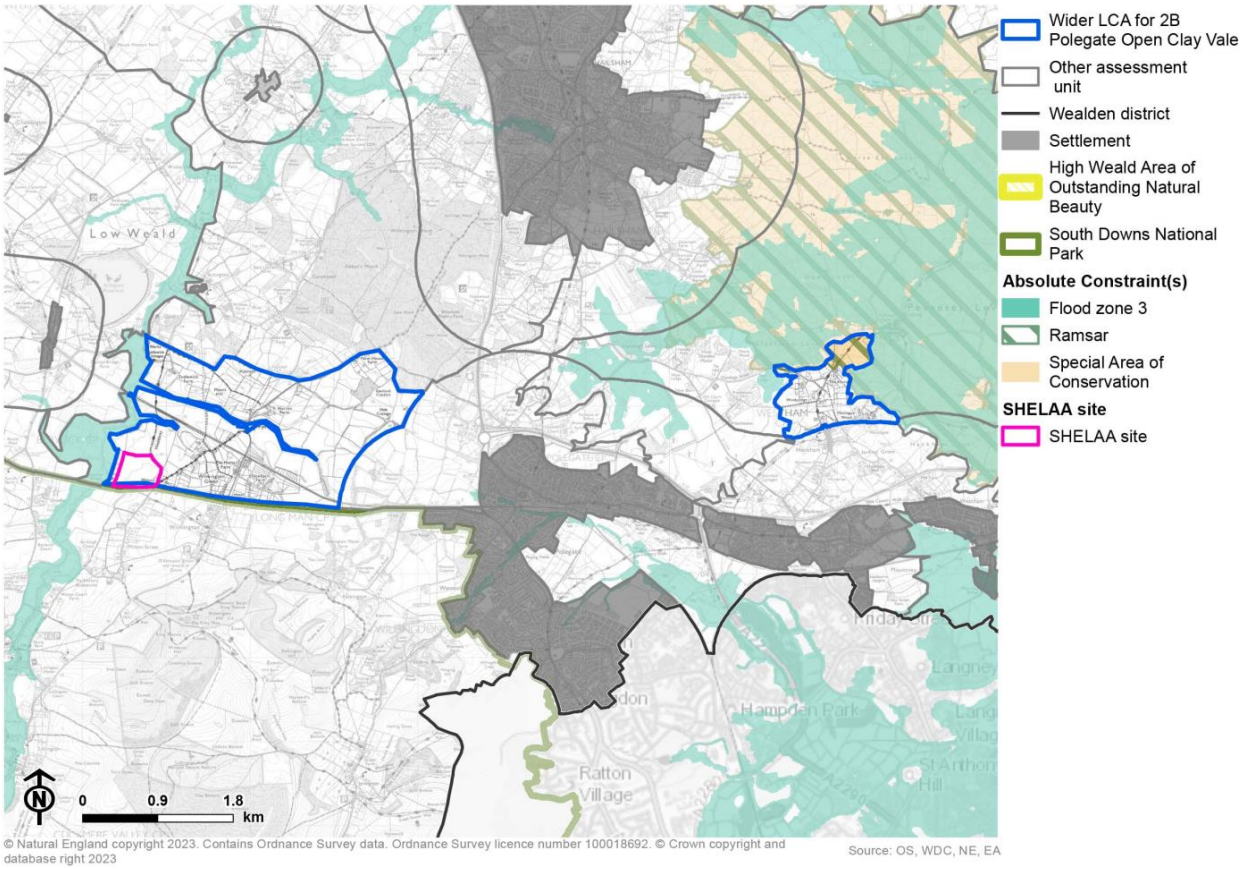
LCA 2B: Polegate Open Clay Vale

Figure B.22: Location of LCA 2B: Polegate Open Clay Vale



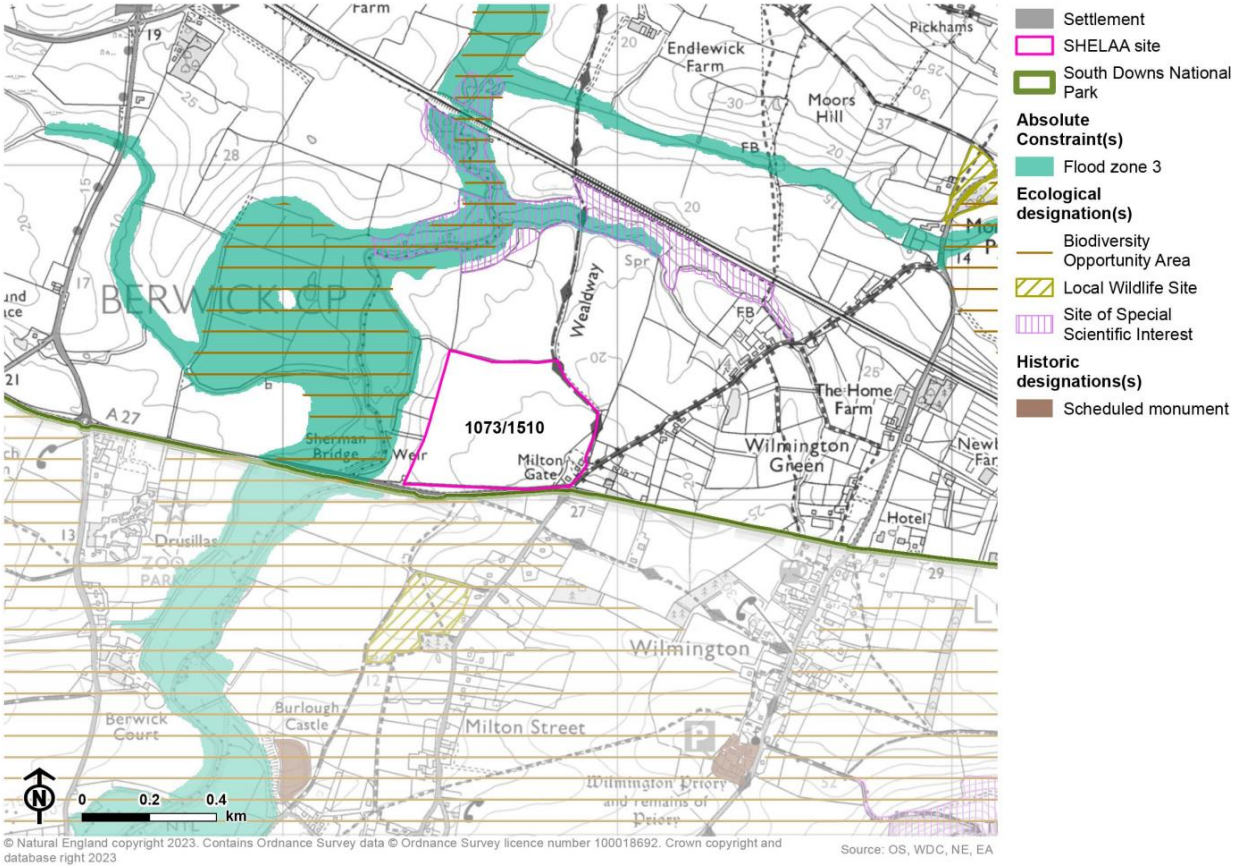
LCA 2B: Wider Area Assessment Unit

Figure B.23: SHELAA sites within LCA 2B: Wider Area



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 2B**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.24: Absolute constraints within LCA 2B: wider area



Representative site photos



Site 1073/1510: Scrubby pasture fields with unmanaged hedgerows and long views to the South Downs National Park



Site 1073/1510: Flat, open pasture field with views to treelines and the South Downs National Park

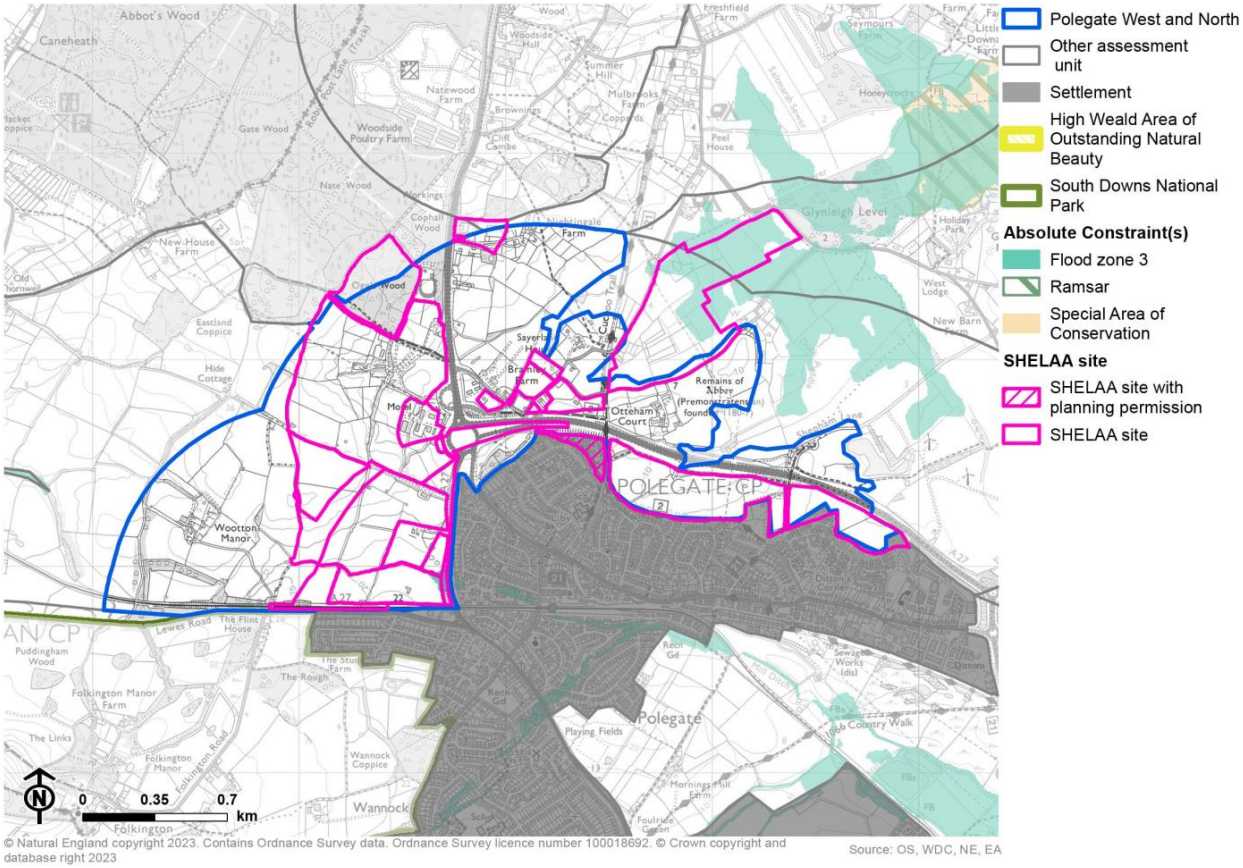
SHELAA site reference:	1073/1510
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	This site is considered to be of similar sensitivity to the wider LCA 2B assessment unit. The site has a rural character with arable and pasture fields and an intact historic field pattern of planned private enclosure, with public access along the promoted Wealdway on the eastern boundary, which is typical of the wider assessment unit and increases sensitivity. The site has proximity to and intervisibility with the South Downs National Park and long views to the High Weald AONB to the north which is characteristic of the wider assessment unit and increases sensitivity. However, as noted for the wider assessment unit, sensitivity is decreased due to the low-lying topography, gently rising from the River Cuckmere to the east, lack of recorded historic features, absence of recorded priority habitats or valued natural features (with existing hedgerows in poor condition). The site is located north of the A27 and the impact of the trunk road and East Coastway railway line on tranquillity reduce sensitivity.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Pasture and arable fields bound by hedgerows and mature hedgerow trees. ■ Historic field pattern including planned private enclosure. ■ Limited settlement pattern, with scattered houses along rural roads ■ Rural character with good levels of tranquillity and dark night skies. ■ Good public access through public rights of way including the promoted route the Wealdway. ■ Open character with long distance views to the South Downs National Park and High Weald AONB.

Landscape sensitivity		
SHELAA site ref.	**1073/1510**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The rural character of the site, proximity of, and long views to, the South Downs National Park, good public access on the Wealdway, and the intact historic field pattern increases the site's sensitivity to development. The site is also separate and at some distance from other settlements, which results in a rural character. The lack of recorded priority habitats and poor condition of the boundary hedgerows, impact of the A27 and railway line on perceptual qualities and tranquillity lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site should:** Set development back from the Wealdway long distance path, to retain the rural character of this public right of way. Repair, protect, enhance and, where required replace, hedgerow boundaries to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries and visually enclose the site to reduce any development's influence on the landscape character and to provide ecological benefits.	

	Consider intervisibility with the South Downs National Park, both immediately to the south of the site, and in longer distance views from the South Downs Way and Alfriston. Retain views to the wooded backdrop of the High Weald AONB. *Please also refer to the strategic landscape guidance for the Wider LCA 2B assessment unit.*

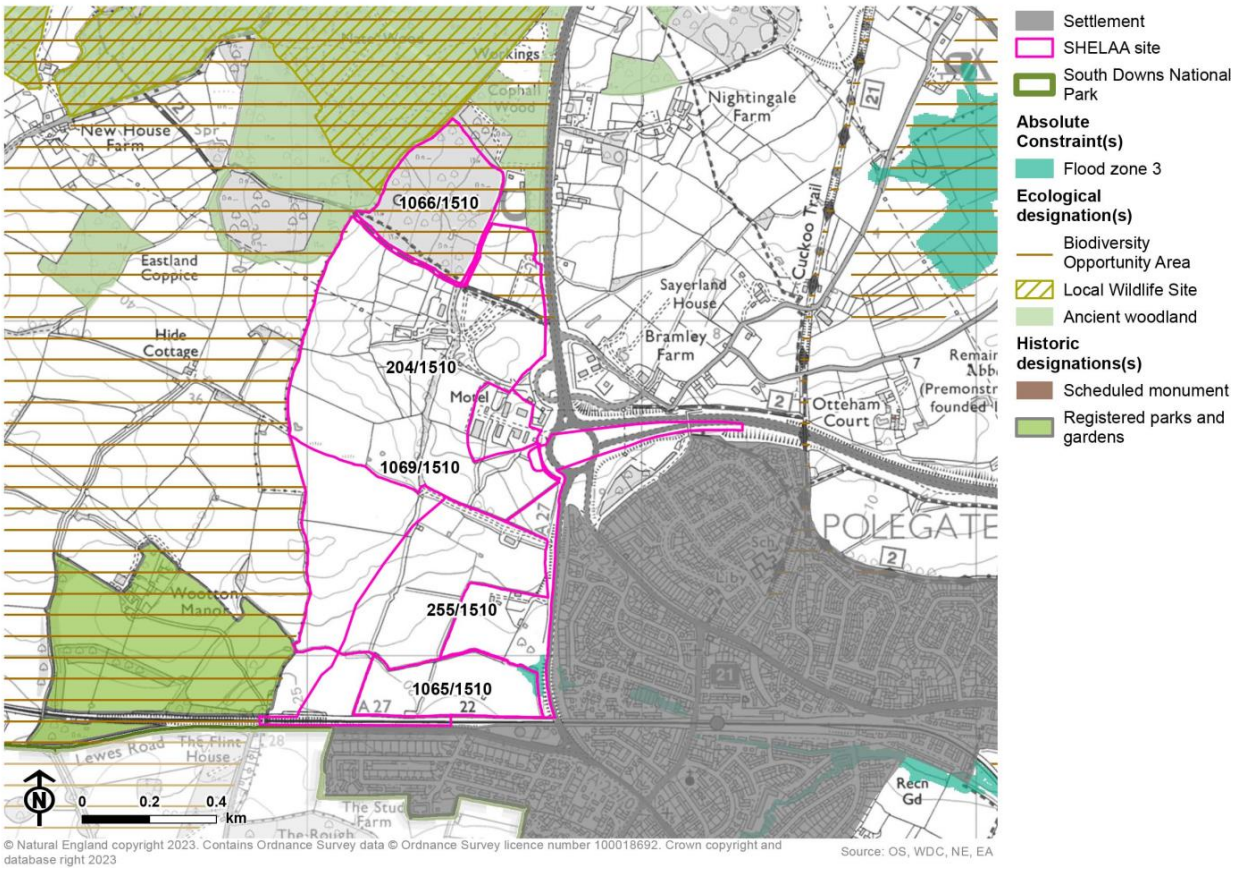
Polegate West and North Assessment Unit

Figure B.25: SHELAA sites within Polegate West and North



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Polegate West and North (west)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**M**	**MH**

Figure B.26: Absolute constraints within Polegate West and North (west)



Representative site photos



Site 204/1510: Undulating farmland with visible modern development, and intervisibility with the South Downs National Park



Site 1066/1510: More enclosed pasture fields, with views to Ogg's Wood

SHELAA site reference:	1066/1510	204/1510	1069/1510	255/1510	1065/1510
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the west and north west of Polegate, west of the A22. Sites to the south (Sites 1065/1510 and 255/1510) have a similar sensitivity to the wider Polegate West and North assessment unit, while sites to the north and east (Sites 1069/1510, 204/1510, 255/1510 and 1066/1510) have higher sensitivities than the wider assessment unit due to the presence of priority habitat woodland, and intervisibility with the South Downs National Park. As noted in the wider assessment unit, key landscape features which increase sensitivity include the priority habitat deciduous woodland at Ogg's Wood (Site 1066/1510), linear woodlands and hedgerows along field boundaries, and along the A27/A22 and small ponds. The Wilmington Woodlands and Watershed BOA covers Site 1066/1510 and the north-east of Sites 204/1510 and 1069/1510. Like the wider assessment unit, historic assart field patterns in the north (Sites 204/1510, 1069/1510), and the setting provided to Wootton Manor Registered Park and Garden to the west (from Sites 255/1510 and 1065/1510) increase sensitivity. Unlike the wider assessment unit, the sites are located on gently rising, open, south-facing slopes which become visually prominent in the north and have intervisibility with, and long-distance views over tree belts to the upper slopes of the South Downs National Park. The South Downs National Park is highly visible from the elevated parts of Site 1069/1510, particularly where the topography of the site slopes upwards towards a ridge in the centre and north of the site. There are also long-distance views to the wooded backdrop of the High Weald AONB from the centre of Sites 204/1510 and 1069/1510, which increases their sensitivity to development. Unlike the wider assessment unit, there is public access to the sites in the north which increases sensitivity. Like the wider assessment unit, the sites are separated from the western settlement edge of Polegate by the wooded A22 corridor which forms a strong boundary feature which increases sensitivity. Like the wider assessment unit, the lack of historic features (other than field patterns and the setting given to Wootton Manor Registered Park and Garden from Sites 255/1510 and 1065/1510), limited public access, semi-enclosed character, particularly in the north and west due to extensive screening from Ogg's Wood (Site 1065/1510) and Abbot's Wood, and proximity to the A22 and development associated with Cophall services to the east (Site 1069/1510 in particular), and the A27 and railway line to the south, lower the sensitivity of the sites to development.				
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Mature deciduous woodlands, particularly Ogg's Wood in the north ■ The strong network of thick hedgerows with hedgerow trees ■ The small-scale intact historic field patterns, particularly medieval assarts in the north. ■ The setting to the designed landscape at Wootton Manor (Grade II listed Registered Park and Garden) ■ The limited settlement within the assessment unit. ■ Wooded horizons provided by Ogg's Wood ■ Intervisibility with the South Downs National Park and High Weald AONB, particularly from the north and centre of Sites 204/1510 and 1069/1510.				

Landscape sensitivity		
SHELAA site ref.	**1066/1510**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** The rising slopes of Ogg's Wood provide a wooded backdrop to the wider landscape to the south, and consist of priority habitat deciduous woodland which connects with more extensive areas of ancient woodland to the north at Abbott's Wood, which increases the sensitivity of the site to development. The Wilmington Woodlands and Watershed BOA covers the site, which also indicates high sensitivity to development for this site.	
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Be set back from ancient woodland to the north and west of the site, and provide an appropriate buffer to protect the ancient woodlands. Retain, protect and enhance as much priority habitat deciduous woodland as possible on / within the site to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries, increase the sense of enclosure and minimise visibility from the surrounding area, and to provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Wilmington Woodlands and Watershed BOA as part of any development. Consider views to the South Downs National Park to the south. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*	

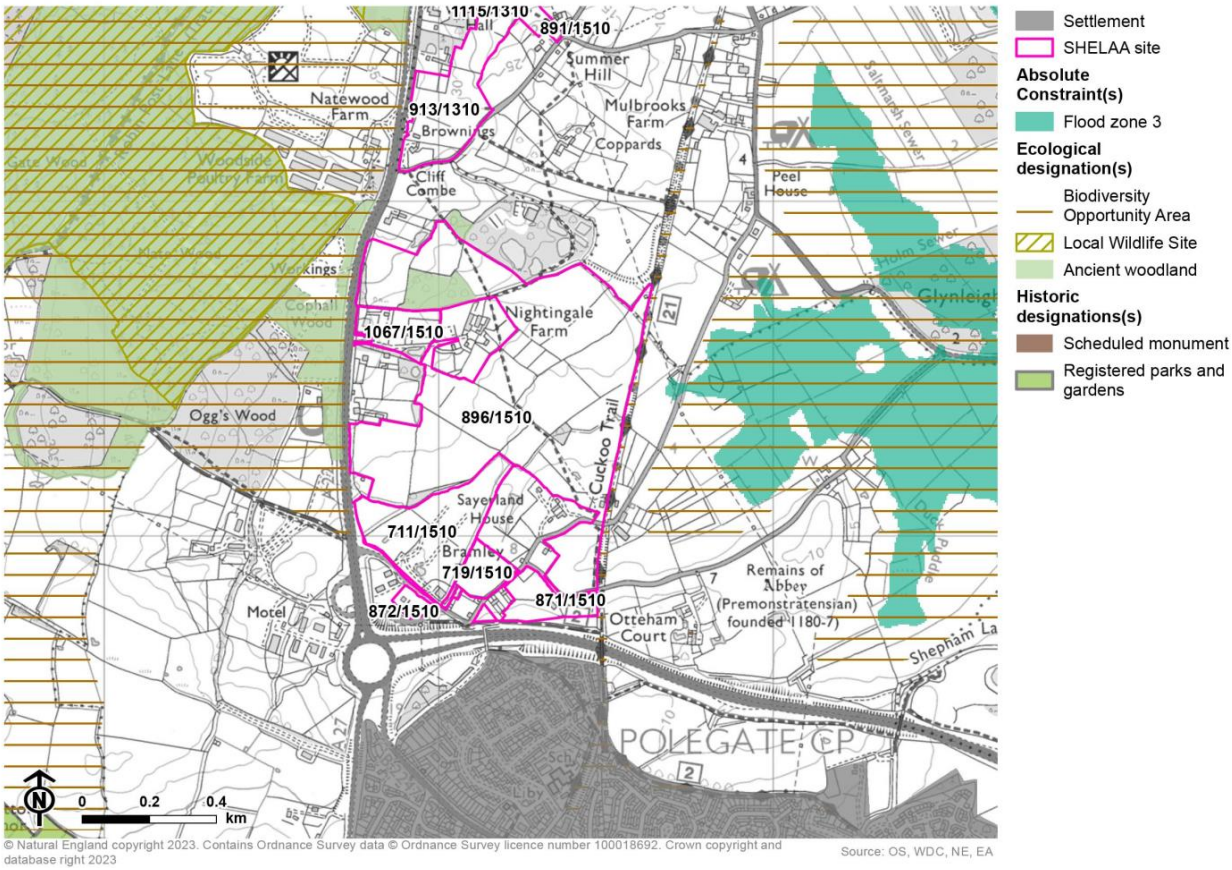
Landscape sensitivity			
SHELAA site ref.	**1069/1510**	**204/1510**	**255/1510 (north and east)**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**		**MH**
Reasoning	**Reasoning** Priority habitat deciduous woodland is recorded west of the Cophall services, and there is an intact historic field pattern with strong hedgerow network, including assarts in the north. The sites are separated from the existing settlement edge of Polegate by the A22 to the east and A27 and railway line to the south and the Wilmington Woodlands and Watershed BOA covers the north-east of Sites 204/1510 and 1069/1510 which increases sensitivity. There is considerable intervisibility with the South Downs National Park from the north of the sites (particularly Site 204/1510 and Site 1069/1510), and views to the wooded backdrop of the High Weald AONB from the centre of Site 1069/1510. The limited historic features (other than field pattern), presence of existing development at Cophall services, electricity pylon route and proximity to the A22, A27 and railway line decrease sensitivity in the east of the sites.		

	The eastern parts of Sites 1069/1510 and 204/1510 where there is existing commercial units and a hotel/public house, and around Cophall Farm, are less sensitive to development than the rest of the sites. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located on lower elevations of Sites 1069/1510, 255/1510 and 1065/1510, utilising existing vegetation and new planting to integrate development into the existing landscape. Be set back from ancient woodland to the west of Sites 204/1510 and 1069/1510, and provide an appropriate buffer to protect the ancient woodland. Sites 204/1510 and 1069/1510 - Undertake, where possible and appropriate, opportunities identified in the Wilmington Woodlands and Watershed BOA as part of any development. Design buildings and planting to minimise views from the South Downs National Park, considering scale, design, materials, choice and location of planting. Take opportunities to reduce the visual impact of the railway, A27 and A22, and existing development at Cophall services in any development in Sites 1065/1510, 255/1510, the west and north of Site 255/1510, east of Site 1069/1510 and south-east of Site 204/1510, through planting and careful design. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1065/1510**	**255/1510 (south)**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The sites are separated from the existing settlement edge of Polegate by the A22 to the east and the A27 and railway line to the south, which increases their sensitivity to development. The west of the sites provides a landscape setting to the historic Wootton Manor Registered Park and Garden, and there is considerable intervisibility with the rising slopes of the South Downs National Park to the south of the sites. These factors also increase sensitivity. The limited presence of historic and semi-natural features within the sites and their proximity to the railway line, A22 and A27reduce the sense of tranquillity and decreases their sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located on the low lying flat fields, or lower slopes, using existing vegetation and new planting to integrate development into the existing landscape character. Design buildings and planting to minimise views to / from the South Downs National Park, considering scale, design, materials, choice and location of planting. Take opportunities to reduce the visual impact of the A22, A27 and railway line, through design and planting. Consider the landscape setting of the Wootton Manor Registered Park and Garden, locating development away from the west of the sites. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Polegate West and North (east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**M**	**MH**

Figure B.27: Absolute constraints within Polegate West and North (east)



Representative photos



Site 896/1510: Arable and grazing fields with mature hedgerow trees and views to woodland along A22



Site 871/1510: Semi-enclosed character due to mature hedgerow trees, with fields subdivided by horse tape

SHELAA site reference:	1067/1510	711/1510	939/1510	872/1510
	896/1510	856/1510	719/1510	871/1510
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the north of Polegate, east of the A22. Sites 896/1510 (south), 711/1510, 719/1510 and 856/1510 are typical of the wider assessment unit. Sites in the south located along the A27 (Sites 872/1510 and 871/1510), and which have existing development (Site 872/1510) have lower sensitivity than the wider assessment unit. Sites in the north (Site 896/1510 (north), 1067/1510 and 939/1510) have a higher sensitivity than the wider assessment unit due to the historic field pattern and presence of ancient woodland. Like the wider assessment unit, small-scale priority habitat deciduous woodland, including ancient woodland, historic field patterns including assarts, the strong hedgerow and mature tree network on the boundaries of and within the sites (particularly Sites 719/1510, 939/1510 and 711/1510) and the strong boundary provided by the wooded A27, increase sensitivity of the sites to development. Unlike the wider assessment unit, the recreational opportunities provided by the Cuckoo Trail to the east, and occasional long-distance views to the South Downs National Park and the wooded backdrop of the High Weald AONB from Site 896/1510 increases sensitivity to development. Like the wider assessment unit, the limited historic features (other than field patterns), limited public access to the centre of the area, and proximity to the A27 in the south and A22 to the west which reduce rural tranquillity, lower sensitivity.			
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Small-scale mature deciduous woodlands. ■ The strong network of thick hedgerows with hedgerow trees. ■ The small-scale intact historic field patterns, particularly medieval assarts. ■ The limited settlement pattern within the assessment unit. ■ Occasional views to the South Downs National Park. ■ Wooded backdrop provided by Abbots Wood and the High Weald AONB.			

Landscape sensitivity			
SHELAA site ref.	**896/1510 (north)**	**1067/1510**	**939/1510**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** The small-scale historic field pattern, intact hedgerow boundaries with mature hedgerow trees, priority habitat deciduous woodland, recorded as ancient at Nightingale Farm Shaw and priority habitat floodplain grazing marsh in the east, views from the Cuckoo Trail and other rights of way and wooded backdrop provided by Abbot's Wood to the north-west indicate higher sensitivity. Separation and distance from Polegate increase the sensitivity of the sites to development, as they relate more to the wider countryside. Existing residential and commercial development in the west (Site 939/1510 comprises a yard area used as a workshop), stables and paddocks within the sites, disturbance from the A22 to the west and limited historic features (other than field pattern) reduce sensitivity to some extent. The west of the sites is therefore of lower landscape sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.		

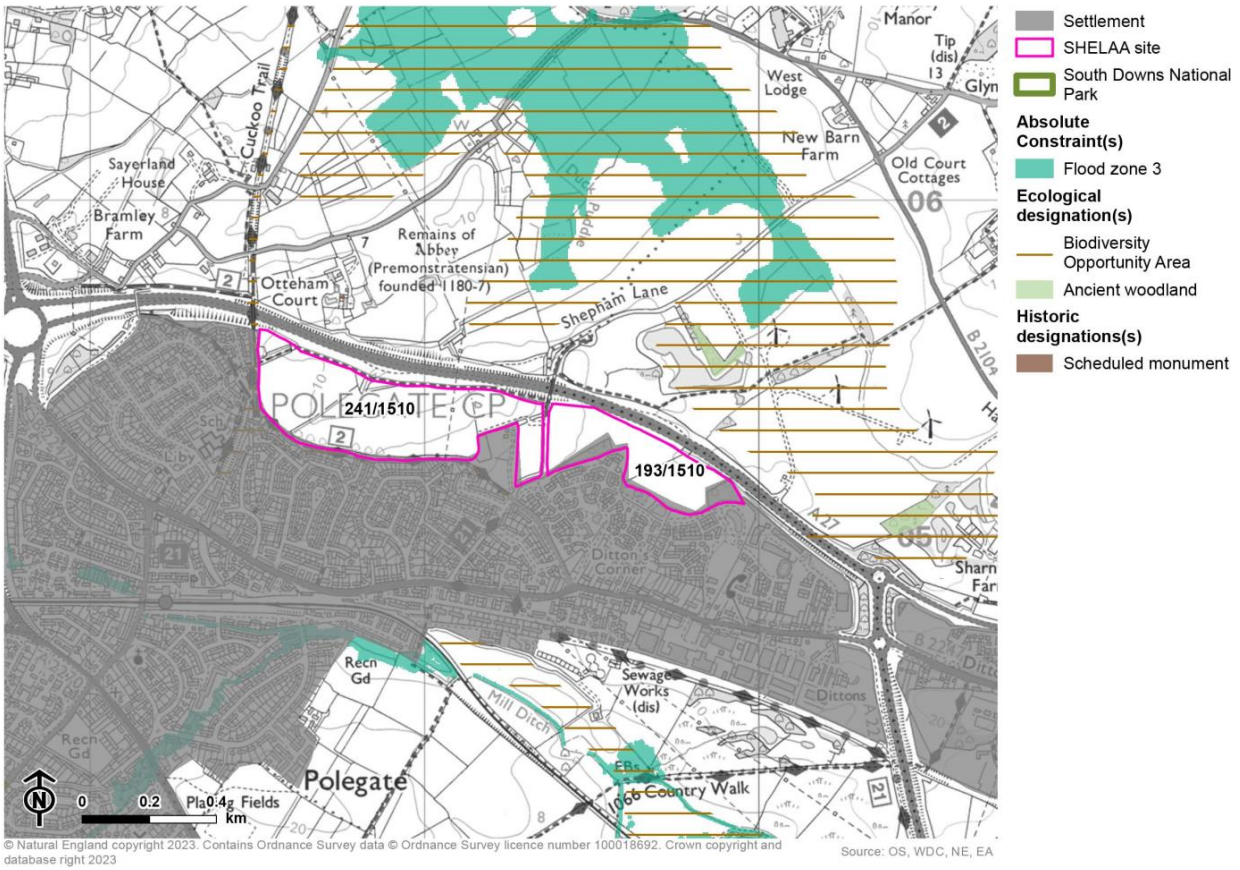
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located on the flatter fields in the south and west of Sites 896/1510, 1067/1510 and 939/1510, which are well enclosed by existing vegetation where development would be less visible and have less influence on landscape character. Be set back from the ancient woodland at Nightingale Farm Shaw, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance the network of mature boundary hedgerows and hedgerow trees to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain views to the wooded backdrop of Abbot's Wood, to retain the sense of place. Be set back from the Cuckoo Trail, and retain the rural character of the existing public rights of way. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*

Landscape sensitivity				
SHELAA site ref.	**896/1510 (south)**	**711/1510**	**719/1510**	**856/1510**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** The small-scale historic field pattern, mature hedgerow boundaries with hedgerow trees and semi-enclosed character with some views from the rural road network, public rights of way and the Cuckoo Trail, and separation from Polegate by the wooded A27 to the south increase sensitivity. The lack of priority habitats or historic features (other than field pattern), the enclosed character of the sites, limited public access, disturbance from the A27 and A22, existing development within Site 896/1510 (dispersed residential developments together with pasture fields), Site 856/1510 (a house, garden and paddock), and Site 719/1510 (former farm buildings) and proximity to existing low-density residential development reduce the sites' sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from the Cuckoo Trail, and retain the rural character of the existing public rights of way. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any development's influence on the landscape character and to provide ecological benefits. Ensure development is designed in character with the existing residential development pattern. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*			

Landscape sensitivity		
SHELAA site ref.	**872/1510**	**871/1510**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The semi-enclosed and partially developed character of the sites, including structures associated with horse grazing (Site 871/1510) and existing residential development (Site 872/1510), their proximity to the A27 and A22 which reduces tranquillity, and their proximity to existing small-scale residential development indicate the sites are of lower sensitivity to development. Mature hedgerows, views into Site 871/1510 from the Cuckoo Trail and the partial rural character of the sites increase their sensitivity to development to some extent. The characteristics described above result in a similar landscape sensitivity to medium scale residential, and a higher landscape sensitivity to commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from the Cuckoo Trail and retain the rural character of the existing public rights of way. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any development's influence on the landscape character and to provide ecological benefits. Ensure development is designed in character with the existing low-density residential settlement pattern of the area. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Polegate West and North (south of A27)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**M**	**MH**

Figure B.28: Absolute constraints within Polegate West and North (south of A27)



Representative site photos



Site 241/1510: Arable field with woodland along the A27 visible, seen from the Cuckoo Trail



Site 193/1510: Semi-enclosed character due to vegetation. A turbine on Shepham Lane can be seen in the distance

SHELAA site reference:	241/1510	193/1510
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie immediately north of the settlement boundary of Polegate and south of the wooded A27. The sites have a lower sensitivity to development than the wider assessment unit as they relate better to the settlement edge than land north of the A27. The proximity of the A27 and a pylon route through Site 241/1510 detract from a sense of tranquillity and rurality. Although the Cuckoo Trail forms a strong wooded boundary to the south and west of Site 241/1510y, the sites relate to the existing settlement edge better than areas in the wider assessment unit north of the A27 decreasing sensitivity. Unlike the wider assessment unit the sites are flat. A pylon route goes through the central eastern part of Site 241/1510, and the field pattern of Site 193/1510 is the result of modern field amalgamation which reduces their sensitivity to development. Like the wider assessment unit, the arable fields within the sites are relatively enclosed, with public access limited to the boundaries, along the Cuckoo Trail and National Cycle Networks. There are no recorded historic features within the sites, and no intervisibility with adjacent historic features; while tranquillity and rurality are disturbed by the A27 and proximity to Polegate, all of which decrease the sites' landscape sensitivity to development. Priority habitat deciduous woodland is limited to small areas on the edges of the sites, with the Cuckoo Trail Habitat Link BOA extending along the west and south of Site 241/1510. There are views over the A27 to the Shepham Lane wind turbines and the wooded backdrop of the High Weald AONB, and significant views of the Pevensey Levels are available from the south-east of Site 241/1510. These factors increase the sensitivity of the sites. Site 241/1510 has a regular piecemeal enclosure field pattern, with little change in field boundaries, and many of the fields have a strong network of hedgerows and hedgerow trees. The A27 forms a strong boundary feature to both sites, and is well wooded. These characteristics increase the sensitivity of the sites.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Strong network of hedgerows and hedgerow trees. ■ Intact small-scale historic field pattern of Site 241/1510. ■ Wooded backdrop provided in views to the High Weald AONB. ■ Recreational opportunities provided by the Cuckoo Trail and National Cycle Network routes.	

Landscape sensitivity		
SHELAA site ref.	**241/1510**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The site has a mixed agricultural character, with long views to the High Weald AONB and views to the Pevensey Levels from the south-east which increase sensitivity. Mature hedgerows and hedgerow trees, the intact historic piecemeal enclosure pattern and access along the boundaries on public rights of way increase sensitivity. The Cuckoo Trail (covered by the Cuckoo Trail Habitat BOA) to the south provides a well-wooded landscape feature which integrates the settlement edge of Polegate with the surrounding landscape.	

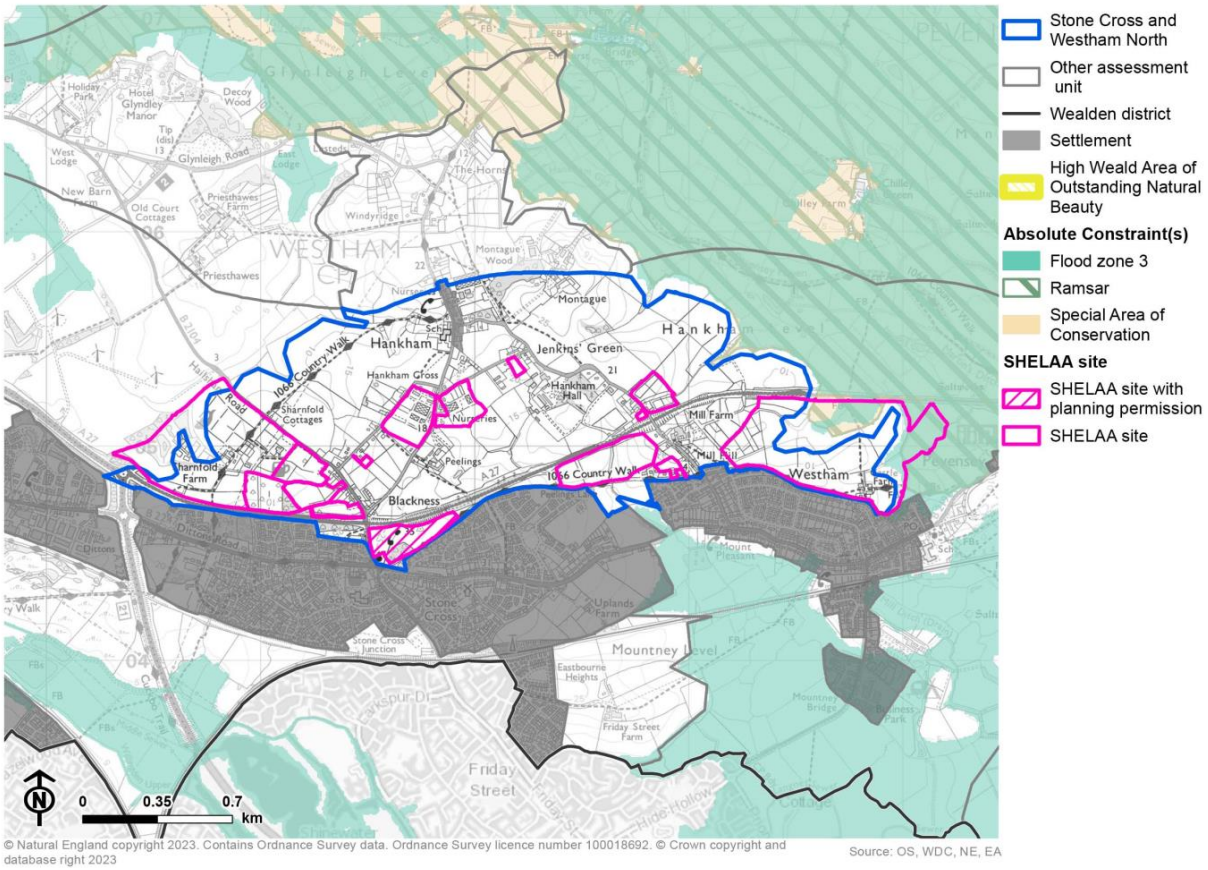
	However, the flat landform, limited priority habitats, lack of recorded historic features (other than the field pattern), disturbance from the A27 detracting from the sense of tranquillity and rurality, the site's integration with the existing settlement edge, limited views of the wider landscape, and views of electricity pylons decrease sensitivity. The characteristics described above result in a similar landscape sensitivity to medium scale residential, and a higher landscape sensitivity to commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance priority habitat deciduous woodland in the west, and consider the opportunities provided in the Cuckoo Trail Habitat Link BOA which lies to the west and south. Retain, protect and enhance the mature vegetation along the A27 and Peelings Lane. Use this to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain views to the High Weald AONB from the Cuckoo Trail and to the Pevensey Levels from the south-east of the site. Retain the rural character of the Cuckoo Trail. Retain recreational access along the site boundaries, and consider appropriate / suitable ways to open up the landscape for further recreation. Consider the relationship between development on this site and that on the adjacent Site 457/1510 which has been granted planning permission. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**193/1510**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The site lies in close proximity to the new development edge of Polegate, to the east of Shepham Lane at Ditton's Corner, although separated by mature vegetation and priority habitat deciduous woodland. The site is largely enclosed, although there are views from the National Cycle Network route along Shepham Lane into the site. A small block of woodland in the east is classified as semi-natural habitats. These increase sensitivity. The lack of recorded historic features, the flat landform, modern field pattern, largely enclosed character, proximity to the A27 to the north which reduces tranquillity, views to the Shepham Lane wind turbines and development at New Barn Farm, all reduce sensitivity. The characteristics described above result in a similar landscape sensitivity to medium scale residential, and a higher landscape sensitivity to commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain and protect the priority habitat deciduous woodland in the south-west and east, for landscape, green infrastructure and ecological benefits. Retain, protect and enhance the mature vegetation along the A27, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field	

	boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Ensure development heights do not exceed those of surrounding development, or the height of woodland along the A27. Consider the relationship between development on this site and recent development at Ditton's Corner to the south. Create recreational links between these sites. Retain the rural character of Shepham Lane, and promote its use as a National Cycling Route. *Please also refer to the strategic landscape guidance for the wider Polegate West and North assessment unit.*

Stone Cross and Westham North Assessment Unit

Figure B.29: SHELAA sites within Stone Cross and Westham North

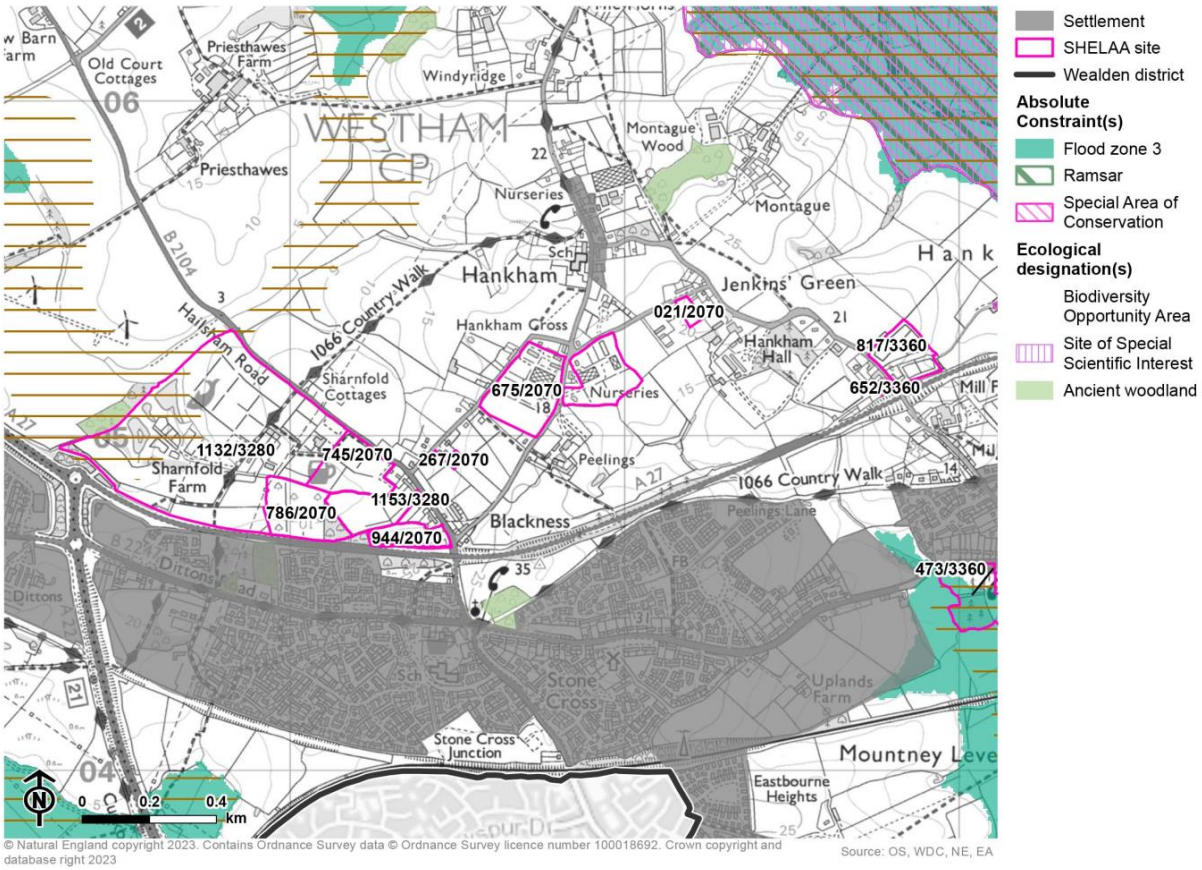


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Source: OS, WDC, NE, EA

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Stone Cross and Westham North (north)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**MH**

Figure B.30: Absolute constraints within Stone Cross and Westham North (north)



Representative site photos



Site 944/2070: Open views into site with woodland along A27 visible to the left



Site 1132/3280: Grazing fields with mature hedgerow trees, looking south to new settlement edge of Stone Cross

SHELAA site reference:	1132/3280	1153/3280	944/2070	745/2070	786/2070
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites lie to the north of Stone Cross, between the A27 to the south and B2104 Hailsham Road to the north-east. The sites are all largely representative of the wider Stone Cross and Westham North LSA assessment unit. Public rights of way and views to South Downs National Park increase the sensitivity of Site 1132/3280. Like the wider assessment unit, the sites have a mixed agricultural land use, with areas of historic field pattern and field boundaries marked by hedgerow trees and pockets of priority habitats, including woodland and grazing marsh (related to the Pevensey Levels), all of which increase sensitivity. The sites are also separated from Stone Cross by the A27 which forms a strong northern settlement boundary, in common with the wider assessment unit. Public access to the sites is available on the 1066 Country Walk (Site 1132/3280) and a public right of way (Site 745/2070) which increases sensitivity. Like the wider assessment unit, the sites lie on very gently undulating land (rising towards the settlement edge of Stone Cross to the south-east) and are visually enclosed (particularly by vegetation along the B2104 Hailsham Road and along the A27) which reduces sensitivity (except Site 1132/3280 which has occasional views to the South Downs National Park). As noted in the wider assessment unit, the sites are influenced by their proximity to the A27 and B2104, which reduce rurality and tranquillity and decrease sensitivity. Some sites (Sites 944/2070 and 1153/3280) contain residential buildings, which reduce the rural character of the area and the rural character of Site 1132/3280 is impacted by electricity pylons within the site, and views to wind turbines east of Shepham Lane and the settlement edge of Stone Cross to the south which lowers sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Priority habitat deciduous woodland along transport corridors. ■ Hedgerows and hedgerow trees. ■ Intact small-scale historic field pattern. ■ Recreational opportunities provided by the 1066 Country Walk and other public rights of way.				

Landscape sensitivity		
SHELAA site ref.	**1132/3280**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The A27 provides a strong settlement boundary to Stone Cross, and increases the sensitivity of the northern parts of this site to development. Small areas of deciduous woodland in the south-east of the site and along the A27, together with wetland habitats in the west (priority habitat floodplain grazing marsh, covered by the Pevensey Levels BOA), rural land uses, recreational opportunities through public rights of way and at Sharnfold Farm (Grade II listed) increase sensitivity. The rural, open character and occasional views to the South Downs National Park from the north-west of the site increases its sensitivity to development. The separation of the site from Stone Cross, and intact historic field pattern (late medieval or Tudor regular piecemeal field patterns in the south-east while the centre of the site is recorded as historic vineyards) gives it a higher landscape sensitivity.	

	The south and east of the site have slightly lower sensitivity to development due to the enclosed character of the south and east of the site, its proximity to the A27 and B2104 and the presence of electricity pylons. There are views of the pylons within the site, views to wind turbines to the north-west, existing development at Sharnfold Farm and views to the settlement edge at Stone Cross across the site, which all reduce sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the areas of priority habitat floodplain grazing marsh in the west, for ecological benefit. Undertake, where possible and appropriate, opportunities identified in the Pevensey Levels BOA as part of any development. Be located away from the public rights of way through the site, to avoid urbanising these recreational routes, including the 1066 Country Walk. Be located in the east of the site to avoid the more rural character in the north-west of the site. Consider visual and access connections between the sites and the settlement edge of Stone Cross. Retain sight lines to the South Downs National Park, particularly from the 1066 Country Walk. Retain, protect and enhance the mature hedgerows and hedgerow trees to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**745/2070**	**786/2070**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The A27 provides a strong settlement boundary to Stone Cross, and increases the sensitivity to development of the north of these sites. Small areas of deciduous woodland in the south-east of Site 786/2070 and along the A27, and recreational opportunities through public rights of way increase sensitivity. The enclosed character of the sites limits their visual influence on the wider landscape and their proximity to the A27 and B2104 reduces the sense of tranquillity. These factors reduce the sites' sensitivity to development. The views of electricity pylons from the sites as well as views to the settlement edge at Stone Cross, also reduce their sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located away from the public rights of way, to avoid urbanising the recreational routes, including the 1066 Country Walk. Consider visual and access connections between the sites and the settlement edge of Stone Cross.	

	Retain, protect and enhance the mature hedgerows and trees to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1153/3280**	**944/2070**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The A27 provides a strong settlement boundary to Stone Cross, which increases the sensitivity to development of these sites. Deciduous woodland along the trunk road and in Site 944/2070 is a key landscape feature which increases sensitivity, as does the historic field patterns in Site 1153/3280. Proximity to development along Hailsham Road decreases sensitivity to development in the east of the sites. Site 1153/3280 is largely enclosed on all sides by mature vegetation and houses along Hailsham Road. Site 944/2070 is enclosed by mature vegetation apart from an open character in the east along the B2104, although the views from the road are mostly of residential buildings. There are no recorded priority habitats or historic features within the sites, and the rural character of the sites are affected by their proximity to the A27, Stone Cross and Hailsham Road which reduces sensitivity. A pylon line within the western part of Site 1153/3280 also reduces sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature vegetation along the A27 to provide enclose and screen development; to ensure it has a reduced impact on the landscape character; and to provide ecological benefits. Retain, protect and enhance the mature hedgerows and hedgerow trees within Site 1153/3280 to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*	

SHELAA site reference:	267/2070	675/2070	021/2070	817/3360	652/3360
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites to the north of the A27 have a similar sensitivity to the wider Stone Cross and Westham North assessment unit. However, Sites 817/3360 and 652/3360 have a higher sensitivity due to their intervisibility with the High Weald AONB. As noted in the wider assessment unit, the sites have a simple landform, and are located north of Stone Cross/Westham. The sites are at some distance from the settlement edge, and the A27 provides a strong boundary, which increases the sites' sensitivity. Similar to the wider assessment unit, key landscape features include hedgerows and mature hedgerow trees. Like the wider assessment unit, Sites 817/3360, 021/2070 and 257/2070 contain a late medieval or Tudor regular piecemeal enclosure field pattern which increase sensitivity. Unlike				

	the wider assessment unit, there are long views to the High Weald AONB to the east and west of Sites 652/3360 and 817/3360 which increase sensitivity for these sites. There are no recorded priority habitats or historic features within or next to the sites. The sites do not contribute to the rural setting of Stone Cross, or the separation of settlements. Unlike the wider assessment unit, although within a rural area, the sites themselves are either next to existing residential development (Sites 267/2070, 021/2070, 817/3360 and 652/3360) or comprise of existing development (Site 675/2070) in the form of glasshouses, all of which reduces their rural character and lowers their sensitivity. There is no public access to the sites. Sites 267/2070, 675/2070 and 021/2070 are visually enclosed which lowers sensitivity.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Priority habitat deciduous woodland along transport corridors ■ Intact small-scale historic field pattern.

Landscape sensitivity		
SHELAA site ref.	**267/2070**	**021/2070**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The sites have a flat landform, are visually enclosed, with no recorded priority habitats or historic features, which reduces their sensitivity to development. The sites are in mixed agricultural use, with a historic field pattern of late medieval or Tudor regular piecemeal enclosure bound by mature hedgerows and hedgerow trees, which increases sensitivity. Site 021/2070 is visually open to the south which slightly increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees and hedgerows within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any development's influence on the landscape character and to provide ecological benefits. Use new planting on the open southern boundaries of both sites to integrate any development into the wider countryside. Where possible retain, protect and enhance the large hedgerow along the boundary of Site 021/2070, to provide ecological and landscape benefits. Use local materials including brick and tiles to fit in with the vernacular of existing houses. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*	

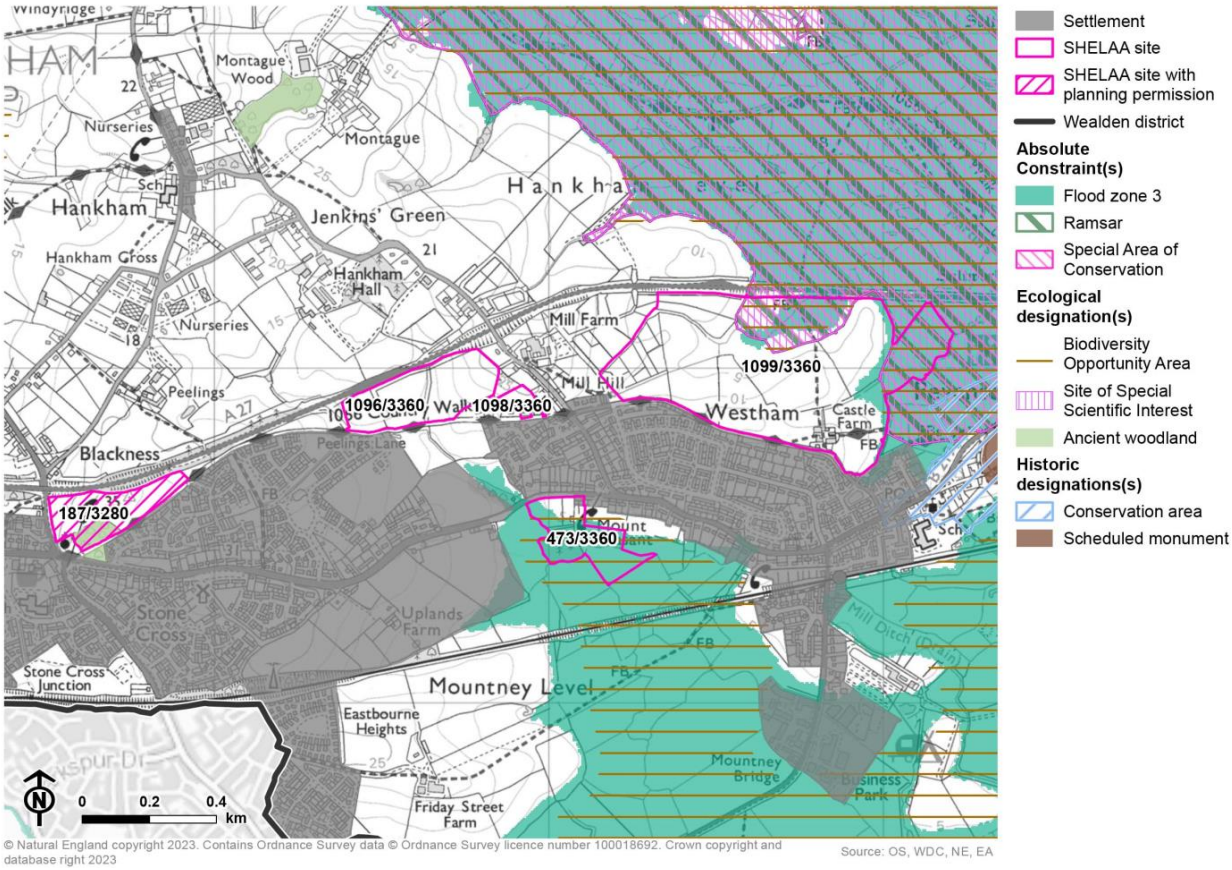
Landscape sensitivity		
SHELAA site ref.	**675/2070**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The site is already developed as Saxon Plants nursery. The west of the site contains existing low-rise commercial buildings, while the east of the site is largely vacant, although there are some disused buildings, which reduces sensitivity. The site is enclosed by mature roadside vegetation as well as vegetation on its northern and western boundaries which reduces sensitivity. There are no recorded priority habitats or historic features in the site, which all reduce sensitivity. There are, however, views to the South Downs National Park from the south western portion of the site which increases sensitivity. Development in the wider area has a small-scale, dispersed linear character, some of which is historic, which increases the sensitivity of the site. The characteristics described above result in a higher landscape sensitivity to smaller and medium scale residential development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows and hedgerow trees along Hankham Road, Foords Lane and Milton Street to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the site to reduce any development's influence on the landscape character and to provide ecological benefits. Consider the heights of surrounding development, and ensure development on the site is in keeping with. Consider views from the public rights of way in the wider countryside, particularly to the south of the site, when considering and deciding on the siting and design of development. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**817/3360**	**652/3360**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The agricultural land uses of mixed arable and pasture, low hedgerow boundaries along Hankham Hall Road and mature hedgerow trees (Site 817/3360), historic field pattern of late medieval or Tudor regular piecemeal enclosure (Site 817/3360) separation from Westham by the A27 and gently rising topography increase the sensitivity of these sites to development. The semi-open character with views to the High Weald AONB to the east and west of both sites increases sensitivity. The lack of recorded priority habitats and historic features within the sites, the existing limited development in Site 817/3360 (horse shed and residential house), the sites' proximity to the A27 which reduces tranquillity and limited public access reduces their sensitivity to development. Sites 652/3360 and 817/3360	

	are separated from Westham by the A27, but there is small-scale development along Hankham Hall Road, which reduces their sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully located so as to retain the views from Hankham Hall Road to the High Weald AONB to the east and west. Retain, protect and enhance the network of mature hedgerows and hedgerow trees, particularly in Site 817/3360, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce existing field boundaries and visually enclose the sites to reduce any development's influence on the landscape character and to provide ecological benefits. Follow the existing settlement pattern and set new development back from Hankham Hall Road. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Stone Cross and Westham North (east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**MH**

Figure B.31: Absolute constraints within Stone Cross and Westham North (east)



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Source: OS, WDC, NE, EA

Representative site photos



Site 1099/3360: Pasture fields with existing farm buildings looking towards settlement edge of Westham.



Site 1096/3360: Sloping grazing fields with wooded route of A27 in the background and intermittent mature hedgerows

SHELAA site reference:	187/3280	1096/3360	1098/3360	1099/3360
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites lie north of Peelings Lane and south of the A27. Site 1098/3360 is typical of the wider assessment unit; however, the other sites are more sensitive due to the contribution the sites provide to the separation of Stone Cross and Westham, and views to the High Weald AONB and Pevensey Levels (Site 1099/3360 is located on the edge of the wider assessment unit nearest the Pevensey Levels). Like the wider assessment unit, the sites consist of pasture and arable fields, with mature hedgerow boundaries. In common with the assessment unit, priority habitat deciduous woodland is a key sensitive landscape feature found in Site 187/3280 (which is also recorded as ancient woodland), and along the A27 to the north of Site 1096/3360. As with the wider assessment unit, the field pattern of the sites is historic, of regular piecemeal enclosure, with salt marsh innings extending from the Pevensey Levels into Site 1099/3360. The promoted 1066 Country Walk along Peelings Lane marks the southern boundaries of the sites, and is the historic settlement boundary of Stone Cross and Westham, which increases sensitivity. Sites 1096/3360 and 1098/3360 provide a significant contribution to the separation of Stone Cross and Westham. There are long views to the High Weald AONB from within the east of Site 1099/3360 and unlike the wider assessment unit, due to its prominent location and topography, Site 1099/3360 provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations to the north, which increases its sensitivity. The topography of Site 1098/3360 slopes down significantly from the north-east to the south-east, meaning the site offers far reaching views over the wider landscape, and increases in its sensitivity from the wider assessment unit. These characteristics all increase sensitivity. Like the wider assessment unit, the gently undulating landscape of Sites 1096/3360 and 1099/3360, lack of recorded historic features, a largely enclosed character, and proximity to the A27 and proximity to Stone Cross and Westham, reduce the rural character and tranquillity which lowers the sensitivity of the sites. There is a residential dwelling within Site 1098/3360 and Site 1099/3360 includes a number of agricultural buildings within the south eastern part of the site at Castle Farm which reduces sensitivity.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site(s) could affect: ■ Small local hills within the gently undulating landscape. ■ Priority habitat deciduous woodland along transport corridors. ■ Strong network of hedgerows and hedgerow trees within sites and on their boundaries (particularly Sites 1099/3360 and 1096/3360). ■ Intact small-scale historic field pattern. ■ Role Peelings Lane plays as the historic edge of Stone Cross and Westham. ■ Role the landscape provides in preventing coalescence between Stone Cross and Westham. ■ Recreational opportunities provided by the 1066 Country Walk, and other public rights of way.			

Landscape sensitivity		
SHELAA site ref.	**1096/3360**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Mature vegetation along Peelings Lane forms a strong boundary feature to the edge of Stone Cross, and the site makes an important contribution to the separation of Stone Cross and Westham, particularly following recent development to the south of Peelings Lane. Mature internal hedgerows and a small area of priority habitat deciduous woodland in the north-east, the historic field pattern and the 1066 Country Walk promoted route along the southern boundary are also key landscape features which increase the site's sensitivity. Factors which reduce the site's sensitivity are the limited public access within the site and enclosed character due to mature hedgerows and vegetation within the site, on Peelings Lane and on the A27. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located in the west to ensure it reads as part of Stone Cross, and avoids the perception of coalescence with Stone Cross and Westham. Retain, protect and enhance all mature vegetation and particularly the priority habitat deciduous woodland in the north-east, to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries and visually enclose the site to reduce any development's influence on the landscape character and to provide ecological benefits. Retain a rural character along Peelings Lane / the 1066 Country Walk. Encourage further public access into the site. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**187/3280**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** The part of the site that has not been granted planning permission is covered by Pickens Wood ancient woodland, which makes it unsuitable for any development. Mature vegetation along Peelings Lane to the south and along the A27 to the north, the historic field pattern and 1066 Country Walk promoted route along the southern boundary also increase the sensitivity of the site.	
Outline landscape	**The site is unsuitable for development due to the irreplaceable ancient woodland habitat at Pickens Wood.**	

mitigation / guidance	*Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*

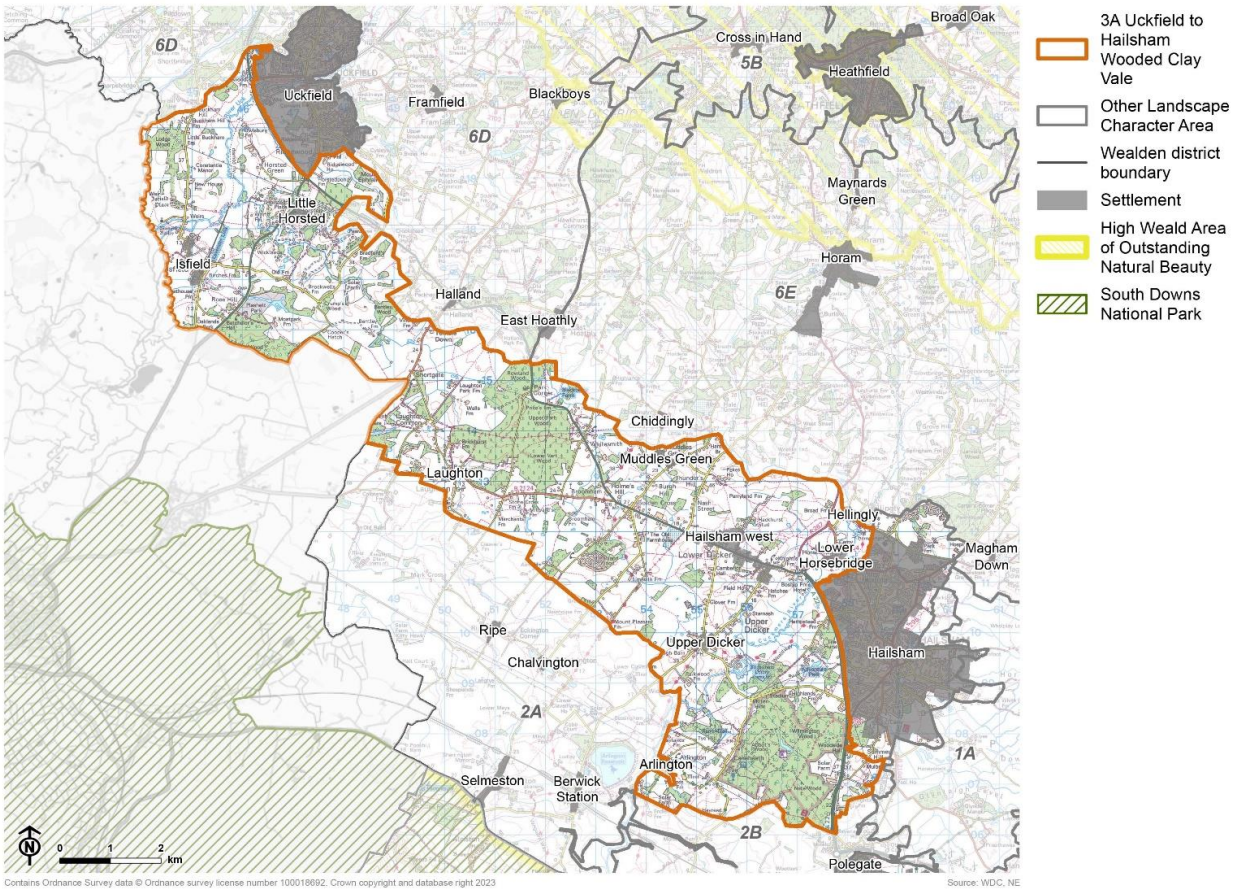
Landscape sensitivity		
SHELAA site ref.	**1098/3360**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The pasture fields are largely enclosed by mature vegetation, including garden vegetation, and there are very limited public views into the site due to the sunken nature of Peelings Lane, which reduces sensitivity. The site is adjacent to existing settlement along Peelings Lane, which reduces sensitivity. There are no public rights of way within the site which also reduces sensitivity. Mature vegetation and the site's rising topography, which slopes up from the south east to the north east increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the network of mature hedgerows and hedgerow trees to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries and visually enclose the site to reduce any development's influence on the landscape character and to provide ecological benefits. Be located on the lower slopes to reduce the visual impact of any development on the wider landscape. Ensure development heights do not exceed the tree line of this enclosed site to reduce the visual impact on the wider landscape. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**1099/3360**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Flood risk (Environment Agency Flood Zone 3) is an absolute constraint, and constrains the north-east and east of the site. The presence of the international designations of the Pevensey Levels SAC, Ramsar site and SSSI also raise the sensitivity of the north-east and east of the site. Peelings Lane provides a strong wooded boundary to the settlement edge. The rural land uses, mature hedgerows and hedgerow trees, historic field patterns, views to the High Weald AONB, intervisibility with Pevensey church and castle, and proximity to the Pevensey Levels Ramsar and SAC all increase sensitivity. The site's prominent location and topography provide far reaching views northwards towards the	

	Pevensey Levels (designated as SSSI, SAC and Ramsar sites) and the wider countryside, increasing sensitivity of the central and eastern parts of the site. The limited public access, enclosed character, lack of recorded historic features and proximity to the A27, which reduces tranquillity, all reduce the site's sensitivity. The south and west of the site are more enclosed and therefore have a lower landscape sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from the ecologically sensitive Pevensey Levels Ramsar, SAC and SSSI. Be located in the more enclosed west and south of the site, to reduce the visual impact on the wider landscape. Retain priority habitat floodplain grazing marsh as part of the green infrastructure network and provide links for wildlife through the site and beyond. Retain, protect and enhance mature vegetation along the A27 to visually screen the site, and integrate development into the landscape. Retain, protect and enhance on-site trees, hedgerows and watercourses, to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries and visually enclose the site to reduce any development's influence on the landscape character and to provide ecological benefits. Design buildings and planting to retain views from the existing public rights of way to the High Weald AONB, considering scale, design, materials, choice and location of planting. Consider how development on the site would relate to the existing settlement edge of Westham. Retain the rural character of the 1066 Country Walk along Peelings Lane, and the public rights of way through the east of the site. *Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.*

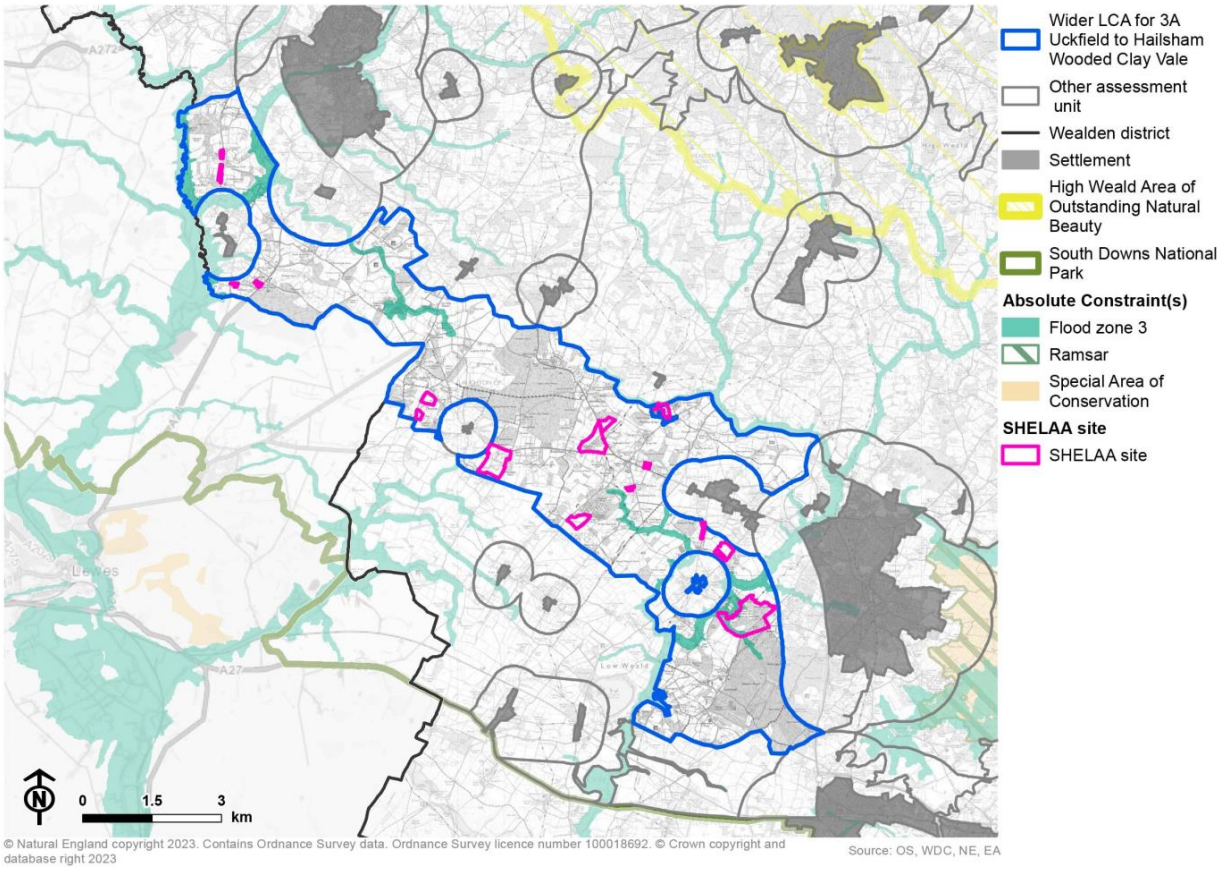
LCA 3A: Uckfield to Hailsham Wooded Clay Vale

Figure B.32: Location of LCA 3A: Uckfield to Hailsham Wooded Clay Vale



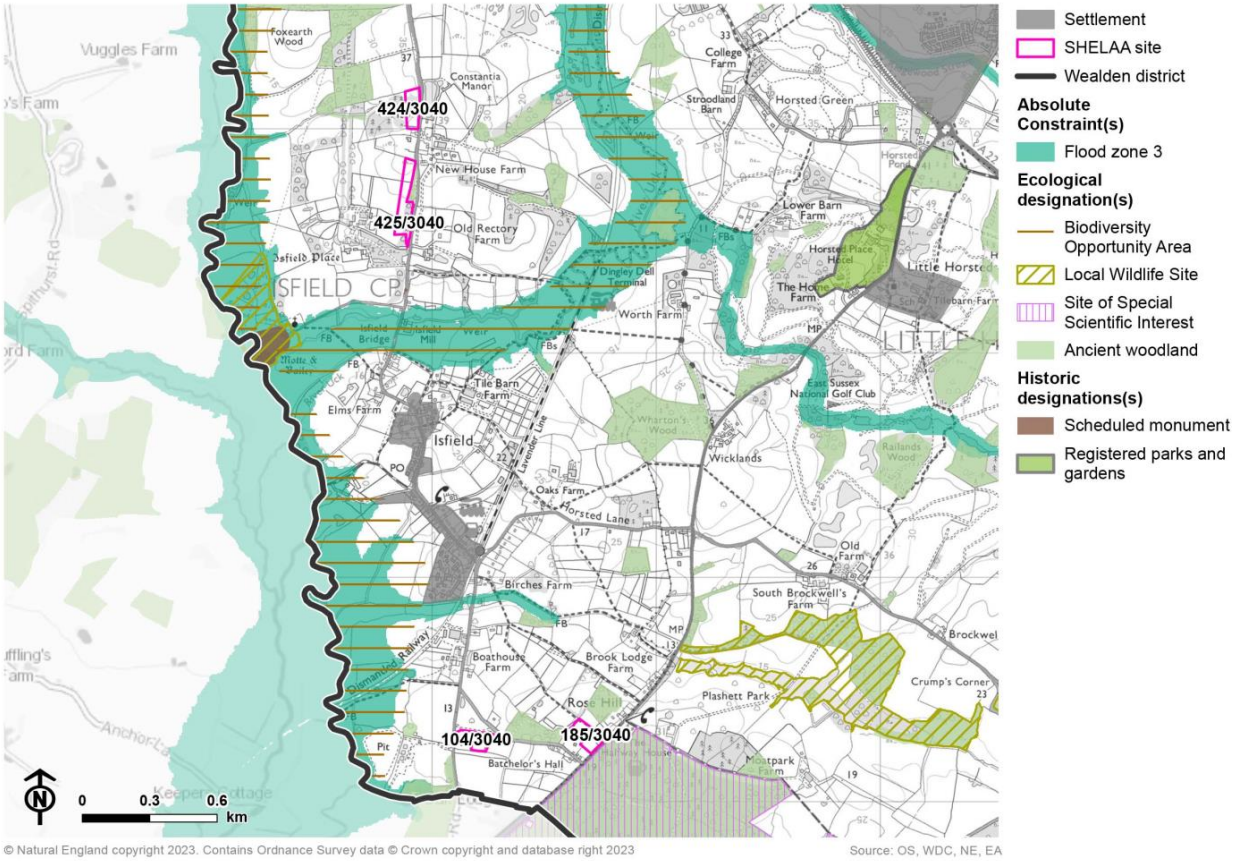
LCA 3A: Wider Area Assessment Unit

Figure B.33: SHELAA sites within LCA 3A: Wider Area



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 3A (around Isfield)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**MH**	**MH**

Figure B.34: Absolute constraints within LCA 3A: sites around Isfield



Representative site photos



Site 424/3040: Semi-enclosed character with mature orchard trees



Site 425/3040: Woodland along Station Road encloses the site from view

SHELAA site reference:	424/3040	425/3040
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites lie to the north of Isfield, along Station Road, and have a similar sensitivity as the wider assessment unit. The sites lie between the rivers Uck and Ouse, and like the wider assessment comprise a gently rolling landscape which increases sensitivity. Similar to the wider assessment area, the sites are arable and pasture, bound by hedgerows and mature woodland, recorded as priority habitat deciduous woodland (Site 425/3040) which increases sensitivity. The sites have a regular piecemeal enclosure field pattern, which is in keeping with the wider landscape. The sites are over 600m from the settlement edge of Isfield which increases sensitivity, although there is linear dispersed settlement along Station Road, as noted in the wider assessment unit. The sites contribute to the rural approach to Isfield along the partially sunken Station Road and have a tranquil rural character which is not impacted by proximity to settlements or busy roads, and therefore has a good experience of tranquillity and dark night skies which increases sensitivity. There are no recorded historic features with the sites, although two Grade II listed buildings lie at New House Farm to the east of the sites, which is similar to the pattern of scattered listed farmhouses and cottages found in the wider assessment unit. Like the wider assessment unit, the sites are visually enclosed by woodland and hedgerows, and have no views to the South Downs National Park or the High Weald AONB, which reduce sensitivity. Unlike the wider assessment unit, there are no public rights of way or woodlands with access near the sites, which reduces sensitivity.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Gently rolling landscape bisected by river and stream corridors, (including the slopes rising from the Ouse and Uck valleys). ■ Ecologically valued woodland (including the Homestead Shaw 2 ancient woodland adjacent to Site 425/3040). ■ Intact historic field pattern. ■ Rural character with good experience of tranquillity and dark night skies.	

Landscape sensitivity		
SHELAA site ref.	**424/3040**	**425/3040**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The sites have a rural and tranquil character with an intact historic field pattern which increases sensitivity. Site 424/3040 contains mature trees, and has strong hedgerow boundaries along Station Road, while Site 425/3040 contains mature woodland in the west (noted as priority habitat deciduous woodland) and is adjacent to ancient woodland at Homestead Shaw 2, which increase sensitivity. Both sites are visually enclosed, which decreases sensitivity, with Site 424/3040 semi-enclosed by mature hedgerows, and Site 425/3040 fully enclosed by the mature woodland within and adjacent to the site. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:** Set any development in Site 425/3040 back from the ancient woodland at Homestead Shaw 2 and provide a suitable buffer from development.	

mitigation / guidance	Retain, protect, enhance and utilise existing vegetation, including priority habitat deciduous woodland and hedgerows, to maintain and enhance its contribution to the existing green infrastructure network within the area, to enclose development and reduce its impact on landscape character as well as provide ecological benefits. Locate development along Station Road to reinforce the dispersed linear settlement pattern. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

SHELAA site reference:	104/3040	185/3040
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites lie to the south-east of Isfield and although they contain some of the same characteristics as the wider assessment unit, have a lower sensitivity due to proximity to existing development. The sites are in pasture use, bound by hedgerows with an intact regular piecemeal enclosure pattern, which is similar to the wider landscape and increases sensitivity. Like the wider assessment unit, the sites have a rural character, they are separated from the settlement edge of Isfield by intervening fields and have no visual relationship with the settlement which increases sensitivity. A public right of way along the eastern boundary of Site 185/3040, connects to Isfield which increases sensitivity. There are no recorded priority habitats or historic features within the sites, although priority habitat deciduous woodland lies to the north of Site 104/3040, and Site 185/3040 is adjacent to ancient woodland associated with Plashett Park Wood SSSI, which as with the wider assessment unit increases sensitivity. The sites are flat, between 10m and 15m AOD, in contrast with the gently rolling landscape across the wider assessment unit. Site 185/3040 is used for horse grazing. Like the wider assessment unit, the sites are generally visually enclosed with no views to the High Weald AONB or South Downs National Park, which reduces sensitivity. Site 185/3040 is influenced by its proximity to the busy A26 and proximity to existing dispersed development on the A26 Rose Hill, and its open boundary to the road, lowering sensitivity.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ecologically valued priority habitat woodland, including ancient woodland within Plashett Park Wood SSSI (adjacent to Site 185/3040). ■ Intact historic field pattern, of regular piecemeal enclosure. ■ Pasture and arable fields bound by hedgerows and mature hedgerow trees. ■ Rural character with good experience of tranquillity and dark night skies (particularly for Site 104/3040).	

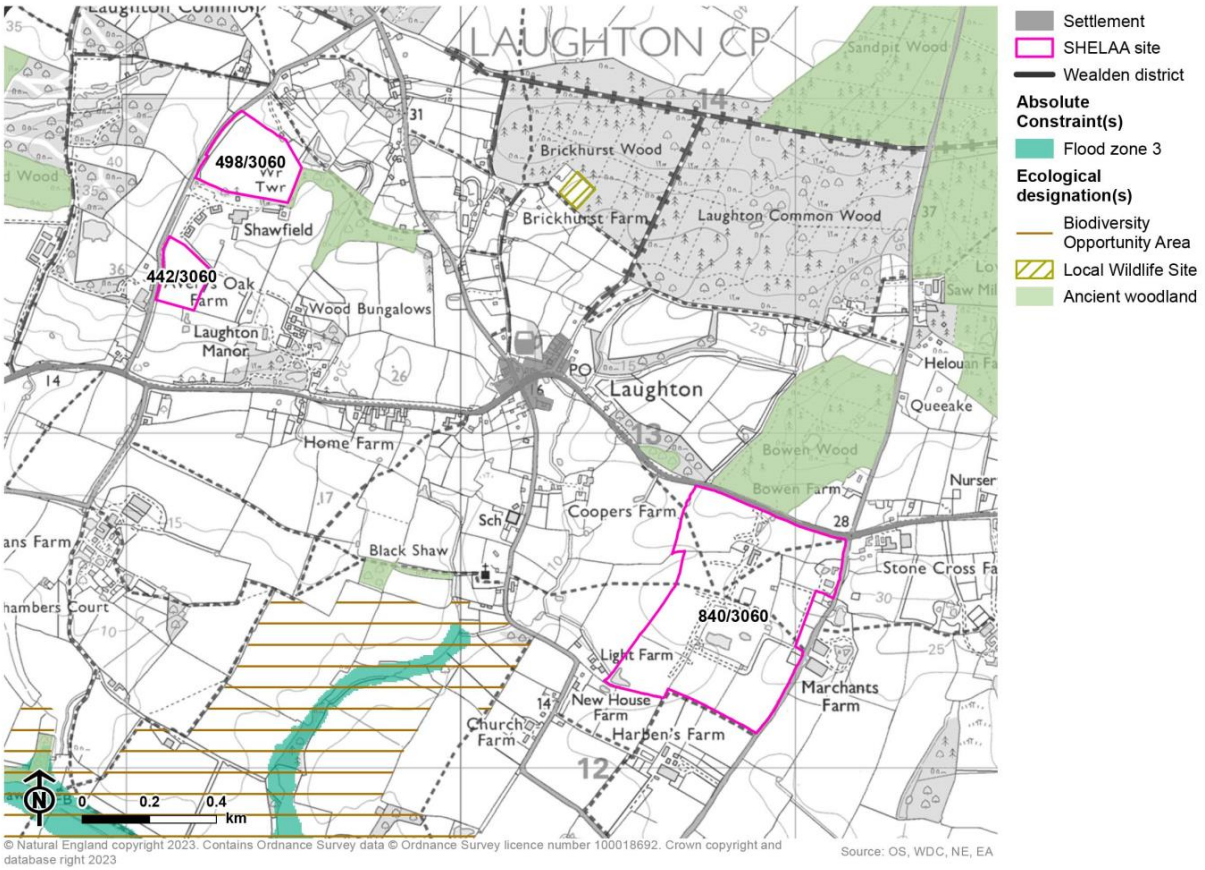
Landscape sensitivity		
SHELAA site ref.	**104/3040**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is flat and visually enclosed by high hedgerows and mature roadside vegetation which reduces sensitivity. The site contains no recorded priority habitats or historic features, and there is no public access. The site lies adjacent to existing development on Lewes Road, which indicates lower sensitivity.	

	Priority habitat deciduous woodland lies to the north of the site, and there are mature trees within the site. The historic field pattern is largely intact, and the site has a rural and tranquil character, all of which increase sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature roadside vegetation and mature trees within the site to maintain and enhance their contribution to the existing green infrastructure network within the area and to ensure any development is enclosed and therefore has less influence on the landscape character, and to provide ecological benefits. Integrate development with existing development along Lewes Road. Use local materials and layout to integrate with existing development on Lewes Road. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**185/3040**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is flat, and has no recorded priority habitats or historic features, and its rural character is disrupted by proximity to the busy A26, its use for horse grazing, and the existing car park on the south-eastern section of the site, which lowers sensitivity. The site lies adjacent to existing development on the A26 Rose Hill, which lowers sensitivity. The site has an open character, with views available across the site both from the A26 and from the public right of way which crosses the eastern boundary which increases sensitivity. The historic field pattern is largely intact, and the Grade II listed Halfway House pub also increases sensitivity. The site lies adjacent to ancient woodland at Plashett Wood SSSI and ancient woodland to the north-west at Kiln Wood, which increases its sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Set development back from the ancient woodland at Plashett Park Wood SSSI adjacent to the site and provide a suitable and appropriate buffer. Retain the dispersed linear settlement pattern along Rose Hill. Set development back from the public right of way to the east to retain its semi-rural character. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 3A– (sites around Laughton)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**MH**	**MH**

Figure B.35: Absolute constraints within LCA 3A: sites around Laughton



Representative site photos



Site 442/3060: Flat pastoral fields contained by wooded field boundaries with some influence of modern agricultural development



Site 840/3060: Occasional distant views towards elevated landform in the South Downs National Park

SHELAA site reference:	442/3060	498/3060	840/3060
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located in the centre of the wider LCA 3A assessment unit and near the Laughton assessment unit. These sites are considered to be of slightly lower sensitivity than the wider assessment unit for the reasons listed below. There are few known historic features within or near these sites, which is atypical of the wider assessment unit and decreases sensitivity. Most of the sites are visually enclosed by woodland and hedgerows, in similarity with the wider assessment unit, which decreases sensitivity. Some existing development within and near the sites, including modern housing development at Laughton Lodge and the Laughton Showground, influences the rural character and decreases sensitivity in comparison to the wider assessment unit. The mixed pattern of arable and pastoral fields with areas of woodland and shaws, some of which is priority habitat and/or ancient in origin, is typical of the wider LCA 3A assessment unit and increases sensitivity. These sites are located across an area with a mixed field pattern, some of which is historic assarts, piecemeal enclosure and co-axial planned/private enclosure with mature field boundaries, typical of the assessment unit and which increase sensitivity. As for the wider assessment unit, there are some views to the South Downs National Park, which increases sensitivity.		
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Gently rolling landscape, bisected by river and stream corridors ■ Ecologically valued woodlands and grassland, including ancient woodland. ■ Intact historic field pattern, including assarts and co-axial fields. ■ Pasture and arable fields bound by hedgerows and mature hedgerows trees ■ Dispersed, rural settlement pattern. ■ Good access on public rights of way through the landscape ■ Rural character with good experience of tranquillity and dark night skies, away from modern development along the A22 ■ Occasional views to South Downs National Park and High Weald AONB		

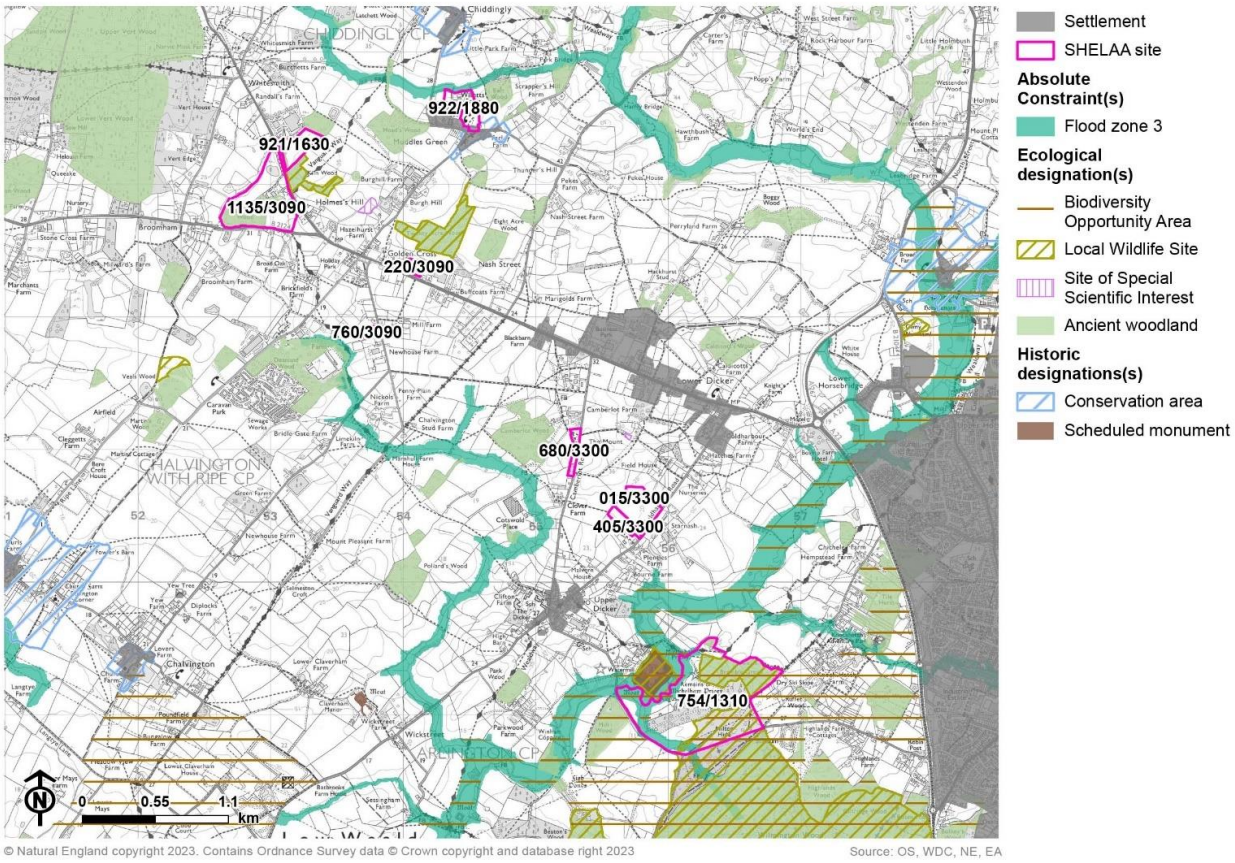
Landscape sensitivity		
SHELAA site ref.	**442/3060**	**498/3060**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** These sites are located within a relatively flat area of medium scale pastoral fields, which decreases sensitivity. However, the presence of mature hedgerows and woodland also results in a relatively enclosed character, which decreases sensitivity. The presence of existing nearby development at Laughton Lodge, located to the south of Site 498/3060 and north of Site 442/3060, influences the rural character, slightly decreasing sensitivity. The field pattern is derived from piece meal enclosure and assarts with mature field boundaries, which increase sensitivity. There is an area of ancient woodland to the east of Site 498/3060, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain mature hedgerows and woodland surrounding the site to minimise visibility from Laughton Lodge and Deanland Road, as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Set development back from ancient woodland to the east of Site 498/3060, and provide an appropriate buffer to protect the ancient woodland. Maintain the rural setting of nearby development at Laughton Lodge. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**840/3060**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** This site is located within a gently undulating landscape currently used as a showground, which has influenced the field pattern and eroded internal field boundaries, decreasing sensitivity. The site has a partially enclosed character, which decreases sensitivity. The northeast corner of the site is adjacent to a Grade II Listed Building named Stone Cross Farmhouse, to the south of the B2124, which increases sensitivity here. Numerous public rights of way pass through the site with relatively open views available from the footpaths, which increases sensitivity. Some distant views south-west towards the South Downs National Park increase sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain all vegetation within and surrounding the site, especially hedgerows, mature trees and woodland, enhancing or mitigating where hedgerows have been eroded, as these provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Preserve and enhance public access and provide opportunities to experience the wider rural landscape, retaining the rural character of views from public rights of way which cross the site. Protect the setting of the Grade II listed building, Stone Cross Farmhouse, adjacent to the north-east corner of the site. Retain key views south-west towards the South Downs National Park. Minimise visibility of development from the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 3A (eastern LCA sites)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**MH**	**MH**

Figure B.36: Absolute constraints within wider LCA 3A: eastern LCA sites



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Source: OS, WDC, NE, EA

Representative site photos



Site 760/3090: View from public right of way to the west of site, looking across surrounding flat pastoral fields.



Site 1135/3090: Pastoral fields with wooded boundaries, and subdivision of fields with wooden fencing.

SHELAA site reference:	015/3300	220/3090	405/3300	680/3300	754/1310
	760/3090	921/1630	922/1880	1135/3090	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located within the east of the wider LCA 3A assessment unit. These sites are considered to be of similar sensitivity to the wider assessment unit, with sites near existing modern agricultural or commercial development of slightly lower sensitivity than the wider assessment unit. Areas of woodland and shaws, some of which is priority habitat and/or ancient in origin, are typical of the wider LCA 3A assessment unit and increase sensitivity. These sites are located across an area with a mixed field pattern, some of which is historic assarts and piecemeal enclosure with mature field boundaries, typical of the assessment unit and which increase sensitivity. There are some historic features which are typical for the wider assessment unit and increase sensitivity for some of these sites, including the Michelham Priory Scheduled Monument and Muddles Green Conservation Area. There are some views to the South Downs National Park to the south, which increases sensitivity. Sites in the east of the LCA are influenced by proximity to the settlements of Lower Dicker, Hailsham and Upper Dicker, which reduces sensitivity. Some existing modern agricultural or commercial development within or near the sites is atypical of the wider assessment unit and decreases sensitivity. Most of the sites are visually enclosed by woodland and hedgerows, in similarity with the wider assessment unit, which decreases sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Gently rolling landscape, bisected by river and stream corridors ■ Ecologically valued woodlands and grassland, including ancient woodland. ■ Intact historic field pattern, including assarts and co-axial fields. ■ Pasture and arable fields bound by hedgerows and mature hedgerow trees. ■ Dispersed, rural settlement pattern. ■ Historic features including with historic farmsteads and houses, Scheduled Monuments and Conservation Area at Muddles Green ■ Good access on public rights of way through the landscape ■ Rural character with good experience of tranquillity and dark night skies, away from modern development along the A22 ■ Occasional views to South Downs National Park and High Weald AONB				

Landscape sensitivity				
SHELAA site ref.	**680/3300**	**754/1310**	**921/1630**	**1135/3090**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**		**MH**	
Reasoning	**Reasoning** These sites are located within a gently undulating pastoral landscape with a field pattern of historic assarts, bound by mature hedgerows, shaws and areas of woodland, some of which are priority habitat and ancient woodland, which increases sensitivity. Site 680/3330 comprises an area of woodland along Camberlot Road, with a TPO running along the eastern site boundary. Ancient woodland partially forms the southern, western and north-eastern site boundaries of Site 921/1630 and the Kiln Wood local wildlife site is located adjacent to the south-eastern boundary. Ancient woodland covers the south-west of Site 921/1630. Woodland in the south of Site 754/1310 forms part of a prominent wooded skyline at Wilmington Wood and			

	forms part of the setting of Michelham Priory Scheduled Monument, increasing sensitivity. A number of public rights of way pass through or near the sites. The presence of woodland along the boundaries of all sites results in a partially enclosed character, decreasing sensitivity. The sense of rural tranquillity and experience of dark night skies are slightly influenced by proximity to the settlements of Lower Dicker, Upper Dicker and Hailsham, decreasing sensitivity. The influence of the existing business/industrial estates within Site 921/1630 decreases sensitivity, however containment by field boundaries and woodland minimises the influence of this existing development within the wider landscape and the massing and scale of the development is in keeping with the rural character of the landscape. Business/industrial development to the west of Site 1135/3090 decreases sensitivity, however containment by field boundaries and woodland minimises the influence of this existing development within the wider landscape. The west and north-east of Site 754/1310 has been scoped out of the assessment due to flood risk. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodland in Sites 921/1630, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance all vegetation within and surrounding the site, especially mature priority habitat deciduous woodlands, trees, and hedgerows as these provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Minimise visibility and influence of development on Michelham Priory Scheduled Monument and its setting. Within Site 754/1310, avoid the interaction of development with the prominent wooded skyline formed by Wilmington Wood. Ensure development heights do not exceed the height of woodland at Wilmington Wood. Preserve public rights of way which cross the sites. Maintain the wooded and rural character of views from public rights of way which pass through or near the sites. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

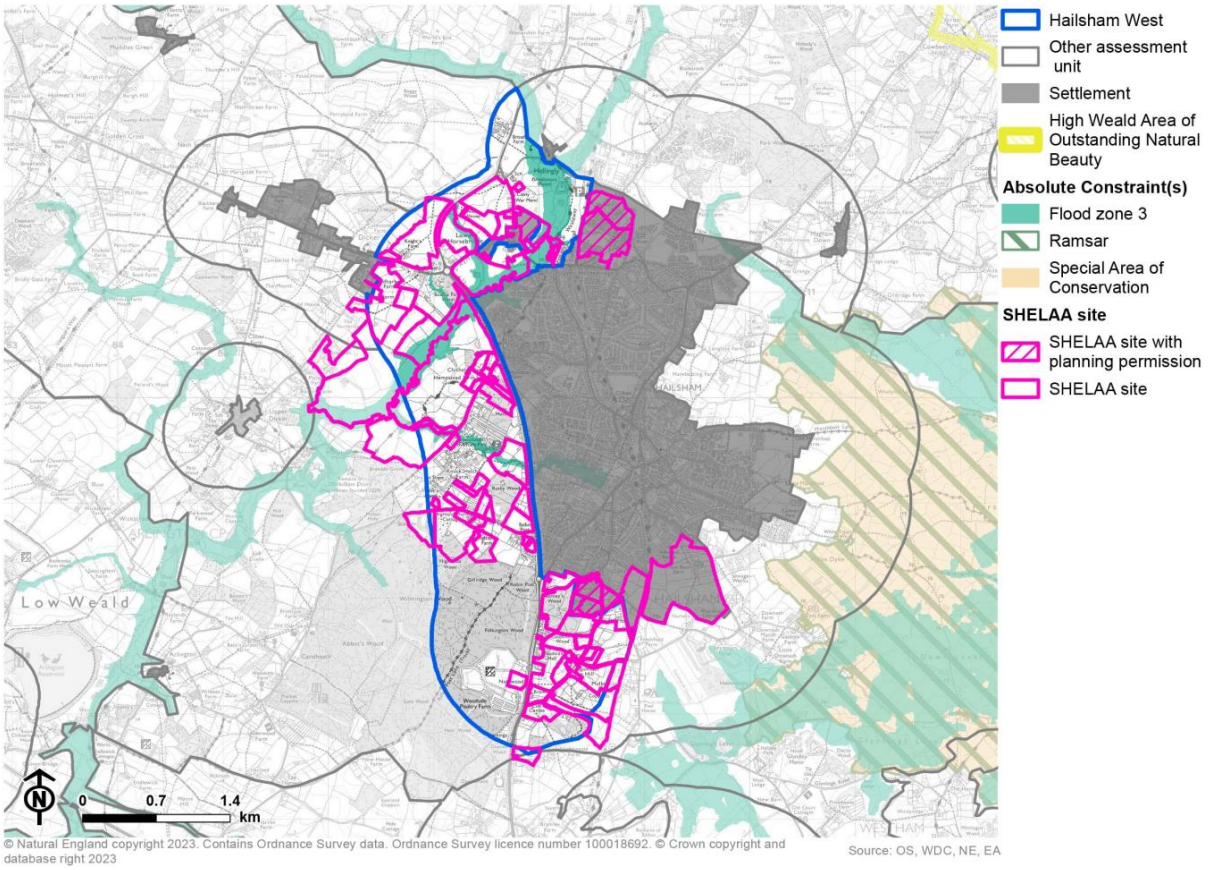
Landscape sensitivity		
SHELAA site ref.	**922/1880**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** This site comprises an area of gently undulating pastoral fields adjacent to the settlement edge of Muddles Green. Fields are derived from piecemeal enclosure, with mature and partially wooded field boundaries, which increases sensitivity. The southern extents of the site are located within the Muddles Green Conservation Area, which increases sensitivity. The southern edge of the site adjacent to the Conservation Area is relatively open in character, which also increases sensitivity. A public right of way passes through the south of the site. There is some influence of modern agricultural development within the north-west of the site, which decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

mitigation / guidance	Avoid development within the south of the site within the Muddles Green Conservation Area, to preserve the historic village. Retain, protect and enhance mature and partially wooded field boundaries to minimise visibility of development in outward views from the Muddles Green Conservation Area, as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Preserve the public right of way which crosses the site. Maintain the rural character of views from the public right of way which passes through the south of the site. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity				
SHELAA site ref.	**015/3300**	**220/3090**	**405/3300**	**760/3090**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** These sites comprise areas of gently undulating arable and pastoral fields located across an area of dispersed settlement and farmsteads. Fields are medium in scale and relatively simple in pattern, derived from planned/private enclosure, which decreases sensitivity. Mature field boundaries and areas of woodland result in a partially enclosed character which decreases sensitivity. Site 760/3090 is slightly more open in character, which increases sensitivity, however the existing use as horse paddock and the equestrian centre to the south of the site result in some adverse influence on the rural landscape. These sites are located near existing modern agricultural development, which influence the sense of rural tranquillity and decrease sensitivity. Glimpsed longer distance views south-west, including towards the South Downs National Park increase sensitivity. Woodland along the northern and eastern boundaries of Site 405/3300 is subject to TPOs and increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain key views south-west towards the South Downs National Park. Retain, protect and enhance mature and wooded field boundaries to retain the partially enclosed character of the sites, minimise visibility of development from the South Downs National Park as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. *Please also refer to the strategic landscape guidance for the wider assessment unit.*			

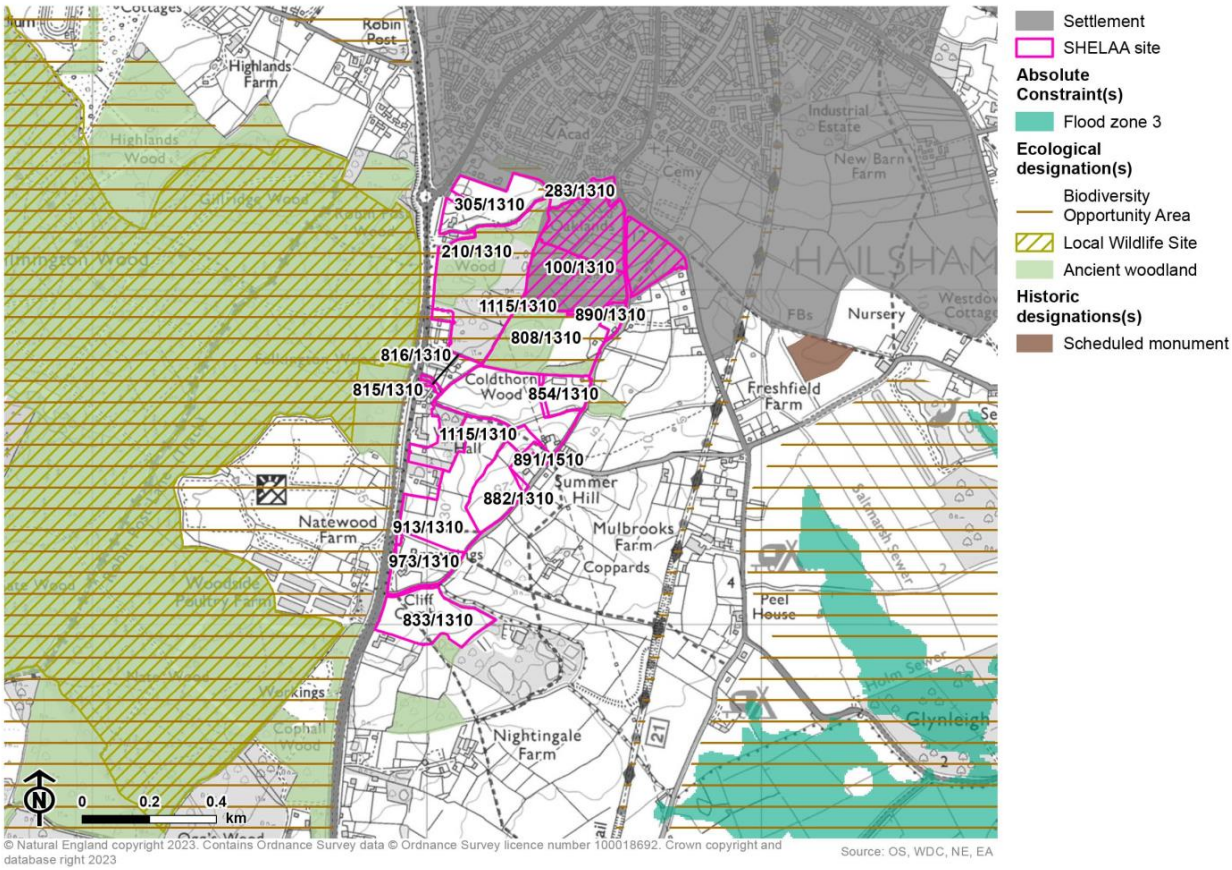
Hailsham West Assessment Unit

Figure B.37: SHELAA sites within Hailsham West



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham West (east of A22)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.38: Absolute constraints within Halisham West (east of A22)



Representative site photos



Site 891/1310: Sloping landform towards a watercourse, with Coldthorn Woods in the background. Modern intrusions include electricity pylons.



Site 973/1310: Semi-enclosed character along Summerhill Lane.

SHELAA site reference:	913/1310	895/1310	833/1310	882/1310
	815/1310	816/1310	1115/1310	891/1310
	210/1310	305/1310	100/1310	854/130
	283/1310	973/1310	808/1310	890/1310
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	This group of sites are located south of Hailsham, between the A22 in the west and Summerhill Lane/Coldharbour Lane in the east. Sites 100/1310 and 308/1310 have planning permission for residential development. The centre of Sites 1115/1310 and Sites 854/1310, 882/1310, 891/1310, 895/1310 and 913/1310 are typical of the wider assessment unit. Sites 973/1310, 815/1310, 816/1310, 833/1310, 305/1310 and 1048/1310 have a lower sensitivity due to their enclosed character and existing development. In contrast, Sites 210/1310, 100/1310, 890/1310, 808/1310, and the north of Site 1115/1310 (north and north-east) have a higher sensitivity than the wider assessment unit as they are largely covered by ancient woodland. Like the wider assessment unit, the sites are located on undulating pasture and woodland (between 10m and 30m AOD), rising from a small watercourse to the north of Woodside. As noted in the wider assessment unit, there is considerable coverage of the sites by priority habitat deciduous woodland, with the north of Site 1115/1310 (and Sites 210/1310, 100/1310 and 808/1310) containing Bolney's Wood and Coldthorn Wood, recorded as ancient woodlands, and covered by the Wilmington Woodlands and Watershed BOA. This increases the sites' sensitivity to development. Like the wider assessment unit, the historic field pattern of the sites is intact and is largely of historic assarts with an informal parkland character at Woodside Hall in the west of Site 1115/1310. Fields within all of the sites are bound by mature hedgerows and trees. Site 973/1310 contains a number of prominent trees within it and along the southern boundary with Summerhill Lane, some of which are covered by Tree Preservation Orders. These landscape features increase the sites' sensitivity to development. The sites are generally some distance from the settlement edge of Hailsham, with woodland separating the settlement edge from the sites, and therefore have no relationship with the existing edge. There is some low-density residential development along the A22 and Summerhill Lane. This lies to the west of Sites 1115/1310, 815/1310, 895/1310, north of Sites 815/130 and 816/1310, south of Site s883/1310 and 210/1310 and east of Sites 1115/1310 895/1310 and 882/1310. Like the wider assessment unit, the sites provide a rural setting to Hailsham as well as separation between Hailsham and Polegate. This separation and contribution to rural setting also increases the sites' sensitivity to development. Unlike the wider assessment unit, the south of Site 1115/1310 is more sloping than the north, and the South Downs National Park is clearly visible from the elevated parts of the site, which increases sensitivity in the south of the site. Like the wider assessment unit, mature hedgerows within fields and along Summerhill Lane/Coldthorn Lane provide a semi-enclosed character which reduces sensitivity. However, unlike the wider assessment unit, there is limited public access to the sites. Two public rights of way provide access through/along Sites 1115/1310, 891/1310, 895/1310 and 913/1310. In common with the wider assessment unit, the tranquillity and rurality afforded by the sites is disturbed by their proximity to the A22, and the electricity pylon route which runs through Sites 1115/1310, 895/1310, 808/1310, 210/1310 and 305/1310, all of which lowers the sensitivity of the sites.			
Key Sensitive Features Would development on the sites affect any of the key	Development on the sites could affect: ■ River valleys of the Cuckmere and tributaries.			

sensitivities of the wider assessment unit?	■ Extensive mature deciduous woodlands, many of which are ancient in origin. The network of thick hedgerows with hedgerow trees. ■ Intact historic irregular field patterns, including assarts. ■ Rural setting and sense of separation provided to Hailsham and Polegate. ■ Occasional views to the South Downs National Park from higher ground in Site 1115/1310.

Landscape sensitivity			
SHELAA site ref.	**973/1310**	**815/1310**	**1115/1310 (south)**
	913/1310 (south)	**816/1310**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**	
Reasoning	**Reasoning** The sites do not have any recorded priority habitats or historic features, and lie next to the A22, which reduces their rural character and lowers sensitivity. Sites 815/1310 and 816/1310 are next to existing development on Woodside Way, which further takes away from their rurality and introduces some level of human influence to the landscape. Site 973/1310 and the south of Sites 913/1310 and 1115/1310 is in industrial use and is also well enclosed within the landscape by existing vegetation on the southern, eastern and northern boundaries. This lowers the sites sensitivity as there is already development present on site and the site is of low visibility in the wider landscape. The western boundary lies along the A22, and there are some views into the site from the busy road. The sites have no public access and are enclosed by mature hedgerows along the roads. These indicate lower sensitivity. There are prominent trees within Site 973/1310 and the south of Sites 913/1310 and 1115/1310, and along the southern boundary with Summerhill Lane, and occasional views to the South Downs National Park from within the sites, which increases sensitivity. The characteristics described above result in a similar landscape sensitivity to commercial/industrial development, and a higher landscape sensitivity to medium scale residential development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain mature vegetation and hedgerows along the A22 and Summerhill Lane, to integrate development into the landscape, and provide screening. Retain and protect the prominent trees within Site 973/1310 and south of Sites 913/1310 and 1115/1310 and along the southern boundary with Summerhill Lane, some of which are covered by Tree Preservation Orders. Maintain and enhance their contribution to the existing coherent green infrastructure network within the area, and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*		

Landscape sensitivity			
SHELAA site ref.	**1115/1310 (centre)**	**882/1310**	**895/1310**
	854/1310	**891/1310**	**913/1310 (centre and north)**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** Features which increase sensitivity are the sloping landform of Sites 913/1310 and 1115/1310 (which rises in the centre from a small watercourse), priority habitat deciduous woodland in the west of Site 1115/1310 at Woodside Hall, proximity to Coldthorn Wood ancient woodland (which provides a backdrop to the north of Sites 1115/1310 and 895/1310), intact historic assart field pattern (Site 1115/1310, west of Sites 891/1310, 882/1310, 913/1310, 895/1310), rural character with sheep grazing, mature shaws and hedgerows, and access by public rights of way (Sites 1115/1310, 891/1310, 895/1310 and 913/1310). The sites are separated by woodland from Hailsham and have no relationship with the town. The South Downs National Park is clearly visible from the southern elevated parts of Site 1115/1310 and from Site 854/1310 where the elevated position and steep slopes falling from north to south affords long ranging views. The north and middle of Site 913/1310 are sloping, and therefore more visible in the wider landscape. This increases the sensitivity of the sites to development. The presence of electricity pylons reduces the rural character, and there are views towards development at Woodside Hall and Woodside Way. There are limited recorded priority habitats, with the exception of ancient woodland as above. There are also no recorded historic features. The sites are largely enclosed from Coldharbour Lane/Summerhill Lane in the east which reduces sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from the ancient woodland at Coldthorn Wood in Site 1115/1310 and to the north of Site 895/1310, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance all priority habitat deciduous woodland, mature hedgerows and trees (particularly the native hedgerows on Site 895/1310), to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries and visually enclose the sites to reduce any development's influence on the landscape character and to provide ecological benefits. Use these to integrate development into the landscape. Set development along Summerhill Lane / Coldthorn Lane where possible to remain in keeping with the existing settlement pattern. Retain public access through/along Sites 1115/1310, 891/1310, 895/1310 and 913/1310 for recreational users. Retain views to the woodland at Coldthorn Wood to the north of the sites (and within Site 1115/1310). *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*		

Landscape sensitivity			
SHELAA site ref.	**210/1310**	**890/1310**	**808/1310**
	100/1310	**283/1310**	**1115/1310 (north)**
Sensitivity rating for small-scale residential	**Moderate to high sensitivity**	**MH**	
Reasoning	**Reasoning** Ancient woodland at Bolney's Wood covers the north of Site 210/1310 and ancient woodland at Coldthorn Wood covers the north of Site 1115/1310, north of Site 890/1310 and the west and south of Site 808/1310 These parts of the sites therefore have a high landscape sensitivity. Priority habitat deciduous woodland covers all of Site 283/1310, most of the north of Site 1115/1310, south of 100/1310 and the south of Site 210/1310. Site 210/1310 also has a group Tree Preservation Order in the west of the site, adjacent to the A22. Although Site 283/1310 is not covered by ancient woodland, it lies in close proximity to, and contains, priority habitat deciduous woodland. The sites are also part of the Wilmington Woodlands and Watershed BOA. All of this increases the sites' sensitivity to development. Outside of the wooded areas, the sites are in arable and grazing use, with strong internal hedgerows. Vegetation along Coldthorn Lane results in an enclosed character, which reduces sensitivity. There is only one public right of way, through the east of Site 100/1310, which locally increases sensitivity. Existing small-scale residential development lies in the east of Sites 115/1310 and 808/1310 and the north of Site 100/130. This also reduces sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Retain, protect Bolney's Wood and Coldthorn Wood. Ancient woodland and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance the mature hedgerows within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Wilmington Woodlands and Watershed BOA as part of any development. Retain the rural character of the lanes at Coldthorn Lane and Summerhill Lane. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*		

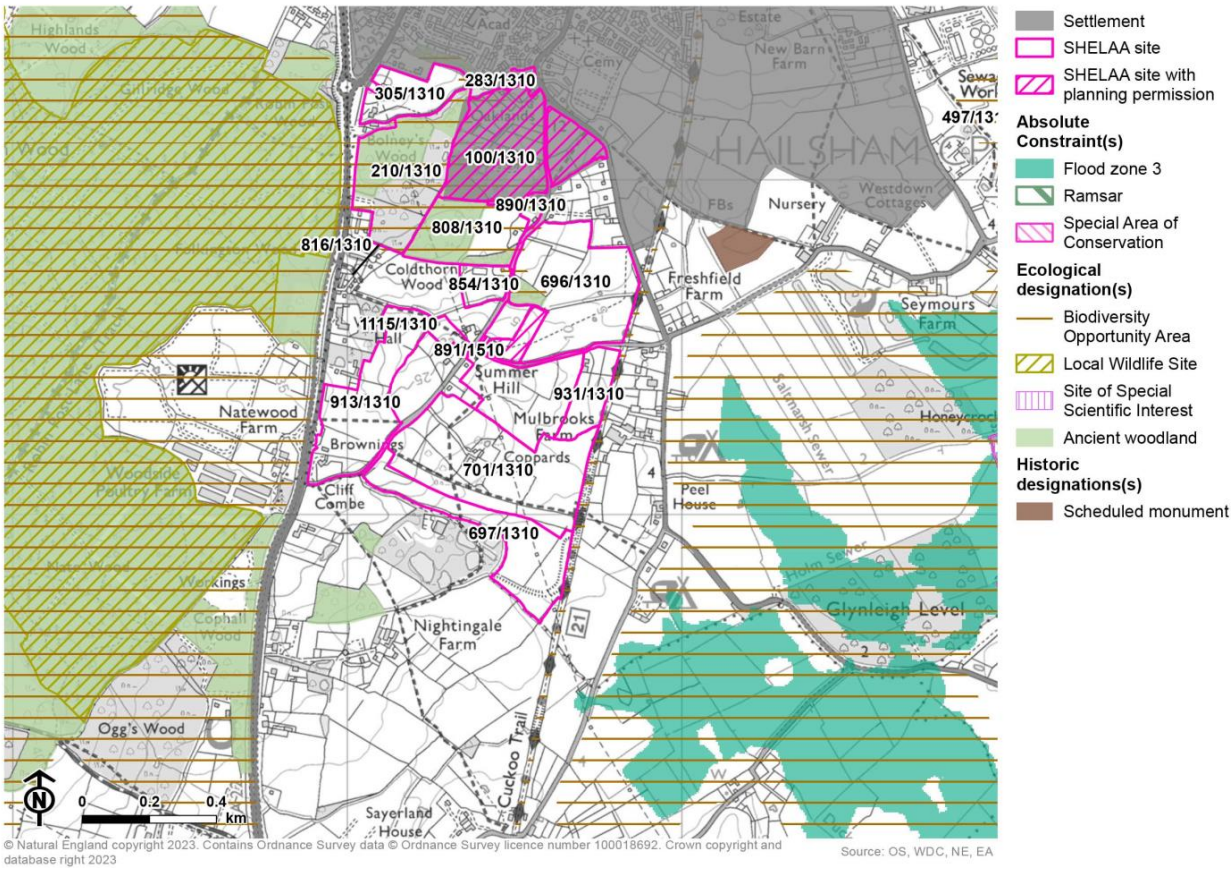
Landscape sensitivity		
SHELAA site ref.	**305/1310**	**1048/1310**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning**	

	There is no public access to the sites, and they are generally enclosed from view. There are no recorded historic features or priority habitats within the sites. However ancient woodland is located adjacent to the southern, eastern and northern boundaries of Site 305/1310 and a suitable buffer would be required if development was to be brought forward. The sites are close to existing development and the settlement edge of Hailsham and therefore relate well to the existing settlement. Proximity to the A22 reduces tranquillity and there are high voltage electricity pylons bisecting Site 305/1310 from south-east to north-west, with a large pylon present in the west of Site 1048/131. These factors indicate lower sensitivity to development. Features which increase sensitivity are the mature hedgerows and roadside vegetation, and proximity to ancient woodland at Bolney's Wood for Site 305/1310 only. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature vegetation and hedgerows on site boundaries to help integrate development into the landscape and to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries, visually enclose the sites to reduce any development's influence on the landscape character and provide ecological benefits. For Site 305/1350, be set back from the ancient woodland next to the site at Bolney's Wood and provide an appropriate buffer to protect the ancient woodland. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**833/1310**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** Features which increase the site's sensitivity to development include its proximity to ancient woodland to the south-east (at Nightingale Place Shaw), the open character of the site with views to woodland along the A22 and Nate Wood (also Ancient Woodland), the rising topography making the site highly visible in the landscape, and public access along a footpath in the centre. The site has no recorded priority habitats or historic features within it, and is next to existing houses along the A22 and development at Haulaway distribution facility, as well as being in close proximity to the A22, which reduces tranquillity. These factors reduce the site's sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain the rural character along Summerhill Lane. Retain public access along the footpath through the site. Be set back from ancient woodland at Nightingale Place Shaw, and provide an appropriate buffer to the ancient woodland. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham West (east of A22)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.39: Absolute constraints within Hailsham West (east of A22)



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Source: OS, WDC, NE, EA

Representative site photos



Site 701/1310: Grazing fields with mature hedgerow trees and some views to pylon routes



Site 696/1310: Enclosed grazing fields with views to existing low-density housing

SHELAA site reference:	696/1310	931/1310	701/1310	845/1310
	697/1310	846/1310	851/1310	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The north of Site 696/1310 has planning permission for residential development. These sites are located between the Cuckoo Trail to the east and Summerhill Lane/Coldthorn Lane to the west and are all typical of the wider LSA assessment unit. Similar to the wider assessment unit, the sites are located on rising pasture fields, in use for sheep and horse grazing, bound by mature hedgerows and small deciduous woodlands (often priority habitat) which increases sensitivity. Like the wider assessment unit, the historic field pattern is largely intact and there are occasional views to the South Downs National Park from the north-east of Site 696/1310, and the Cuckoo Trail on the eastern edge of the sites, which increases sensitivity. Public rights of way south of Summerhill Lane provide views into the sites which increase the sensitivity. The Wilmington Woodlands and Watershed BOA and the Cuckoo Trail Habitat Link BOA both lie adjacent to the sites. The distance of these sites from the settlement edge of Hailsham, their rural character with limited development, except for a low-density dispersed settlement pattern along rural roads, and the setting and contribution to the separation of Hailsham and Polegate also increases their sensitivity to development. This may change if development comes forward on Site 696/1310. Priority habitat deciduous woodland and ancient woodland is less abundant within and around these sites compared with the wider assessment unit, which reduces sensitivity. Like the wider assessment unit, existing vegetation and generally limited public access result in a semi-enclosed character which reduces sensitivity. Historic features are limited to the Grade II listed farm and barn at Coppards within Site 701/1310. Non-historic residential properties in Sites 701/1310 and 845/1310 and an electricity pylon route through Site 701/1310 and the south-east of Site 697/1310 reduces the rurality of these sites. These factors decrease sensitivity.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Network of thick hedgerows with hedgerow trees. ■ Intact historic irregular field patterns, including assarts. ■ Rural setting to and sense of separation provided to Hailsham and Polegate. ■ Strong recreational opportunities.			

Landscape sensitivity			
SHELAA site ref.	**701/1310**	**931/1310**	**846/1310**
	696/1310	**845/1310**	**851/1310**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** Features which increase sensitivity are the priority habitat deciduous woodland with a small area of ancient woodland recorded at Coldthorn Shaw, adjacent to the north boundaries of Sites 845/1310 and 846/1310 and within the western part of Site 696/1310 and traditional orchards in the south and along the Cuckoo Trail (Site 701/1310), as well as the mature hedgerows.		

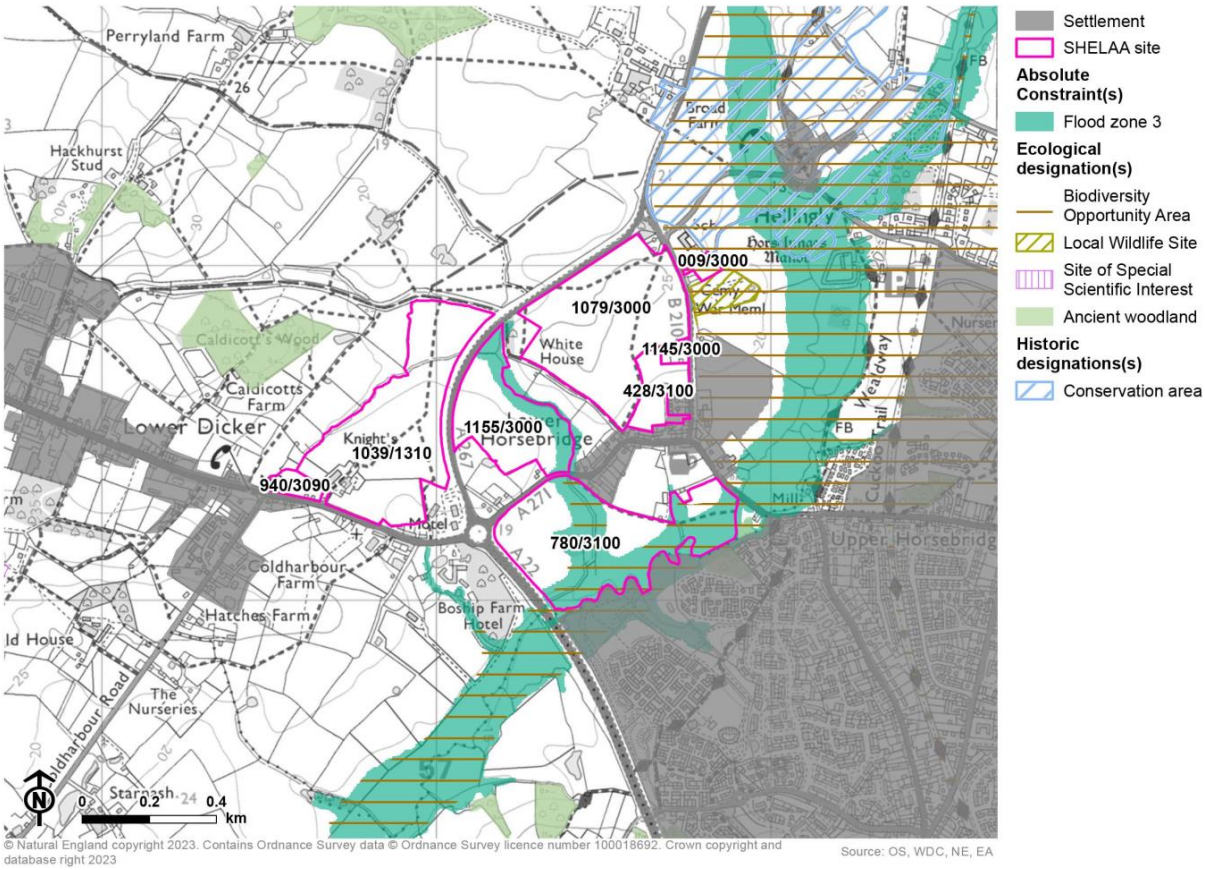
	The Wilmington Woodlands and Watershed BOA covers Coldthorn Shaw (north-west of Site 696/1310) and the Cuckoo Trail Habitat Link BOA runs along the eastern boundary of Sites 696/1310, 931/1310, and 701/1310. Intact historic field patterns are common. Assarts are recorded in the north of Site 696/1310 and south and west of Site 701/1310. A planned private enclosure historic field pattern is found in Sites 845/1310, 846/1310, 931/1310, the south of Site 696/1310 and north and east of Site 701/1310. These all increase sensitivity to development. Public rights of way south of Summerhill Lane through Site 701/1310 and 696/1310, limited existing settlement pattern and distance from the edge of Hailsham, the role the sites play in the separation of Hailsham and Polegate, occasional views to the South Downs National Park and good levels of tranquillity increase sensitivity. Sites 701/1310, 696/1310 and 931/1310 are within a strong rural landscape with a coherent green infrastructure network, increasing their sensitivity. The sites have limited historic features (concentrated at Coppards and the barn on Site 701/1310), a semi-enclosed character, and there is existing industrial development to the south of Site 701/1310. These factors all reduce the sensitivity of the sites to development. The planned settlement expansion south of Hailsham (Sites 728/1310 and 100/1310, and 696/1310) may result in these sites becoming closer to the new settlement edge of Hailsham. This would reduce sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodland at Coldthorn Shaw (particularly Sites 845/1310, 846/1310 and 696/1310), and provide an appropriate buffer to protect the ancient woodlands. Retain broadleaved woodland in Site 696/1310 and traditional orchard in Site 701/1310. Utilise existing hedgerows and mature vegetation to integrate development into the landscape. Retain, protect and enhance existing hedgerows and tree belts on Site 701/1310, and the tree-belt to the east of Site 931/1310 to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries and visually enclose the sites to reduce any development's influence on the landscape character and to provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Wilmington Woodlands and Watershed and Cuckoo Trail Habitat BOAs as part of any development. Be set back from the Cuckoo Trail in the east to retain the rural character of this public right of way. Provide appropriate connections to the Cuckoo Trail to improve access to Hailsham. Retain access and a rural character to the public rights of way in Sites 701/1310 and 696/1310. Retain the rural character along Summerhill Lane and Coldthorn Lane. Consider the relationship of the development with Hailsham and Polegate and its potential impact on coalescence of these settlements. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**697/1310**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning**	

	The site is separate from Hailsham and Polegate and does not relate well to the existing settlement edges of either town. Mature hedgerow trees within the site, the medieval assart field patterns in the west, limited views into the site from the Cuckoo Trail along the eastern edge and a public right of way through the western part of the site increase sensitivity of the site to development. Limited historic features within the site, an enclosed character, presence of electricity pylons and proximity to a waste management site to the south-west reduces sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located on low lying flat fields, using existing vegetation to enclose development so it will be less visible and have less influence on landscape character. Be set back from the Cuckoo Trail and public footpath through the site, to retain public access. Use planting and siting of development to reduce noise and visual impacts of the waste management facility to the south-west. Retain, protect and enhance existing hedgerows and tree belts within the site, and incorporate them into any development, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site to reduce any development's influence on the landscape character and to provide ecological benefits. Retain and enhance the strong tree belt which runs along the southern boundary to provide a buffer to the depot and fishing ponds located adjacent to the site in the south. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham West (North of A22)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.40: Absolute constraints within Hailsham West (north of A22)



Representative site photos



Site 780/3100: Relatively flat medium scale pastoral fields, looking across the River Cuckmere corridor towards Hailsham.



Site 428/3100: Pastoral landscape adjacent to modern built development on settlement edge.

SHELAA site reference:	1039/1310	940/3090	1155/3000	780/3000
	1079/3100	1145/3100	009/3100	428/3100
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are mostly typical of the Hailsham West assessment unit. As noted for the wider assessment unit, areas between Lower Horsebridge and Hailsham (including Site 780/3000) are considered to be of higher sensitivity than the wider assessment unit due to the role the area plays in providing rural separation between the two settlements. Sites 1145/3100, 1039/1310 and 428/3100 have a lower sensitivity than the wider assessment unit due to existing development on the sites and their proximity to the future settlement edge. The sites are located within pastoral and arable fields and whilst the wider assessment unit has a mixed field pattern, the sites are medium to large in scale and are influenced by modern field amalgamation, decreasing sensitivity. As is typical of the wider assessment unit, landform is low lying and gently slopes down to the River Cuckmere in the south and east of the area. The proximity of these sites to the busy A22, A271, A267 and B2104 influences tranquillity, which is typical of the wider assessment unit and decreases sensitivity. Proximity to Hailsham and Lower Horsebridge influences the experience of dark skies for the wider assessment unit and these sites. As noted for the north of the wider assessment unit, the area provides a scenic backdrop to Lower Horsebridge increasing sensitivity. Mature field boundaries, which are occasionally wooded, and in field trees increase sensitivity for the wider assessment unit and these sites. As noted for the wider assessment unit, separation between Hailsham and Lower Horsebridge, and the settlement boundary features formed by the A22 and the River Cuckmere form sensitive features. Site 780/3100 plays a role in the separation between Hailsham and Lower Horsebridge, increasing sensitivity. The Hellingly Conservation Area is a key sensitivity for the wider assessment unit and is located to the north-east of Site 009/3100, with views towards the Hellingly church tower available from the north-west of the site. Public rights of way within or near the sites are relatively well connected and provide views into the sites, which also increase sensitivity. Most of Site 780/3000 and the eastern edge of 1155/3000 have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The strong network of thick hedgerows with hedgerow trees ■ The rural setting and sense of separation provided in the north to Hailsham and Lower Horsebridge ■ The settlement boundary features formed by the A22 and the River Cuckmere ■ Views from the network of public rights of way, including attractive views towards Hellingly Church and Conservation Area			

Landscape sensitivity		
SHELAA site ref.	**780/3000**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The role the area plays in the separation between the settlements of Hailsham and Lower Horsebridge increases sensitivity above the wider assessment unit. Areas of deciduous woodland, including a clump of	

	in field trees in the west and riparian woodland along the undulating course of the River Cuckmere, increase sensitivity. The site also forms part of the wider River Cuckmere corridor. The public right of way, which crosses the east of the site, the relatively open views into the site (afforded beyond low hedgerows along the A271) and occasional glimpsed views between intervening vegetation (afforded from the A22) also increase the site's sensitivity to development. Relatively open views south across the north-west of the site are afforded from the Brook House Grade II listed building, located approximately 20m to the north-west of the site. Areas in south and centre of the site have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3). Site 780/3000 is located within a relatively flat area influenced by modern field amalgamation which, together with the influence of electricity infrastructure in the north of the site, reduces the sense of rurality, decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid development in the south of the site given the rural context this part of the site provides to the settlements of Hailsham and Lower Horsebridge. Enhance roadside woodland and hedgerows to minimise visibility into the site from the A22 and A271. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, the clump of mature trees in the west of the site and other scattered trees, and hedgerows, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area and visually enclose the site, particularly to minimise the influence of development in views from Lower Horsebridge and Hailsham, and to provide landscape and ecological benefits. Avoid the sensitive riparian corridor of the River Cuckmere, which falls within Flood Zones 2 and 3. Enhance and retain public access providing interconnectivity with the network of public rights of way passing through the wider countryside. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**009/3100**	**1079/3100**	**1155/3000**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** The large-scale fields are in agricultural use with mature field boundaries. The relatively large scale and influence of modern field amalgamation, proximity to the busy A267 and B2104, which reduces the sense of rural tranquillity and the flat to very gently undulating topography decrease the sites' sensitivity to development. The sites are generally visually contained by mature wooded field boundaries which reduces sensitivity, although Site 1155/3000 is more open along the boundary, with the A267 to the north and west. Whilst there are no recorded historic assets within the sites, three Grade II listed buildings lie in close proximity to the north-eastern (Lobdens) and south-eastern (Busbridge House and Croft Cottage) boundaries of Site 1079/3100 and to the east of Site 009/3100 lies the moated, Grade I listed Manor House, Horselunges Manor. The settings of these historic buildings could be impacted by new development and increases sensitivity. Sites 009/3100 and 1079/3100 are located near the Hellingly Conservation Area boundary. However Site 009/3100 is well contained by woodland with limited intervisibility with the Conservation Area. Views towards Hellingly Church are afforded from Site 1079/3100, although the site		

	does not form the immediate pastoral context to the Conservation Area. Occasional open views into Sites 1155/3000 and 1079/3100 increase sensitivity including from a public right of way, which crosses Site 1079/3100. Key landscape features including occasional in field trees and mature wooded field boundaries increase sensitivity. The eastern edge of Site 1155/3000 has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Enhance roadside woodland and hedgerows to minimise visibility into the sites from the A267 and B2104. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site, particularly to minimise the influence of development in views from Lower Horsebridge and Hailsham, and to provide landscape and ecological benefits. Retain attractive views towards and from the Hellingly Church and Conservation Area from Site 1079/3100. Retain key views and landscape features which form the setting to the listed buildings located within close proximity of Site 1079/3100 and Site 009/3100. Be set back from Flood Zone 3 in the east of the site. Enhance and retain public access providing interconnectivity with the network of public rights of way passing through the wider countryside. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**940/1310**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site comprises a wooded area of informal enclosure which forms part of a soft boundary to the settlement edge and contributes towards the screening of modern agricultural development to the north and north-east of the site, which increases sensitivity. The treed and hedgerow boundaries themselves are key sensitive features. However, the proximity to adjacent commercial / employment land uses and proximity of the busy A22, reduces the sense of rural tranquillity and decreases the site's sensitivity. The presence of a strong tree/hedge boundary to the site's western, southern and northern boundaries encloses the site and limits its visibility with, and influence on, the wider landscape, reducing sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid loss of woodland, which defines the enclosed character of the site and its role in forming part of the settlement edge of Lower Dicker. Minimise visibility of development from the A22 and nearby residential properties, through planting and careful design.	

	Retain, protect and enhance the strong vegetated boundary to the western, southern and northern boundaries of the site, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site and to provide landscape and ecological benefits. Soften the eastern boundary of the site with new planting that is in character with the locality, using native species where possible. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

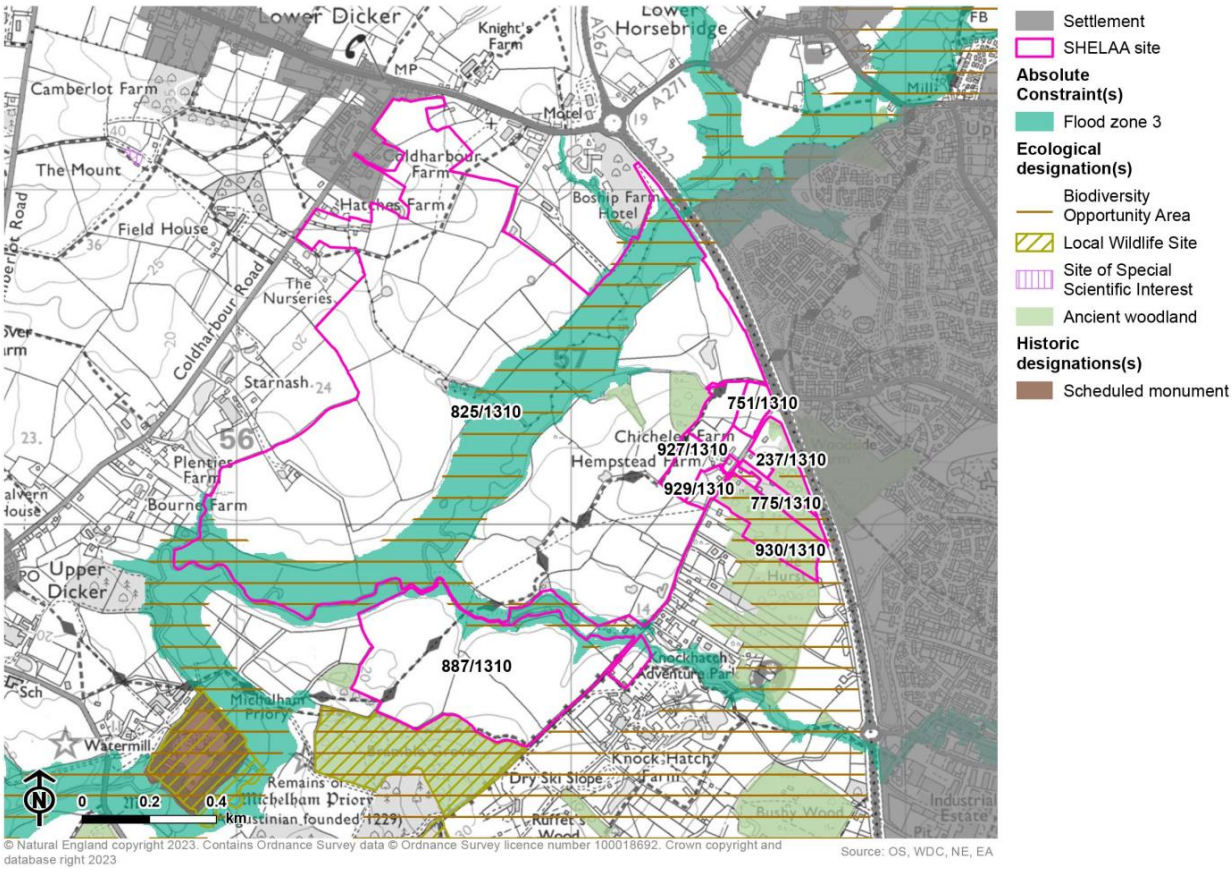
Landscape sensitivity		
SHELAA site ref.	**1039/1310**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** This site comprises a relatively large-scale flat field resulting from modern field amalgamation and the flat landform and wooded outer field boundaries result in a semi-enclosed character, which decrease sensitivity. Modern agricultural buildings, and storage within the southern part of the site (Knights Farm) and the nearby petrol services (including hotel) to the east of the site, reduce the sense of rurality and decrease sensitivity. The proximity of the A22 Hailsham Bypass and A267 influences tranquillity, decreasing sensitivity. Key landscape features, including woodland along the site boundaries and some in-field trees, which increases sensitivity, and a public right of way through Knights Farm and along the eastern boundary of the site also increases sensitivity of the site. The characteristics described above result in a similar landscape sensitivity to medium scale residential and commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located within those parts of the site where well contained, to minimise visibility from the A22 and nearby properties. Retain, protect and enhance the wooded field boundaries and in-field trees, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Preserve and enhance public access across the site. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**1145/3100**	**428/3100**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning**	

	These sites are located within a relatively flat area adjacent to existing 21st century settlement expansion along the northern edge of Lower Horsebridge, which has a relatively exposed northern settlement edge. Existing development on Site 1145/3100 influences the rural character of the site, and the sites are located opposite a planned development site (east of the B2104) which would extend settlement at Lower Horsebridge further north-east. Views into the sites are generally screened by hedgerows or woodland, however glimpsed views are available into Site 428/3100 from the B2104 and properties along the northern edge of Lower Horsebridge. Proximity to the B2104, A271 and Lower Horsebridge influences tranquillity and the experience of dark skies. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Enhance the settlement edge with new planting that is in character with the locality, using native species where possible. Provide additional landscape buffering along the northern and western boundaries of Site 428/3100 and on the northern boundary of Site 1145/3100 to limit the sites' visual impact on the wider landscape. Enhance roadside woodland and hedgerows to minimise visibility into the sites from the B2104. Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site, particularly to minimise the influence of development in views from Lower Horsebridge, and to provide landscape and ecological benefits. Enhance public access, providing interconnectivity with the network of public rights of way passing through the wider countryside. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham West (North of Knock Hatch)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.41: Absolute constraints within Hailsham West (sites north of Knock Hatch)



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Source: OS, WDC, NE, EA

Representative site photos



Site 887/1310: Medium scale field with some influence of development near Knock Hatch Adventure Park.



Site 825/1310: Medium scale assart fieldscape with some deterioration of field boundaries

SHELAA site reference:	825/1310	751/1310	928/1310	927/1310	929/1310
	237/1310	775/1310	930/1310	887/1310	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the west of the settlement and have a similar sensitivity to the wider assessment unit. Areas of elevated ancient woodland (Sites 237/1310, 775/1310, 930/1310) and areas along the tranquil River Cuckmere valley (Site 825/1310) are considered to be of higher sensitivity than the wider assessment unit. The sites consist of gently rolling arable and pastoral farmland and as for the wider assessment area, this simple landform decreases sensitivity. As noted for the wider assessment unit, small pockets of woodland, some of which is ancient (including at Tile Hurst), linear woodlands along stream and river valleys and mature hedgerows, increase sensitivity for these sites. The mixed historic field pattern of piecemeal enclosure and medium scale assarts is a sensitive feature. Though the wider assessment unit is influenced by its proximity to the A22 and Hailsham, a sense of rural tranquillity is experienced from parts of these sites within the River Cuckmere valley and to the west away from the A22 (Sites 825/1310 and 887/1310). A section of the Wealdway and one additional public right of way cross through or near most of the sites. As noted for the wider assessment unit, there are some glimpsed views towards the South Downs National Park from the sites north of Hempstead Lane, which also increases sensitivity. As noted in the wider assessment unit, there is some modern field amalgamation in the northern sites which reduces sensitivity (Sites 825/1310 and 887/1310). Visual containment by woodland (including the wooded corridor of the A22) and the influence of movement and noise associated with traffic on the A22 and proximity of Knockhatch adventure park influences the sense of rural tranquillity and decreases sensitivity for parts of the wider assessment unit and these sites. The occasional influence of modern farm buildings, and proximity to the built edge of Hailsham also decreases sensitivity for the wider assessment unit and these sites. The centre of Site 825/1310 and the eastern edge of Site 887/1310 have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ the narrow river valleys of the Cuckmere and tributaries ■ extensive mature deciduous woodlands, some of which are ancient. ■ the network of network of thick hedgerows with hedgerow trees ■ the historic field pattern, particularly assarts. ■ the rural setting the assessment unit provides to Hailsham. ■ occasional long-distance views to the South Downs National Park, and views from the Wealdway and public rights of way ■ the rural character, with areas of tranquillity and dark skies ■ the wooded skyline Wilmington Wood / Abbot's Wood				

Landscape sensitivity			
SHELAA site ref.	**237/1310**	**775/1310**	**930/1310**
Sensitivity rating for small-scale residential	**High sensitivity**		**H**

Reasoning	**Reasoning** These sites are located within a slightly elevated area of ancient woodland at Tile Hurst, adjacent to the western edge of the A22. Woodland within these sites forms a skyline feature in views from the A22 and the wider pastoral landscape, and further reinforces the boundary feature formed by the bypass. The ancient woodland on site is an irreplaceable habitat and provides ecological and landscape benefits.
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Be set back from ancient woodland where possible, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance existing vegetation along the southern and eastern site boundaries to minimise views into the sites from the settlement edge, and to provide ecological benefits.

Landscape sensitivity		
SHELAA site ref.	**825/1310**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is located along the tranquil River Cuckmere valley and has a rural and tranquil character, particularly away from the A22, which increases sensitivity. The south of the site is more sensitive due to the presence of medium scale assarts with mature internal hedgerows, small pockets of ancient woodland (which form part of the larger Bramble Grove and Tile Hurst Ancient Woodlands) and the Wealdway long distance path. A public right of way crosses the north of the site. Rural character and tranquillity increase in the west of the site away from the A22 and increase sensitivity. Occasional views into the site, beyond lower hedgerows and/or in between gaps in vegetation, are available from the surrounding roads, including Coldharbour Road and Hempstead Lane to the north and south of the site, and there is also a degree of intervisibility with elevated areas of the South Downs National Park, where long distance views into the site are possible. Historic features, including Hatches Farmhouse (Grade II) in the north of the site, further listed buildings located close to the northern and eastern site boundaries and Michelham Priory (Scheduled Monument) located c.0.5km south-west of the site increase sensitivity. Areas of modern field amalgamation in the north of the site, and deterioration of field boundaries throughout the site, reduce sensitivity. The A22 lies adjacent to a small part of the eastern boundary, and the influence of traffic movement and noise reduces tranquillity and the site's sensitivity here. The site has a partially enclosed character to the east and west, and along the A22, with views mostly screened by mature hedgerows and woodland. The winding wooded corridor of the Cuckmere River and associated flood plain which bisects the site increasing sensitivity, however this area has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and reinstatement of deteriorated hedgerows, to maintain and enhance their contribution to the	

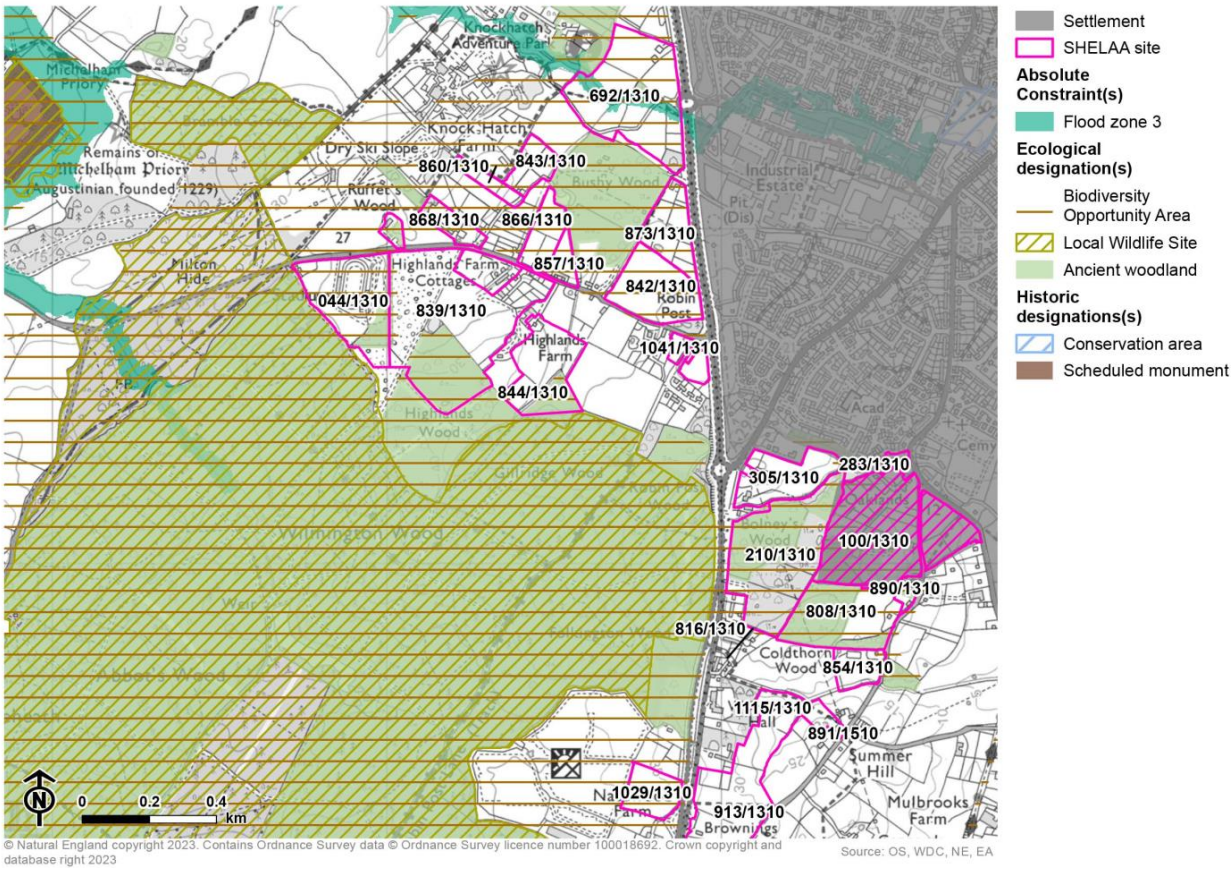
	existing green infrastructure network within the area and visually enclose the site, and to provide landscape and ecological benefits.. Be set back from, and provide an appropriate buffer to, the ancient woodland in the south of the site. Be set back from Flood Zone 3 along the Cuckmere River corridor in the centre of the site. Minimise the influence of development in occasional glimpsed views from the A22, ensuring woodland along the A22 corridor is retained. Be focused in the north of the site, where there is an existing influence of development at Lower Dicker and along the A22. Retain, and where possible enhance, the historic field pattern in the south of the site and preserve/enhance historic hedgerows. Retain public access and consider views from the promoted Wealdway and public rights of way which pass through the wider countryside, retaining distant views towards the South Downs National Park. Consider long-distance views of development from the South Downs National Park, and ensure development appears in the context of existing development along the settlement edge of Hailsham in these views. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**887/1310**	**927/1310**	**929/1310**
	751/1310	**928/1310**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**	
Reasoning	**Reasoning** Many of the sites include existing small scale residential developments with gardens, including the eastern section of Sites 887/1310, 927/1310, 928/1310 and 929/1310, whilst Sites 927/1310, 928/1310 and 929/1310 comprise existing modern agricultural development, all of which reduces their sensitivity. Site 887/1310 is located within close proximity to land with existing non-rural uses (Knockhatch adventure park) and the remaining sites are located within close proximity of the A22, which influences tranquillity and decreases sensitivity. Whilst the field pattern of these sites is mostly historic, predominantly comprising medium scale assarts, existing development has eroded the historic field pattern within the local area and along the boundaries of Sites 751/1310, 927/1310, 928/1310 and 929/1310. The sites have a relatively simple landform, and are well contained by woodland and mature field boundaries and have a limited visual relationship to Hailsham which reduces sensitivity. The Cuckmere River and its tributary runs adjacent to the northern boundary of the large field to the west of Hempstead Lane within Site 887/1310 and an area of ancient woodland at Bramble Grove forms the western site boundary for the site, increasing sensitivity. A small area of ancient woodland also forms the northern boundary of Site 928/1310 and increases its sensitivity. The promoted Wealdway passes through Site 887/1310, and along the boundaries of Sites 928/1310, 927/1310 and 751/1310 and there is a Grade II listed dwelling, Hempstead, within close proximity of these sites, which increases sensitivity. The northern edge of Site 887/1310 has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3). Areas along the eastern and northern boundary of Site 887/1310 are of slightly higher sensitivity than the rest of the site given the proximity of the Cuckmere River and its tributary to these parts of the site, and the rural and tranquil character of the river valley. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.		

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the sites, and to provide landscape and ecological benefits. Be set back from, and provide an appropriate buffer to, ancient woodland along the site boundaries, in particular the western boundary of Site 887/1310 and northern boundary of Site 928/1310. Be set back from Flood Zone 3 along the northern edge of Site 887/1310. Retain public access and consider views from the promoted Wealdway and public rights of way which pass near Knockhatch Adventure Park, and those which pass through the wider countryside. Consider the setting of the Grade II listed dwelling 'Hempstead' in any development scheme. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham West (South of Knock Hatch)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.42: Absolute constraints within Hailsham West (sites south of Knock Hatch)



Representative site photos



Site 843/1310: Medium scale and relatively flat pastoral field with influence of electricity infrastructure



Site 860/1310: Medium scale pastoral field with field boundary reinforced by post and wire fencing

SHELAA site reference:	692/1310	843/1310	860/1310	1029/1310	868/1310	1042/1310	044/1310
	1041/1310	866/1310	842/1310	839/1310	873/1310	857/1310	844/1310
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the west of the A22 and are mostly typical of the wider assessment unit. Sites to the west are located closer to existing non-rural development which influences the sense of rurality (Site 1029/1310, 044/1310, 868/1310, 860/1310, 843/1310) and are of lower sensitivity than the wider assessment unit. Most of these sites comprise a wooded pastoral landscape with a mixed historic field pattern of piecemeal enclosure, planned private enclosure and small to medium scale assarts which increases sensitivity. Mature hedgerows and small pockets of woodland, some of which is ancient (on Sites 839/1310 and 844/1310 as well as on the boundaries of Sites 692/1310, 843/1310, 868/1310, 866/1310, 873/1310, 857/1310 and 044/1310) increase sensitivity. Public rights of way pass near the sites in proximity to Knockhatch adventure park. As noted for the wider assessment unit, the enclosed character of the sites, the occasional influence of non-rural land uses (Knockhatch adventure park, the Ski & Snowboard Centre and Arlington Stadium) modern farm buildings and small scale development, electricity pylons, solar farms in the south of the area (near 1029/1310) and proximity to the built edge of Hailsham/ the A22 decrease sensitivity. As for the wider assessment unit, the topography of these sites is relatively simple, decreasing sensitivity. A small extent of Site 692/1310 has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3).						
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ extensive mature deciduous woodlands, some of which is ancient. ■ the network of thick hedgerows ■ intact historic field patterns, particularly assarts. ■ views from public rights of way and recreational areas						

Landscape sensitivity			
SHELAA site ref.	**692/1310**	**873/1310**	**1042/1310**
	842/1310	**1041/1310**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**	
Reasoning	**Reasoning** These sites are directly adjacent to the A22, which influences tranquillity, and they are visually contained by woodland along the A22, with a limited visual relationship with Hailsham. There is an existing presence of some settlement expansion in the area, though this is predominantly associated with farmsteads and modern agricultural development along Arlington Road, including a poultry farm on Site 692/1310, hard standing and outbuildings (including caravans) on Site 873/1310, and a single residential house on Site 1041/1310. Pylons influence the sense of rurality within Site 873/1310 and decrease sensitivity. Public rights of way pass through Sites 692/1310, 873/1310 and 842/1310. These sites are located within a mixed historic fieldscape predominantly consisting of small to medium scale assarts bound by mature hedgerows, which is most strongly expressed within Site 692/1310. The north-western and south-western boundaries of Site 692/1310 are formed by areas of ancient woodland, and a small parcel of ancient woodland is also located within the centre of the site.		

	A small extent of Site 692/1310 has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature and ancient woodlands, trees, and hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the sites, and to provide landscape and ecological benefits. Be set back from Flood Zone 3 within the centre of Site 692/1310. Be set back from, and provide appropriate buffers to, the ancient woodland at Tile Hurst, Bushy Shaw and Bushy Wood. Minimise the influence of development in occasional glimpsed views from the A22, ensuring woodland along the A22 corridor is retained. Retain, and where possible enhance, the historic field pattern of Site 692/1310 and preserve/enhance historic hedgerows. Retain public access and consider views from the public rights of way which pass near Knockhatch Adventure Park, and those which pass through the wider countryside. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

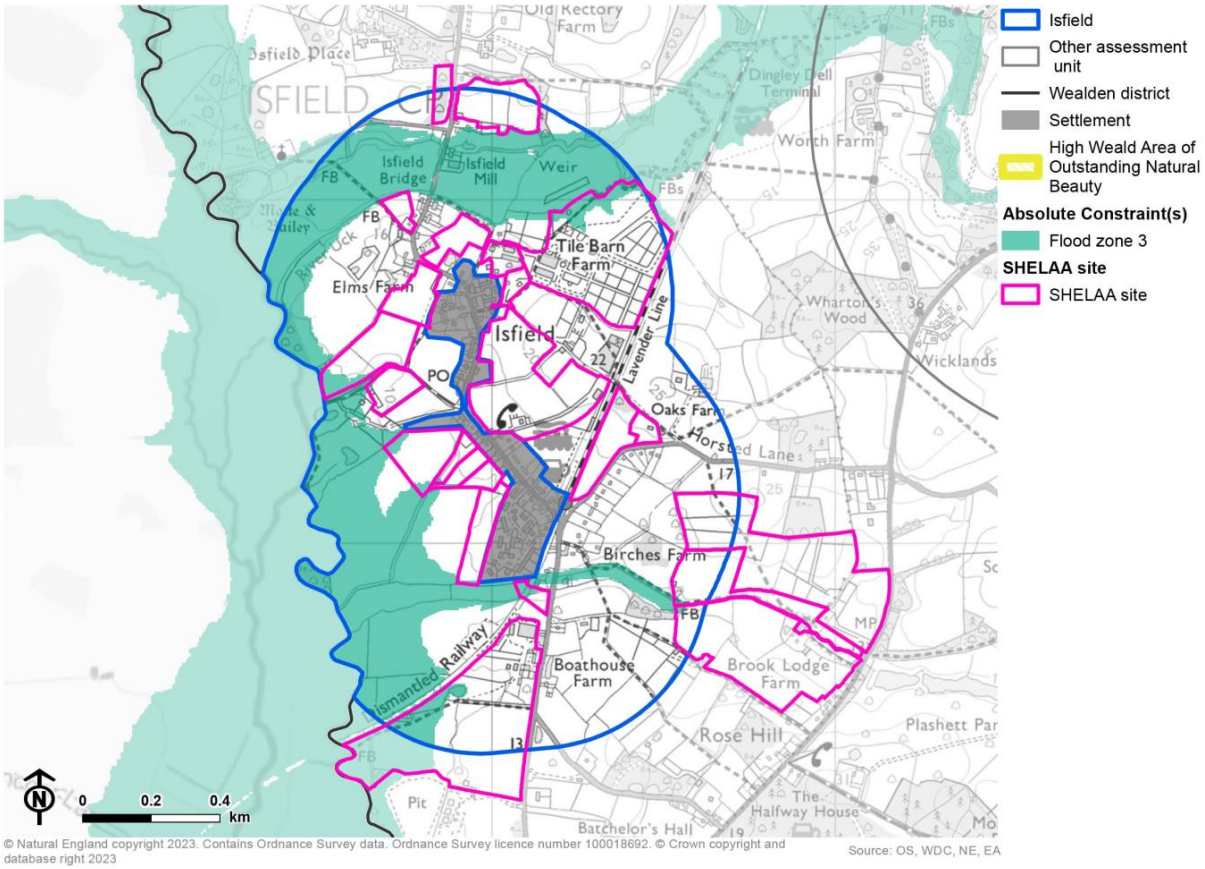
Landscape sensitivity				
SHELAA site ref.	**839/1310**	**844/1310**	**866/1310**	**857/1310**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** These sites are located to the north and south of Arlington Road, north of Wilmington Wood and south-west of Bushy Wood. The sites are visually contained with a limited visual relationship with Hailsham which decreases sensitivity. There is an existing presence of some settlement expansion in the area within Site 839/1310 and a residential house on Site 844/1310 and small agricultural sheds on Site 857/1310, though existing development is predominantly associated with farmsteads and modern agricultural development. These sites are located within a mixed historic fieldscape consisting predominantly of piecemeal enclosure and planned private enclosure. The southern extents of Sites 839/1310 and 844/1310 comprise areas of ancient woodland (Wilmington Wood) and an area of ancient woodland (Arlington Raceway Shaw) bounds the western boundary of Site 839/1310, which increases their sensitivity. An area of ancient woodland bounds the north-eastern boundaries of Site 866/1310 and 857/1310. The Abbots, Wilmington Wood and Milton Hide Local Wildlife Site is located to the south of Sites 839/1310 and 844/1310, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:**			

	Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site, and to provide landscape and ecological benefits. Be set back from, and provide appropriate buffers to, the ancient woodland at Wilmington Wood and Arlington Raceway Shaw. Consider opportunities for additional woodland planting within the south of the sites which would soften the sharp edge of Wilmington Wood. Enhance habitat connectivity with the Abbots, Wilmington Wood and Milton Hide Local Wildlife Site. Enhance public access into Wilmington Wood. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**1029/1310**	**868/1310**	**843/1310**
	044/1310	**860/1310**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**	
Reasoning	**Reasoning** Site 1029/1310 is located adjacent to the A22 and solar farms, which influences the sense of rurality, tranquillity and decreases sensitivity. The site is well contained by woodland and mature field boundaries and has little relationship to Hailsham which decreases sensitivity. The site is located within an assart fieldscape, which adds time depth and increases sensitivity. Sites 044/1310, 868/1310, 860/1310, 843/1310 are located in proximity to land with existing non-rural uses (Knockhatch adventure park, the Ski & Snowboard Centre and Arlington Stadium). Whilst the field pattern of these sites demonstrates some remnants of historic piecemeal enclosure, existing adjacent development has eroded much of the historic field pattern which decreases sensitivity. The sites are well contained by woodland and mature field boundaries and have little relationship to Hailsham which decreases sensitivity. The characteristics described above result in a similar landscape sensitivity to medium scale residential scale, and a higher landscape sensitivity to commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the sites, and to provide landscape and ecological benefits. Retain the historic field pattern of Site 1029/1310 and preserve/enhance historic field boundaries. *Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.*		

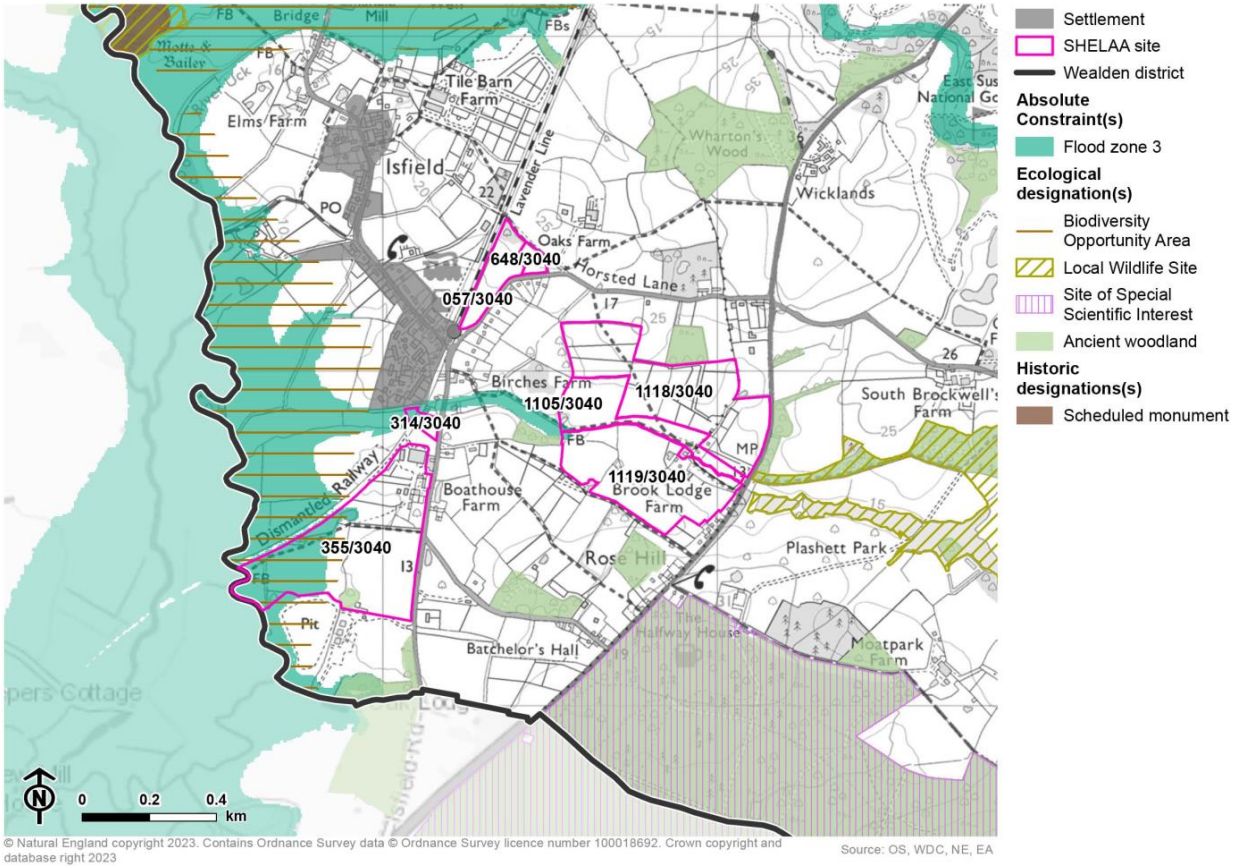
Isfield Assessment Unit

Figure B.43: SHELAA sites within Isfield



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Isfield (east and south)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.44: Absolute constraints within Isfield (east and south)



Representative site photos



Site 057/3040: Open pasture field between Lavender Line and development on Horsted Lane.



Site 314/3040: More enclosed pasture fields, with mature hedgerow trees and unmanaged hedgerows

SHELAA site reference:	057/3040	648/3040
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites are considered to be of lower sensitivity than the wider assessment unit due to their proximity to and/or presence of existing development. These sites lie to the east of Isfield between Horsted Lane and the Lavender Line railway. The rural character of pasture fields bound by mature hedgerows and hedgerow trees along the site boundaries and historic assart field pattern in the west are typical of the wider assessment unit and increases sensitivity. As for the wider assessment unit, the sites provide a rural setting to Isfield and there is good recreational access to the sites from the public right of way across the northern boundary, which increases sensitivity. The limited historic features (with the exception of the Lavender Line) and lack of priority habitats within or near these sites and the semi-enclosed character is typical of the wider assessment unit and decreases sensitivity. Existing residential development within Site 648/3040, and proximity to existing development along Horsted Lane is atypical of the wider assessment unit and reduces the sensitivity of the sites. Some views of the train infrastructure at the Lavender Line, reduce the rurality of the sites and decrease their sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site(s) could affect: ■ Intact historic field pattern, including assarts. ■ Pasture fields bound by strong hedgerows with mature hedgerow trees. ■ The rural setting provided to Isfield. ■ Good access on public rights of way through the landscape. ■ Rural character with limited modern intrusions.	

Landscape sensitivity		
SHELAA site ref.	**057/3040**	**648/3040**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The semi-enclosed character, lack of historic features or priority habitats, existing development within Site 648/3040, proximity to existing residential development on Horsted Lane and views of infrastructure associated with the Lavender Line reduce sensitivity. The west of both sites is more sensitive to development due to valued natural features including mature hedgerows and trees, rural character from the traditional agricultural land uses, views into the site from the public right of way along the site boundary and historic assart field pattern. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows and mature hedgerow trees to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so any development has less visual influence on the landscape character of the surrounding area, and to provide landscape and ecological benefits. Be set back from the public right of way to retain a rural character to this footpath.	

	Consider the potential of development on the sites to integrate with existing ribbon development along Horsted Lane on the approach to Isfield. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

SHELAA site reference:	355/3040	314/3040
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The west of both sites is constrained by Flood Zone 3 along the Iron River, a tributary of the Ouse. The sites lie to the south of Isfield, west of Lewes Road. Site 314/3040 is typical of the wider assessment unit, but Site 355/3040 is of higher sensitivity than the wider assessment unit due to the priority habitats, ancient woodland within the site and the poor relationship with the existing settlement edge. The sites are located on gently sloping land and consist of arable and pasture fields with internal hedgerows and mature trees and hedgerows along the lanes which is typical of the wider assessment unit and increases sensitivity. Site 355/3040 contains a small ancient woodland and valued wetland habitats which increases its sensitivity. The sites contribute to the rural setting and approach to Isfield and mostly have a regular piecemeal enclosure historic field pattern which is typical of the assessment unit and increases sensitivity. As for the wider assessment unit, there are some scattered historic buildings along Lewes Road (including a Grade II house in Site 355/3040) and a public right of way provides connection to the wider countryside (Site 355/3040), which increases sensitivity. Unlike the wider assessment unit there are distant views to the South Downs National Park from Site 355/3040, which increases its sensitivity. As for the wider assessment unit, the sites are semi-enclosed by roadside vegetation, which reduces sensitivity. Unlike the wider assessment unit, there are no recorded heritage assets and no recorded priority habitats in Site 314/3040, which reduces its sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site(s) could affect: ■ Ecologically valued woodlands, particularly ancient woodland in Site 355/3040. ■ Pasture fields bound by strong hedgerows and mature hedgerow trees. ■ The rural setting provided to Isfield. ■ Good access on public rights of way through the landscape. ■ Rural character with limited modern intrusions.	

Landscape sensitivity		
SHELAA site ref.	**314/3040**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The west of the site is constrained by Flood Zone 3, an absolute constraint. The rural land use as a pasture field, landscape features including mature trees and hedgerows, increase sensitivity. The lack of priority habitats or recorded heritage assets and lack of public access reduce the site's sensitivity. The site is adjacent to the settlement edge of Isfield at Lavender Fields, which also reduces its sensitivity to development.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site should:** Be set back from land recorded as Flood Zone 3. Retain, protect, enhance and utilise existing vegetation, including hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has a reduced impact on the landscape character of the surrounding area, and to provide ecological benefits. Be set back from Lewes Road, to fit with the existing settlement pattern. Consider how development would fit with the existing settlement edge of Isfield. Create public access routes between any development on the site and Lavender Fields to the north-west. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**355/3040**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Flood Zone 3 extends into the west and is an absolute constraint. Characteristics which increase sensitivity compared to the wider sensitivity of the assessment unit are the priority habitat floodplain grazing marsh in the south-west, and the inclusion to the west of the site of the Mid Ouse Floodzone BOA, as well as a small ancient woodland at Skimcorner Shaw in the south. The Grade II listed Boathouse Farm, and intact historic regular piecemeal enclosure field pattern, and views into the site from a public right of way which crosses the south also increase sensitivity. The northern part of the site contains some modern farm buildings at Boathouse Farm, and the site is enclosed by hedgerows and roadside vegetation along Lewes Road which reduces sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site should:** Be set back from Flood Zone 3. Retain, protect and enhance areas of priority habitat floodplain grazing marsh, for ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Mid Ouse Floodzone BOA as part of any development. Be set back from the ancient woodland at Skimcorner Shaw ,and provide an appropriate buffer to protect the ancient woodland. Be located on flatter fields, well enclosed by existing vegetation where development would be less visible and have less influence on landscape character. Be set back from the public right of way, retaining a rural character to the footpath. Retain, protect, enhance and utilise existing vegetation, including hedgerows and roadside vegetation long Lewes Road, to maintain and enhance their contribution to the existing green infrastructure network within	

	the area and visually enclose the site so as to ensure any development has a reduced impact on the landscape character of the surrounding area, and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

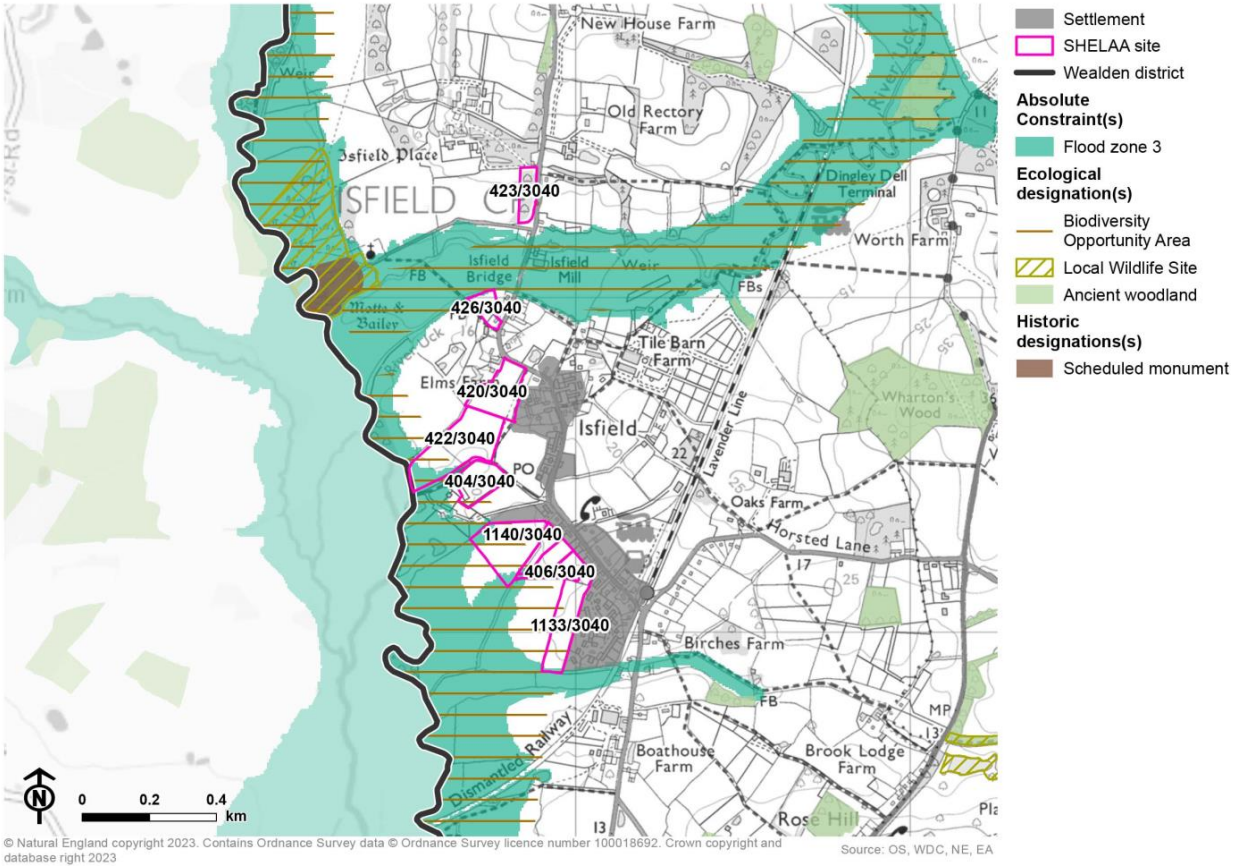
SHELAA site reference:	1105/3040	1119/3040	1118/3040
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are considered to be of a similar sensitivity to the wider assessment unit. The sites lie to the south-east of Isfield and consist of arable and pasture fields with a historic field pattern of regular piecemeal enclosure which is typical of the wider assessment unit and increases sensitivity. In line with the wider assessment unit, the sites contribute to the rural setting and approach to Isfield and there are public rights of way through the sites, which increases sensitivity. The relatively simple landform is typical of the wider assessment unit and decreases sensitivity. Like the wider assessment unit, there are few recorded priority habitats except for ancient woodland adjacent to the sites, and hedgerows within the sites and on the boundaries are in variable condition, and there are no recorded heritage assets within the sites, which reduces sensitivity. As with the wider assessment unit, vegetation restricts any long-distance views, and creates an enclosed character. The influence of the busy A26 Rose Hill and presence of farm buildings, and properties along the A26 (Site 1119/3040) is not typical of the wider assessment unit and reduces the sense of rurality in the east of this site.		
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Intact historic field pattern. ■ Pasture fields bound by mature hedgerows. ■ The rural setting provided to Isfield. ■ Good access on public rights of way through the landscape. ■ Rural character with limited modern intrusions.		

Landscape sensitivity			
SHELAA site ref.	**1105/3040**	**1119/3040**	**1118/3040**
Sensitivity rating	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** The rural sites are in arable and pasture use, and there are mature hedgerows and trees within the sites which increases sensitivity. Public access is possible across the sites, and these routes connect Isfield to the wider countryside and allow views into the sites. Ancient woodlands Brickyard Shaw and White Oaks Shaw are north of Site 1118/3040 and to the west of Site 1119/3040. The north of Site 1118/3040 is more sensitive due to the ancient woodland that adjoins the site boundary. The sites contribute to the rural setting and approach to Isfield from the east but are separated from Isfield, having no visual or functional relationship with the village. A number of public rights of way run through or along the boundary of the sites, which increases sensitivity to development. The relatively flat low-lying landform rising 10m AOD in the south to 20m AOD in the north-east, results in the sites being less visible within the landscape and the south and east of the sites are less sensitive to development. The east of Site 1119/3040 is less sensitive as the sense of rurality is reduced by its proximity to the busy A26 Rose Hill which also reduces tranquillity, and the presence of Brook Lodge Farm and associated buildings, and its location adjacent to properties on Rose Hill also reduce sensitivity.		

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodland at Brickyard Shaw and White Oaks Shaw (Sites 1118/3040 and 1119/3040), and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has a reduced impact on the landscape character of the surrounding area, and to provide ecological benefits. Use them to integrate development into the landscape. Be set back from the public right of ways, retaining a rural character to the footpaths. Be located on lower, flatter ground in the east of Sites 1119/3040 and 1118/3040 along the A26 Rose Hill, to fit with existing development and to reduce any visual influence of new development on the generally undeveloped surrounding landscape. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Isfield (west)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.45: Absolute constraints within Isfield (west)



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Source: OS, WDC, NE, EA

Representative site photos



Site 462/3040: Open pasture field with views to mature woodland



Site 420/3040: Pasture field between individual houses to the north of Isfield

SHELAA site reference	1133/3040	406/3040	408/3040	407/3040	1140/3040
	404/3040	422/3040	420/3040	426/3040	423/3040
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	Site 414/3040 has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). Sites 1133/3040, 406/3040, 467/3040, 408/3040, and 1140/3040 are considered to be of similar sensitivity to the wider assessment unit, with sites to the northwest of the settlement (Sites 423/3040, 426/3040, 404/3040, 420/3040 and 422/3040) considered to be of higher sensitivity than the wider assessment unit due to the public rights of way and separation from the settlement edge. The sites lie to the west of Station Road, adjacent to the existing settlement edge of Isfield in an area with a mixed arable and pastoral use, bound by mature hedgerows (with woodland in Site 423/3040) and a regular piecemeal historic enclosure pattern, which is typical of the wider assessment area and increases sensitivity. Like the wider assessment unit, the sites generally have a rural and tranquil character, and provide a rural backdrop to the village, which increases sensitivity. The simple flat landform within the sites is typical of the wider assessment unit and decreases sensitivity. Unlike the wider landscape sensitivity assessment unit, the sites contain no recorded historic features (except Site 423/3040) and no recorded priority habitats which decreases sensitivity. The Mid Ouse Floodzone BOA extends across the western boundaries of Sites 422/3040, 404/3040, 1140/3040 407/3040, 408/3040 and 1133/3040.. Like the wider assessment unit, the sites are visually enclosed by vegetation or existing development (with only occasional views to the High Weald AONB/ South Downs National Park) which reduces sensitivity to development. The River Uck provides a boundary feature to the west and south of Isfield. The sites (except for Site 423/3040) all lie between the exposed settlement edge of Isfield the River Uck, which decreases their sensitivity. Unlike the wider assessment unit, there are few public rights of way through or adjacent to these sites, which reduces sensitivity (except for sites to the northwest).				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Intact historic field pattern. ■ Pasture fields bound by hedgerows. ■ The rural setting provided to Isfield. ■ Good access on public rights of way through the landscape. ■ Rural character with limited modern intrusions.				

Landscape sensitivity			
SHELAA site ref.	**1133/3040**	**407/3040**	**1140/3040**
	406/3040	**408/3040**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**	
Reasoning	**Reasoning**		

	These sites lie to the southwest of the village. The sites have a rural character, pastoral land uses (except for Site 1133/3040 which is in arable use), strong hedgerow boundaries, and historic field pattern of regular piecemeal enclosure. All of the sites(except Site 406/3040) lie within the Mid Ouse Floodzone BOA., These all increase sensitivity. The lack of public access, lack of historic features and priority habitats within the sites, and enclosed character reduce sensitivity. The sites lie adjacent to the existing settlement edge of Isfield along Station Road, including new development at Lavender Fields to the south-east, and planned development at Culpepper Lane to the north, which is not well integrated with the surrounding rural fringe, resulting in the sites having a visual and functional relationship with the existing settlement, which reduces sensitivity. Flood Zone 3 extends into the south-west of the sites and is an absolute constraint to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from land recorded as Flood Zone 3. Undertake, where possible and appropriate, opportunities identified in the Mid Ouse Floodzone BOA as part of any development. Retain, protect and enhance mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has a less influence on the landscape character of the surrounding area, and to provide ecological benefits. Be located away from the river corridor to the west and south, and integrate with existing development along Station Road, Lavender Fields and planned development at Culpepper Lane, integrating the settlement edge into the wider rural landscape through planting. Ensure opportunities to access and enjoy the landscape on the footpaths are preserved and enhanced. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**404/3040**	**420/3040**	**422/3040**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**		**MH**
Reasoning	**Reasoning** The sites are located to the northwest of Isfield. Their rural character, use for grazing, historic regular piecemeal enclosure field pattern, and mature hedgerows increase sensitivity. The south-west of Sites 404/3040 and 422/3040 are part of the Mid Ouse Floodzone BOA. Public rights of way run along the boundaries, providing views into the sites, and views are available into Site 420/3040 from the village hall, which increases sensitivity. Sites 404/3040 and 422/3040 are located adjacent to the cricket and recreation ground of the village, and do not relate well to the existing settlement edge of Isfield, which also increases sensitivity. The sites contain no recorded priority habitats or historic features, which reduces sensitivity. Flood Zone 3 extends into the south-west of Site 422/3040 and is an absolute constraint to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from land recorded as Flood Zone 3. Retain, protect and enhance mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as		

	to ensure any development has a reduced impact on the landscape character of the surrounding area, and to provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Mid Ouse Floodzone BOA as part of any development. Retain public rights of way and set back development from these routes to retain their rural character. Consider how development would relate to the existing settlement form of Isfield. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

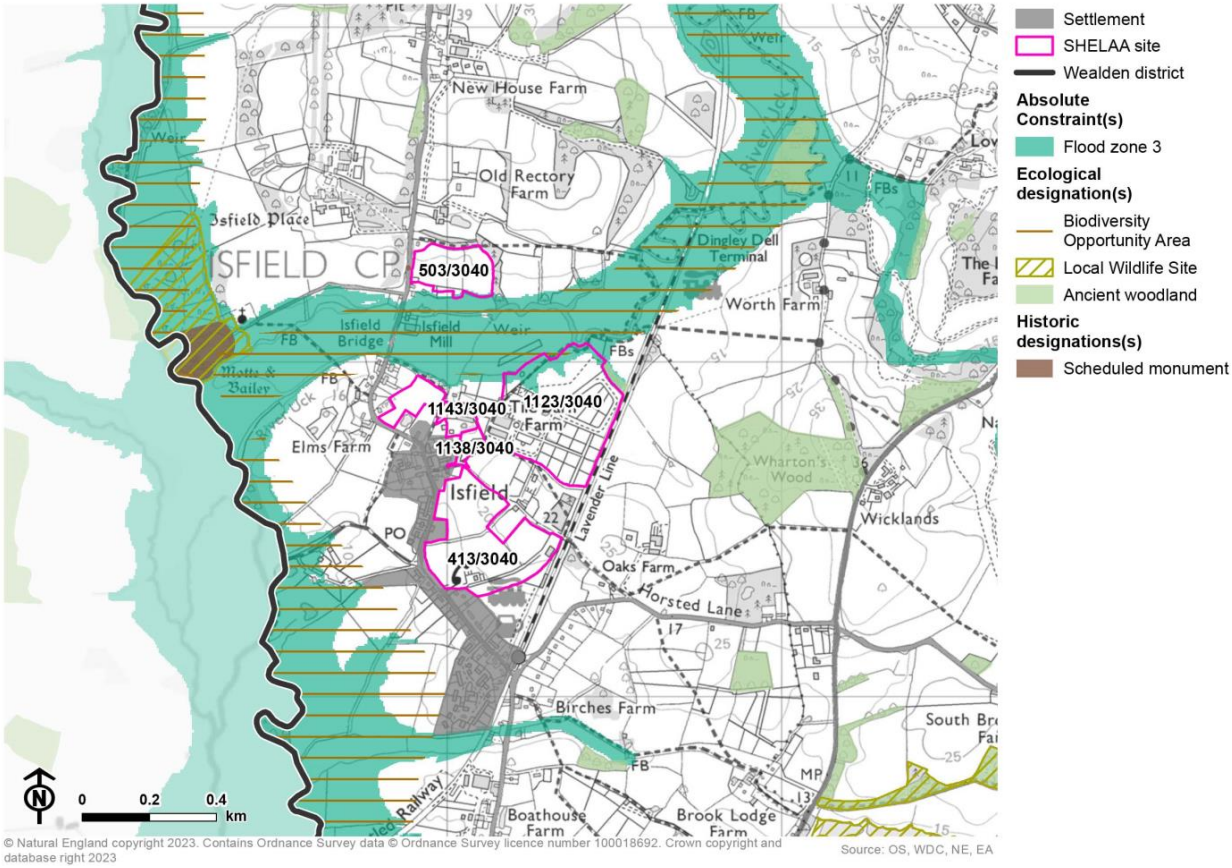
Landscape sensitivity		
SHELAA ref.	**423/3040**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is entirely wooded with broadleaved trees (although not recorded as priority habitat) and provides a rural approach to Isfield from the north which increases sensitivity. The site lies north of the River Uck, which provides a natural boundary feature and lies adjacent to the Isfield Pound Scheduled Monument, and provides a rural backdrop to this historic feature, which increase sensitivity. The site contains no recorded priority habitats and there is no public access to the site, and the woodland of the site provides an enclosed character which lowers sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site should:** Retain, protect and enhance all woodland, to maintain and enhance its contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has less influence on the landscape character of the surrounding area, and to provide ecological benefits. Consider the rural setting provided by the woodland to Isfield Pound Scheduled Monument. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**426/3040**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is a grazed field, and the north of the site lies within the River Uck and its Headwaters BOA which increase sensitivity. The site is visually open, with clear views from the public right of way which runs along the western boundary and long views to the High Weald AONB and South Downs National Park from the site. There is also intervisibility with the Grade I listed St Margaret's Church, which indicate higher sensitivity. The site is enclosed from views from Station Road, and there are no recorded historic features or priority habitats which lowers sensitivity to some extent. However the west of the site is more sensitive due to the fact it is higher than Station Road and is highly visible in longer views to / from the wider landscape.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site should:** Retain, protect and enhance mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has a less influence on the landscape character of the surrounding area, and to provide ecological benefits. Use them to integrate development into the landscape. Be set back from land recorded as Flood zone 3 to the north of the site. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Be set back from the public right of way, retaining a rural character to the footpath. Consider intervisibility with St Margaret's church to the north-west. Retain long views to the High Weald AONB and South Downs National Park. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Isfield (east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.46: Absolute constraints within Isfield (east)



Representative site photos



Site 1123/3040: Open field in use for horse grazing, with mature trees and a wooded backdrop at Tile Barn Farm



Site 413/3040: Grazing fields east of Station Road, between areas of development in Isfield

SHELAA site reference	413/3040	777/3040	1143/3040	1138/3040	1123/3040	503/3040
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites are generally considered to be of similar sensitivity of the wider assessment unit, except for Sites 1143/3040 and 1138/3040 which contain existing development which reduces sensitivity. Site 503/3040 has slighter higher sensitivity due to its proximity to historic and natural features and its separation from Isfield by the River Uck. The sites lie to the north-east of Isfield, within a very gently sloping area of pasture and arable fields, which have a regular piecemeal enclosure field pattern, which are typical of the Isfield assessment unit and increases sensitivity. Hedgerows are in variable condition, although mature hedgerow trees are common, which is characteristic of the assessment unit and increases sensitivity. Like the wider assessment unit, the sites provide a rural setting to Isfield, and good access is provided on public rights of way which allow for some views into the sites. There are occasional views in all sites north to the High Weald AONB and south to the South Downs National Park, which is atypical of the wider assessment unit and increases sensitivity. Typical of the wider assessment unit, the sites are generally enclosed by hedgerows and trees which decreases sensitivity. The sensitivity of the wider assessment unit is decreased due to the limited priority habitats and historic features, and similarly there are no recorded priority habitats or recorded historic features within the sites, but a few historic and natural features lie adjacent to some sites (particularly Sites 503/3040 and 1123/3040), which increases the sensitivity of these sites. All the sites (except 503/3040) lie adjacent to the settlement edge of Isfield and south of the River Uck, which provides a boundary feature to the village as noted in the wider assessment unit, which decreases their sensitivity. Unlike the wider assessment unit, the field pattern within Site 1123/3040 is large-scale as a result of modern field amalgamation with considerable areas of horse grazing and a stud, which decreases its sensitivity.					
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ecologically valued woodlands, including ancient woodland (adjacent to Site 1123/3040). ■ Intact historic field pattern, including assarts. ■ Pasture fields bound by strong hedgerows with mature hedgerow trees. ■ The rural setting provided to Isfield. ■ Good access on public rights of way through the landscape. ■ Rural character with limited modern intrusions.					

Landscape sensitivity		
SHELAA site ref.	**503/3040**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site lies in a generally rural character area and its use as a pasture field, with open views from Station Road, a public right of way along the northern boundary, and separation from Isfield by the River Uck increases sensitivity. The site lies adjacent to priority habitat deciduous woodland to the north, east and south, and provides a rural backdrop to the Isfield Pound Scheduled Monument and the Grade II listed buildings associated with the mill, which increases sensitivity. The site comprises a relatively flat area and there are no recorded historic features or priority habitats within the site, which reduces sensitivity.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site should:** Retain, protect and enhance mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has less influence on the landscape character of the surrounding area, and to provide ecological benefits. Use them to integrate development into the landscape. Be set back from the public right of way to the north, retaining a rural character to the footpath. Be located along Station Road to continue the perception of a dispersed linear settlement pattern. Consider the rural setting to the Isfield Pound Scheduled Monument. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**777/3040**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Mature hedgerow trees and hedgerow boundaries are key landscape features which increase the sensitivity of the site. There are public rights of way along the northern and eastern boundaries, which also increase sensitivity. The site is a flat arable field which is semi-enclosed by hedgerows along Station Road which decreases sensitivity. The site does not contain any priority habitats or historic features which reduces sensitivity. Given the location of the site between existing development on Station Road, potential development could relate well to the existing settlement form which reduces the site's sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance existing vegetation, including hedgerows, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has less impact on the landscape character of the surrounding area, and to provide ecological benefits. Retain public rights of way, and set back development from these routes to retain their rural character. Be located along Station Road to reinforce the existing dispersed linear settlement pattern. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**1143/3040**	**1138/3040**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**

Reasoning	**Reasoning** The sites contain existing development, which decreases their sensitivity. Site 1143/3040 comprises a small number of light industrial buildings and agricultural sheds whilst Site 1138/3040 comprises a field and domestic garden and has a more rural character and feel. The sites have a largely enclosed character, and no recorded priority habitats or historic features, which lower the landscape sensitivity. Public rights of way run along the northern and southern boundaries of the sites, the sites are relatively rural, and the gently undulating topography result in the sites being raised above the neighbouring residential development. These all increase sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has less influence on the landscape character of the surrounding area, and to provide ecological benefits. Be integrated with existing development along Station Road. Set back from public rights of way, to retain a rural setting to these recreational routes. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

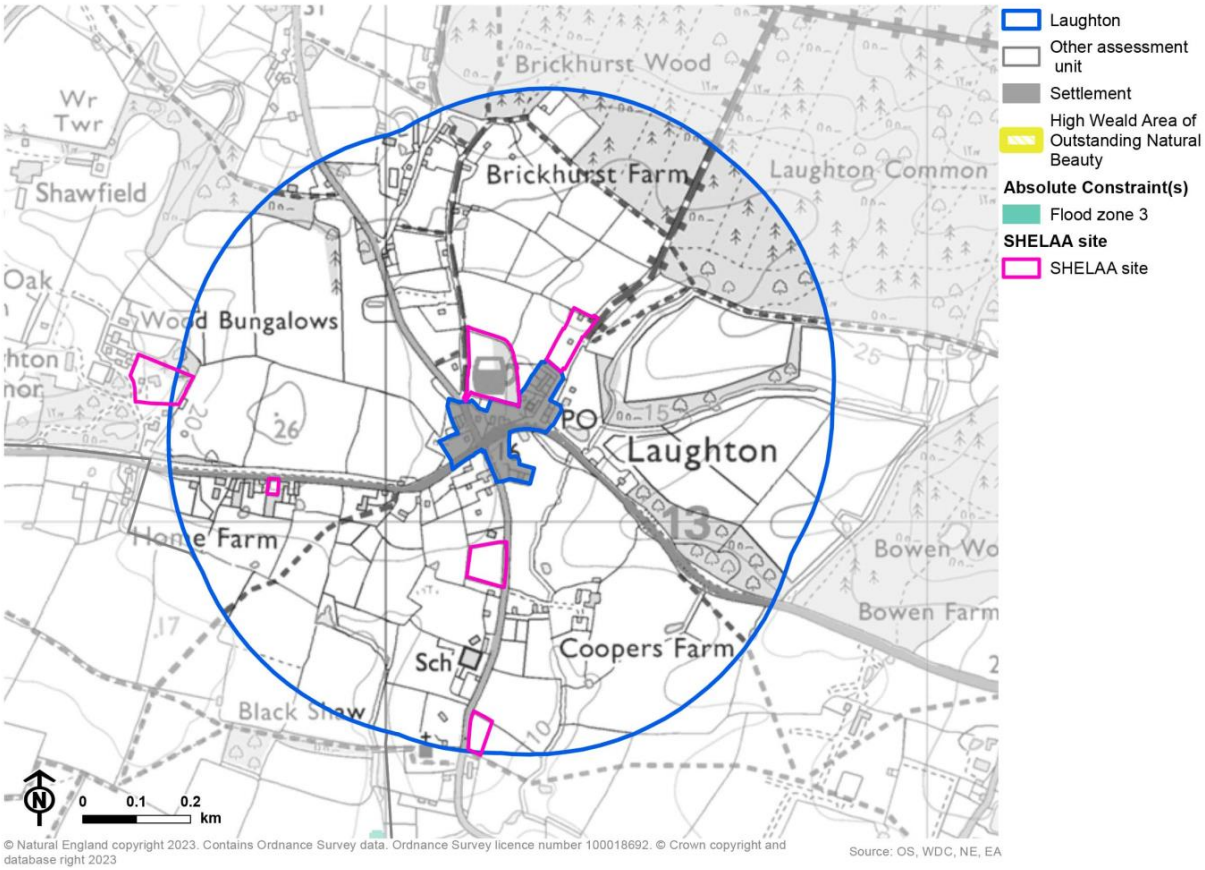
Landscape sensitivity		
SHELAA site ref.	**1123/3040**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site comprises of a residential dwelling, equestrian centre and pastoral land located near the centre of Isfield and to the east of Station Road. Mature trees and hedgerows, which line the external field boundaries, are key landscape features that increase sensitivity, along with the sites proximity to a small ancient woodland (River Uck Shaw) and the River Uck and its Headwaters BOA, which extends into the north of the site. There are public rights of way with clear views into the site along the south, west and north-west boundaries, and views across the site to the High Weald AONB and the South Downs National Park. The site does not relate well to the existing linear settlement pattern of Isfield. These all increase the sensitivity of the site. The topography of the site is relatively flat, and there are no recorded priority habitats or historic features within the site which decreases sensitivity. The site is separated from Isfield by minor lanes and hedgerows. Its use for horse grazing and as a stud, with considerable temporary paddock fencing, disrupts the integrity of the historic field pattern and reduces its rurality, which decreases sensitivity. The presence of large farm buildings and views to electricity pylons in the north also decreases sensitivity. Flood Zone 3 is recorded in the north of the site and is an absolute constraint to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from land recorded as Flood Zone 3 in the north. Retain, protect and enhance mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as	

	to ensure any development has less influence on the landscape character of the surrounding area, and to provide ecological benefits. Use them to integrate development into the landscape. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Be set back from the public rights of way to the south, west and north-west, retaining a rural character to the footpaths. Retain long distance views to the High Weald AONB and South Downs National Park. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**413/3040**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** This is a large site comprising arable fields and a farm shop, with mature hedgerows and hedgerow trees in the south, and an intact historic field pattern of regular piecemeal enclosure and assarts in the east, which increases sensitivity. The site provides a rural setting to Isfield, particularly in the south where it provides an open rural gap within the village, with clear views into the site from Station Road. The site is also elevated above Station Road, increasing its visibility within the surrounding landscape. The east of the site is not related to the existing linear settlement pattern of Isfield. There are views to the High Weald AONB to the north and South Downs National Park to the south. These all increase the site's sensitivity. The lack of recorded priority habitats, historic features and public access reduce sensitivity. The north of the site is more elevated above Station Road, which has considerable mature roadside vegetation and provides a more enclosed character to the north of the site. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site should:** Retain, protect and enhance mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has less influence on the landscape character of the surrounding area, and to provide ecological benefits. Be located along Station Road to reinforce the perception of a dispersed linear settlement pattern. Retain the sense of a rural open gap within the village in views from Station Road. Retain the historic assart field pattern in the east. Retain views to the High Weald AONB and South Downs National Park. *Please also refer to the strategic landscape guidance for the wider Isfield assessment unit*	

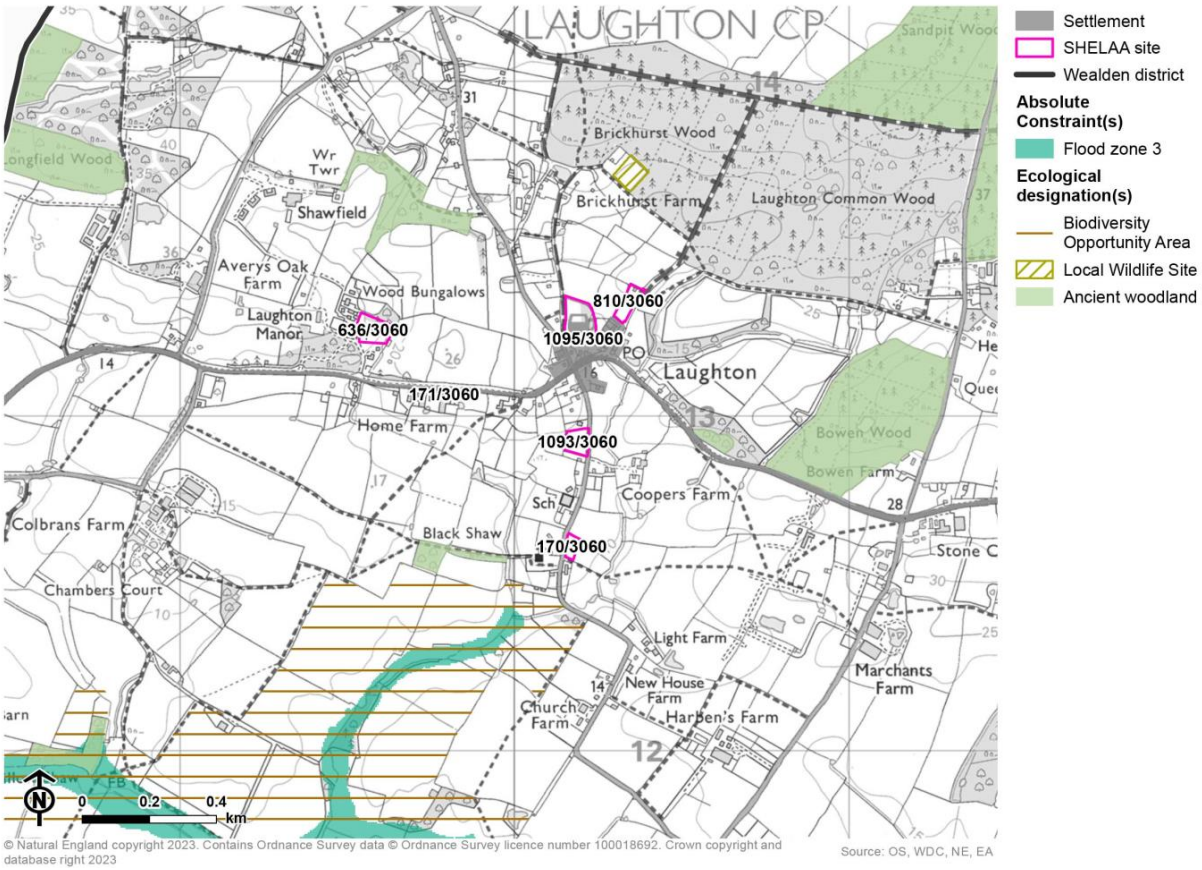
Laughton Assessment Unit

Figure B.47: SHELAA sites within Laughton



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Laughton**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.48: Absolute constraints within Laughton



Representative site photos



Site 1095/3060: Relatively enclosed character with fields bound by woodland.



Site 1093/3060: Gently undulating medium scale fields which form the rural context to the settlement edge.

SHELAA site reference:	170/3060	171/3060	636/3060	810/3060	1093/3060	1095/3060
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are mostly considered of similar sensitivity to the wider assessment unit, with sites located within the wooded landscape to the north and north-west of the settlement (Site 1095/3060 and 810/3060) considered higher sensitivity due to the presence of woodland habitats. The sites are located within an area of low-lying gently undulating fields, which are typical of the Laughton assessment unit and decrease sensitivity. Woodland within and surrounding the sites located to the north and north-east of the settlement result in a contained character, which is characteristic of the wider assessment unit and decreases sensitivity. Woodland to the north of the settlement contributes to the setting, which increases sensitivity for Sites 1095/3060 and 810/3060. Sites along Church Lane and the B2124 to the west of the settlement are slightly less contained in character than the wider assessment unit, though mature field boundaries screen and filter views. Existing ribbon development along Church Lane is noted for the wider assessment unit and decreases sensitivity for some of the sites (Sites 1093/3060 and 170/3060). The sites mostly comprise pastoral fields derived from medieval assarts and piecemeal enclosure with mature and wooded field boundaries, which is typical of the Laughton assessment unit and increases sensitivity. Site 636/3060 is located within an informal parkland landscape which extends across the north-west of the assessment unit. The settlement of Laughton primarily has a linear form centred along the B2124 (Laughton and Lewes Road) which increases sensitivity, particularly for sites located to the north and north west of the settlement (Sites 1095/3060 and 810/3060). Relatively high tranquillity and dark skies are experienced from much of the assessment unit as well as most of the sites, increasing their sensitivity. There are occasional glimpsed views towards the South Downs National Park from sites south of the settlement, increasing sensitivity.					
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ The intact historic field pattern, including considerable assarts. ■ Pasture fields bound by wooded shaws and hedgerows. ■ The rural setting provided to Laughton. ■ The rural character with limited modern intrusions ■ Occasional views to the South Downs National Park					

Landscape sensitivity		
SHELAA site ref.	**810/3060**	**1095/3060**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** These sites are located within an area of woodland which forms a soft boundary and part of the interconnected habitat network to the north of the settlement, which is atypical of the wider assessment unit and increases sensitivity. Site 1095/3060 forms part of a wider historic assart field pattern which increases sensitivity. There is a Grade II listed house located within Site 810/3060, which increases sensitivity. Two public rights of way pass along the site boundaries, which slightly increases sensitivity, however views into the sites are filtered by vegetation. Sites 1095/3060 and 810/3060 are located within a relatively flat area adjacent to the northern settlement edge. The sites are relatively enclosed in character due to the surrounding woodland. These characteristics decrease sensitivity. However, the south-western part of Site 810/3060 is covered by a group Tree	

	Preservation Order (TPO) whilst a number of individual trees on the boundaries of Site 1095/3060 also benefit from TPOs, which are sensitive landscape features in their own right. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature woodland and trees (especially those covered by TPOs) which screen and filter views into the sites from the settlement edge to the south and from the public rights of way to the east and west of the sites, and contribute to the existing green infrastructure network within the area. Minimise the influence of development on the setting of the Grade II listed building located within Site 810/306. Maintain the wooded rural character of outward views from the settlement edge. *Please also refer to the strategic landscape guidance for the wider Laughton assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**636/3060**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Site 636/3060 is located within an area of unregistered informal parkland associated with Laughton Manor, which increases sensitivity. The sloping topography of the site also slightly increases sensitivity. The site is enclosed in character and has a limited relationship with the settlement of Laughton, given the screening by woodland and the distance between the site and the settlement core, which decreases sensitivity. Existing residential development within the site influences the sense of rurality and decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature woodland and trees which screen and filter views into the site from the settlement and adjacent residential properties, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the site so as to ensure any development has less influence on the landscape character of the surrounding area, and to provide ecological benefits. Retain the wooded parkland character associated with Laughton Manor. *Please also refer to the strategic landscape guidance for the wider Laughton assessment unit.*	

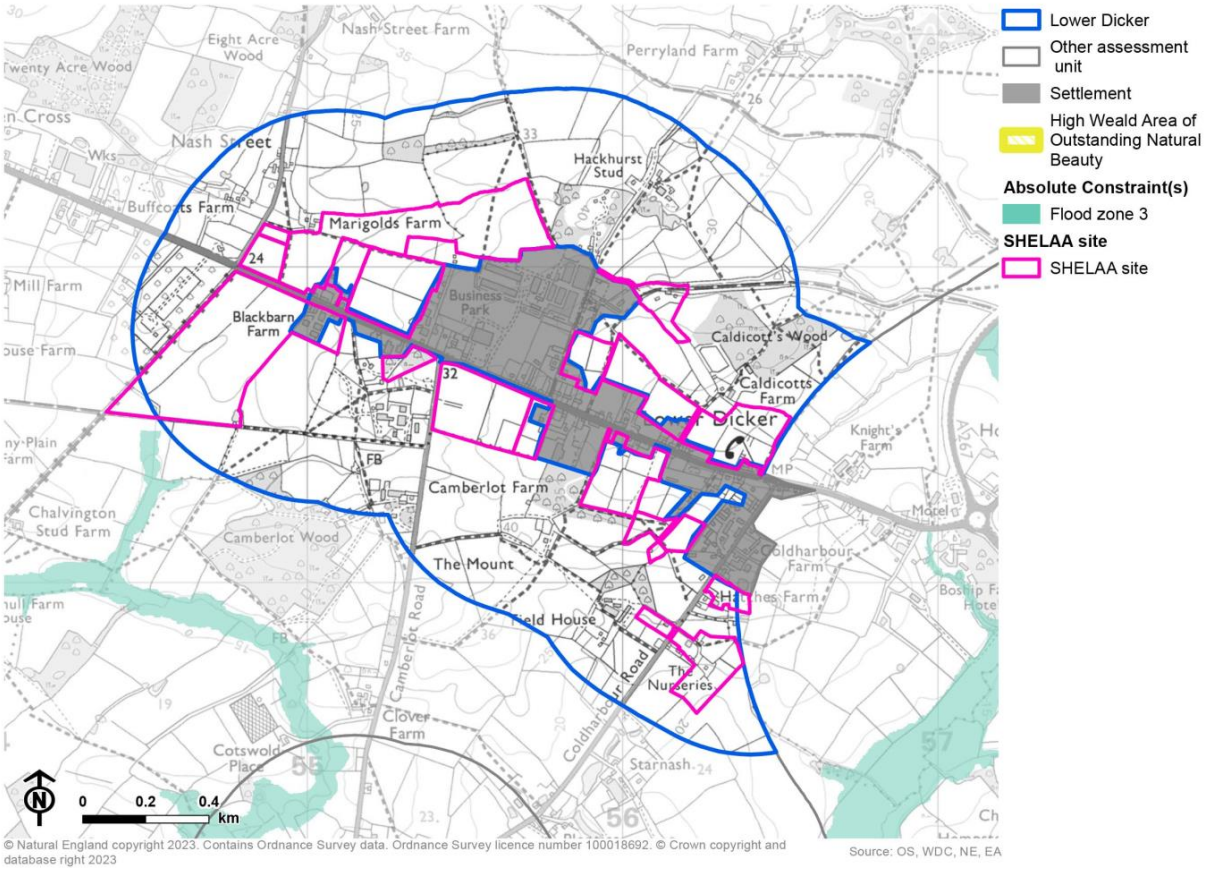
Landscape sensitivity		
SHELAA site ref.	**1093/3060**	**170/3060**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning**	

	Sites 1093/3060 and 170/3060 are located in an area of relatively flat, partially enclosed fields to the south of the settlement, in proximity to existing settlement expansion along Church Lane. These characteristics lower sensitivity. The field pattern of these sites comprises small to medium scale piecemeal enclosure with mature and occasionally wooded field boundaries, which add time depth and increase sensitivity. Occasional glimpsed views south towards the South Downs National Park increase sensitivity. A public right of way passes to the south of Site 170/3060, with glimpsed views into the site afforded from the path, increasing sensitivity. Two Grade II Listed Buildings and a single Grade I Listed Building lie in close proximity to Site 170/3060 and the site contributes to their setting, increasing sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows and woodland along Church Lane to minimise visibility of development from the road and to maintain and enhance their contribution to the existing green infrastructure network within the area. Retain, protect and enhance hedgerows and woodland along the southern boundary of Site 170/3060 to minimise visibility of development from the public right of way and to maintain and enhance their contribution to the existing green infrastructure network within the area. Retain key views south towards the South Downs National Park. Minimise visibility of the proposed development in views from the South Downs National Park. Retain key views and landscape features which form the setting to the listed buildings located near Site 170/3060. *Please also refer to the strategic landscape guidance for the wider Laughton assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**171/3060**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** Site 171/3060 is a relatively small site located adjacent to existing development along Laughton Road. The sense of rural tranquillity is influenced by the proximity of the road and existing development, which decreases sensitivity. The site is located between the road and existing development, and therefore does not form part of the rural context to the existing settlement, which also decreases sensitivity. The site is relatively open in character which increases sensitivity. The site is located directly east of a Grade II listed building, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance vegetation along the site boundaries to minimise visibility of any development from the surrounding residential properties and Laughton Road as well as the wider landscape; to maintain and enhance its contribution to the existing green infrastructure network within the area and to provide ecological benefits. Minimise the influence of development on the setting of the Grade II listed building located to the west of the site. *Please also refer to the strategic landscape guidance for the wider Laughton assessment unit.*	

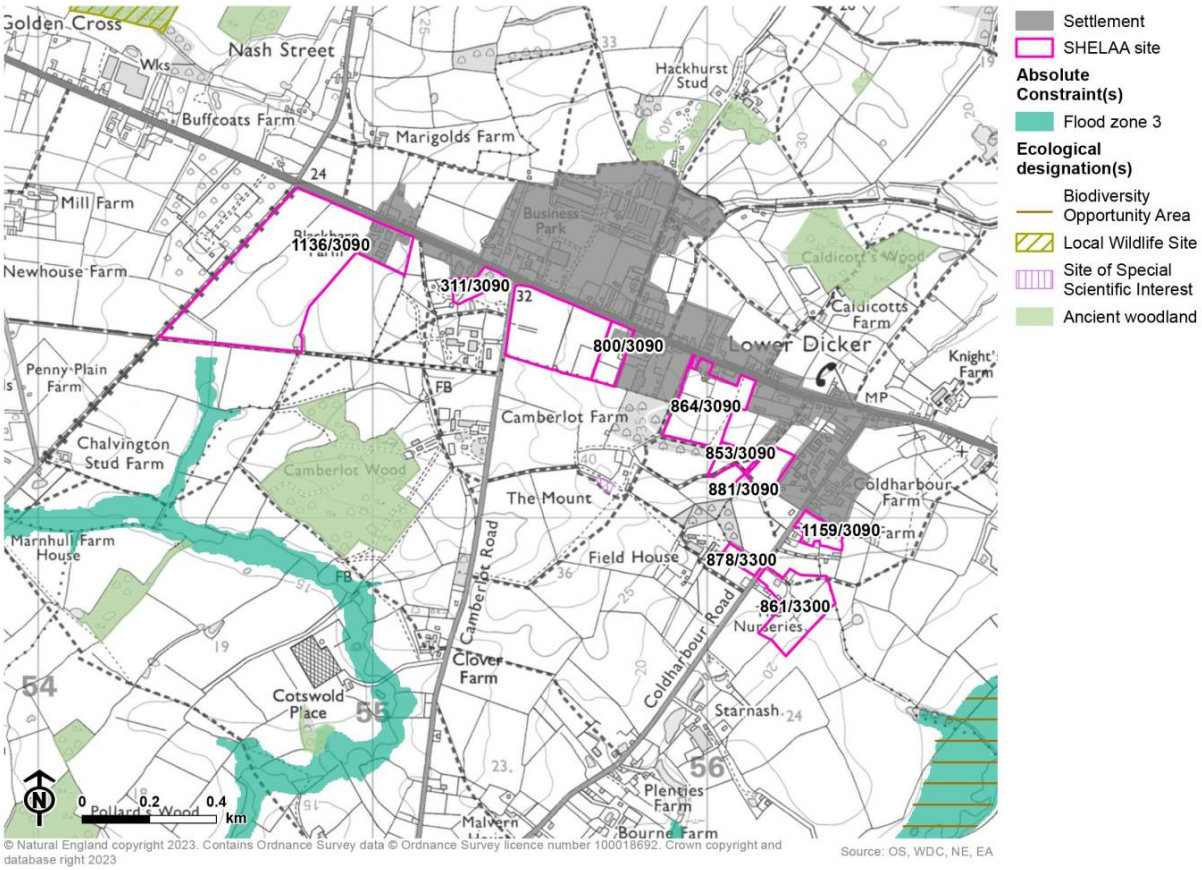
Lower Dicker Assessment Unit

Figure B.49: SHELAA sites within Lower Dicker



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Lower Dicker (south)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**M**

Figure B.50: Absolute constraints within Lower Dicker (south)



Representative site photos



Site 864/3090: Fields with occasional wooded boundaries and existing influence of sub-division and post and wire fencing.



Site 799/3090: Partially open character towards gently undulating fields in views from the A22.

SHELAA site reference:	311/3090	799/3090	800/3090	852/3090	853/3090
	861/3300	864/3090	878/3300	881/3090	1136/3090	1159/3090
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are considered to be of similar sensitivity to the wider assessment unit. Site 311/3090 comprises an area of mature, deciduous priority habitat woodland and is of higher sensitivity than the wider assessment unit. These sites are located within the gently rolling rural landscape to the south of the settlement of Lower Dicker, in an area with a mixed arable and pastoral land use and a field pattern comprising predominantly medium scale planned/private enclosure with some small areas of piecemeal enclosure. The gently rolling landform and medium scale field pattern is typical of the Lower Dicker assessment unit and decreases sensitivity. The sites have a semi-enclosed character that is typical of the assessment unit and decreases sensitivity. The influence of the busy A22 and presence of modern development, including commercial uses, decreases sensitivity for these sites and the wider assessment unit. Some of these sites have mature and occasionally wooded field boundaries (Sites 852/3090, 853/3090, 864/3090, 881/3090), which is atypical of the assessment unit and increases their sensitivity.					
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Intact historic field pattern, including medieval assarts. ■ Arable and pasture fields bound by mature hedgerows with hedgerow trees. ■ Occasional views to the High Weald AONB ■ Priority habitat mature deciduous woodland					

Landscape sensitivity		
SHELAA site ref.	**311/3090**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Site 311/3090 is located adjacent to the A22 and modern agricultural development along the settlement edge, which influences tranquillity. However, the presence of priority habitat deciduous woodland across the entire site increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** As far as possible, retain, protect and enhance all vegetation within and surrounding the site, especially mature trees and priority habitat deciduous woodland, to maintain and enhance their contribution to the existing green infrastructure network within the area and visually enclose the sites so as to ensure any development has less influence on the landscape character of the surrounding area, and to provide ecological benefits Minimise visibility of development from views from Lower Dicker and the A22, to retain the rural character. *Please also refer to the strategic landscape guidance for the wider Lower Dicker assessment unit.*	

Landscape sensitivity			
SHELAA site ref.	**852/3090**	**853/3090**	**881/3090**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** These sites are contained by woodland, which decreases sensitivity, although the wooded field boundaries themselves are a sensitive feature. Proximity to existing development to the north-east and east of the sites influences the sense of rurality and decreases sensitivity. Site 853/3090 is crossed by numerous public rights of way and a public right of way passes between Sites 852/3090 and 881/3090, which increases sensitivity. The small scale of these fields deriving from planned/private enclosure increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance external field boundaries to retain the small scale of fields. Retain, protect and enhance woodland along the site boundaries to maintain and enhance its contribution to the existing green infrastructure network within the area, to provide ecological benefits and to minimise the visibility of any development within the surrounding landscape and from the settlement of Lower Dicker, including properties along Coldharbour Road. Preserve and enhance public access and provide opportunities to experience the wider rural landscape. *Please also refer to the strategic landscape guidance for the wider Lower Dicker assessment unit.*		

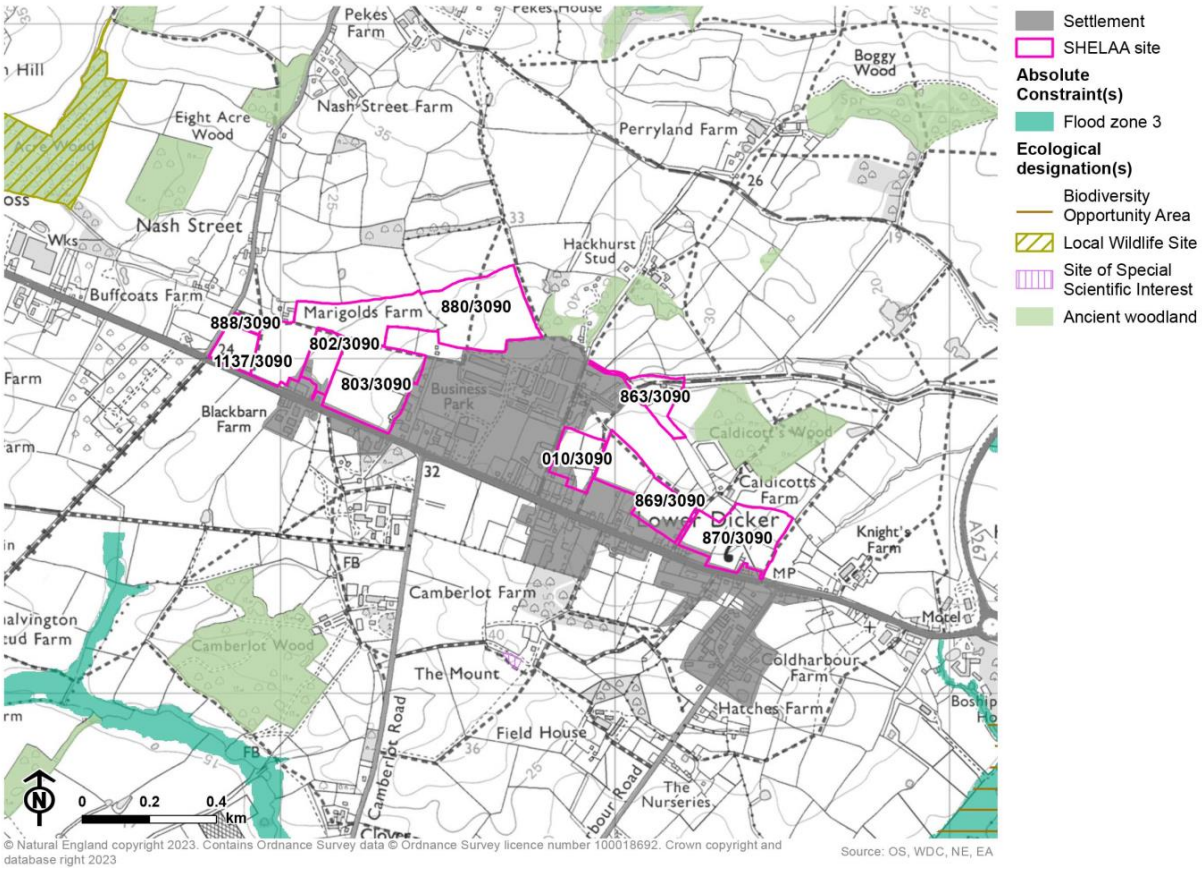
Landscape sensitivity			
SHELAA site ref.	**861/3300**	**878/3060**	**1159/3090**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**
Reasoning	**Reasoning** These sites are located along Coldharbour Road, near existing settlement expansion and modern agricultural development which has influenced the sense of rurality and decreases sensitivity. All sites have existing development, which has influenced the field pattern and decreases sensitivity. Sites 861/3300 and 878/3060 have a semi-enclosed character, which decreases sensitivity. The eastern and southern extents of Site 861/3300 and Site 1159/3090 are more open in character, which increases sensitivity. The presence of woodland and mature field boundaries within / surrounding the sites increases sensitivity. A public right of way passes through Site 861/3300. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance woodland along the site boundaries to maintain and enhance its contribution to the existing green infrastructure network within the area, to provide ecological benefits and to minimise the visibility of any development within the surrounding landscape and from the settlement of Lower Dicker.		

	Retain the rural character of views from the public right of way which passes through Site 861/3300. Be designed to be in scale with existing development within the area and the sites, where possible. *Please also refer to the strategic landscape guidance for the wider Lower Dicker assessment unit.*

Landscape sensitivity				
SHELAA site ref.	**799/3090**	**800/3090**	**864/3090**	**1136/3090**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**	
Reasoning	**Reasoning** These sites comprise medium to large scale fields with a relatively simple pattern predominantly derived from planned/private enclosure, which decreases sensitivity. These sites are located adjacent to the settlement edge and the A22, as well as within an area characterised by land in employment use along the A22, which influences the sense of rural tranquillity, decreasing sensitivity. These sites are relatively open in character which increases sensitivity. Public rights of way pass along the boundaries of Sites 1136/3090 and 864/3090. Site 864/3090 has a smaller scale field pattern derived from planned/private and piecemeal enclosure, which increases sensitivity; however, there is some existing sub-division of fields with post and wire fencing, which detracts from rural character and decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located in the north of the sites, within close proximity of the A22 to retain the linear settlement form. Preserve and enhance the historic field pattern, particularly the smaller scale mixed field pattern of Site 864/3090. *Please also refer to the strategic landscape guidance for the wider assessment unit.*			

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Lower Dicker (north)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	LM	**M**	**M**

Figure B.51: Absolute constraints within Lower Dicker (north)



Representative site photos



Site 010/3090: Medium scale pastoral fields with post and wire fencing and an influence of modern agricultural development.



Site 869/3090: Relatively flat pastoral fields with a semi-enclosed character.

SHELAA site reference:	010/3090	802/3090	803/3090	863/3090	869/3090
	870/3090	880/3090	888/3090	1137/3090	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are considered to be of similar sensitivity to the wider assessment unit. These sites are located to the north of the settlement of Lower Dicker, in an area with a mixed arable and pastoral use of medium scale with a relatively regular field pattern derived from planned/private enclosure, which is typical of the wider assessment unit and decreases sensitivity. The relatively simple landform is typical of the wider assessment unit and decreases sensitivity. The influence of the busy A22 and presence of modern development, including commercial and employment uses in the area, influences the sense of rural tranquillity within the wider assessment unit and the sites themselves, decreasing sensitivity. The assessment unit and these sites have a partially enclosed character due to mature hedgerows and woodland, decreasing sensitivity. The assart and occasionally mixed historic field pattern for some of the northern and easternmost sites (Sites 863/3090, 870/3090 and 880/3090) is not typical of the wider assessment unit and increases sensitivity. Numerous public rights of way pass through or near the sites, increasing sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Scattered blocks of priority habitat deciduous woodland in the north, much recognised as ancient woodland. ■ Intact historic field pattern, including medieval assarts. ■ Arable and pasture fields bound by mature hedgerows with hedgerow trees. ■ Occasional long views to the High Weald AONB				

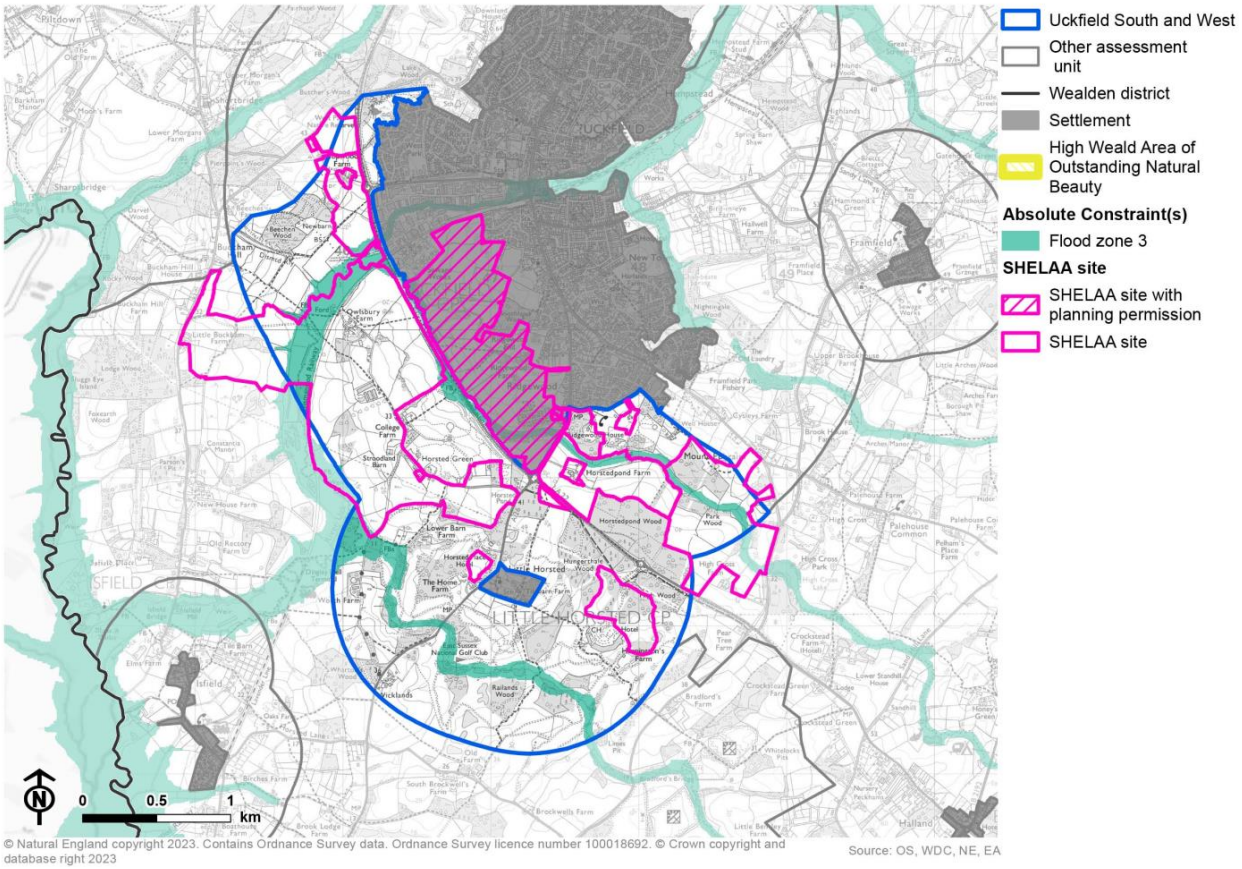
Landscape sensitivity			
SHELAA site ref.	**863/3090**	**870/3090**	**880/3090**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**
Reasoning	**Reasoning** These sites are located within an area of irregular and small-scale fields with a historic field pattern derived from assarts and piecemeal enclosure, which increases sensitivity, particularly in the northern parts of Site 880/3090 and Site 870/3090 and across Site 863/3090, where this field pattern is present. Public rights of way pass through Sites 880/3090 and 863/3090, and along the western boundary of Site 870/3090. Wooded field boundaries result in a semi-enclosed character and a limited relationship between the sites and the settlement edge, which decreases sensitivity. The southern part of Site 880/3090 is located directly north of the A22 in an area with a more regular and larger scale field pattern and characterised by employment uses, which decreases sensitivity for this part of the site. The northern parts of Site 870/3090 and Site 880/3090 are more rural in character, and are located in open countryside that is more visible within the wider landscape, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types for the northern parts of Site 870/3090, 880/3090 and the entirety of Site 863/3090.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located within the southern parts of Sites 880/3090 and 870/3090, away from the sensitive assart and piecemeal enclosure field pattern in the north of the sites. Retain, enhance and protect wooded field boundaries, which contribute to the semi-enclosed character of the sites, to maintain and enhance their contribution to the existing green infrastructure network within the area, to provide ecological benefits and to minimise the visibility of any development within the surrounding landscape. Retain and protect the wooded and rural character of views from the public rights of way which pass through Sites 880/3090 and 863/3090. *Please also refer to the strategic landscape guidance for the wider Lower Dicker assessment unit.*		

Landscape sensitivity			
SHELAA site ref.	010/3090	803/3090	888/3090
	802/3090	869/3090	1137/3090
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**
Reasoning	**Reasoning** These sites comprise areas of gently undulating and relatively simple medium scale fields which decrease sensitivity. The sites are located near the Hackhurst Lane Industrial Estate and existing development along Hackhurst Lane which influences the settlement edge in this area, as well as limiting the sense of tranquillity and decreasing sensitivity. Sites 1137/3090 and 803/3090 are located directly adjacent to the A22, which limits the sense of tranquillity and decreases sensitivity. The lack of a clearly defined boundary or edge to the settlement of Lower Dicker in this area decreases sensitivity. Mature wooded hedgerows		

	partially enclose Site 010/3090 and 863/3090, decreasing sensitivity, though the field boundaries are sensitive features themselves. Hedgerows are linear and relatively low in height for Sites 802/3090, 803/3090, 888/3090, 1137/3090 and result in an open character, which increases sensitivity. A number of public rights of way pass along the site boundaries, also increasing sensitivity. Site 869/3090 is relatively rural in character , and the northern edge of the site is partially open and more visible within the wider rural landscape, which increases sensitivity. Sites 010/3090, 802/3090, 803/3090, 88/3090 and 1137/3090 are considered to be of slightly lower sensitivity to commercial / industrial development, given the proximity of existing commercial development which characterises the area. However, the characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types for Site 869/3090.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Consider opportunities to soften and define the settlement edge, using planting comprising native species that are in character with the locality. Retain, protect and enhance the wooded and rural character of views from the public rights of way which pass through and near the sites. Enhance wooded field boundaries along the northern edge of Site 869/3090 to screen views of development from the wider rural landscape. Consider the mass and scale of development in key views from the settlement in relation to Sites 010/3090, 802/3090, 803/3090, 88/3090 and 1137/3090 0,and soften the edge of built development with planting comprising native species that are in character with the locality. *Please also refer to the strategic landscape guidance for the wider Lower Dicker assessment unit.*

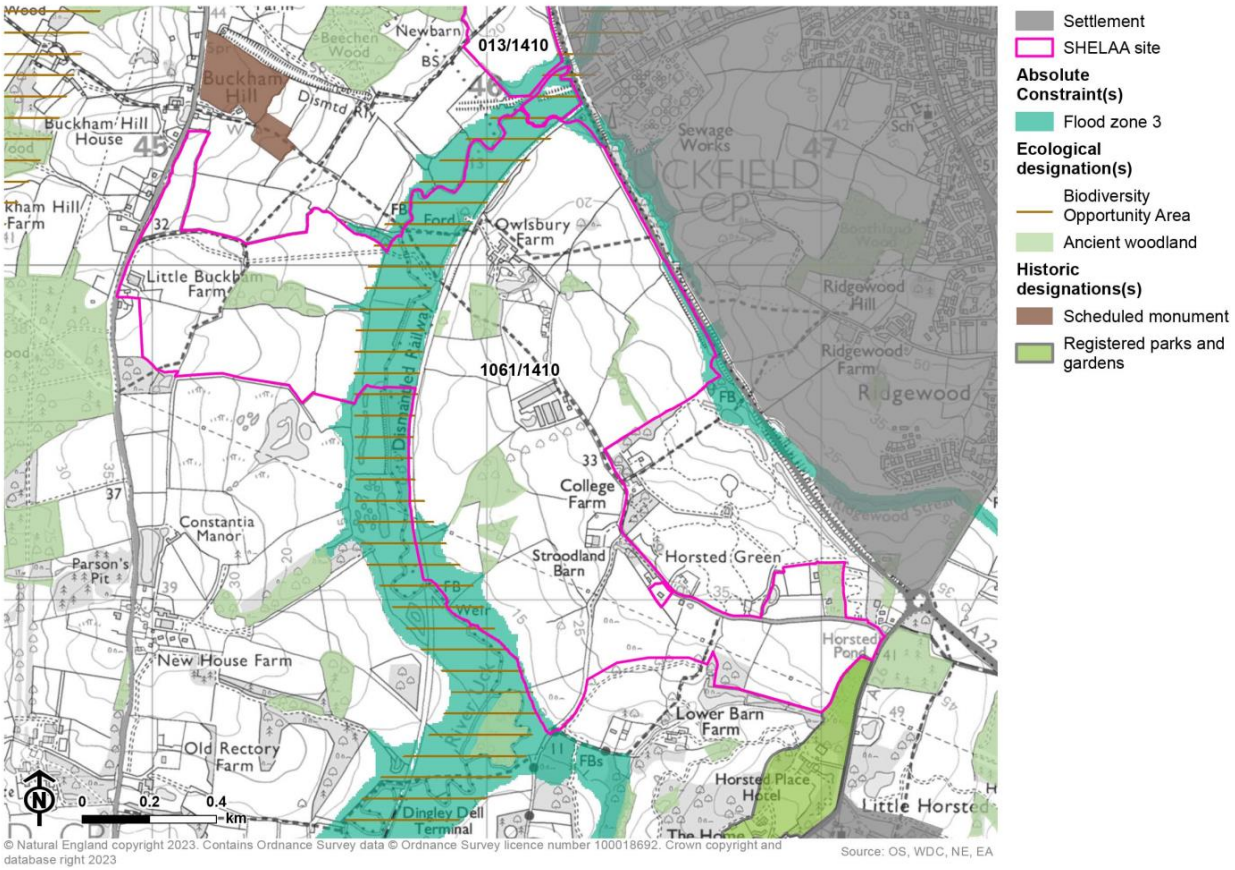
Uckfield South and West Assessment Unit

Figure B.52: SHELAA sites within Uckfield South and West



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield South and West (west)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.53: Absolute constraints within Uckfield South and West (west)



Representative site photos



Site 1061/1410: Electrical pylons are prominent in the arable landscape, as seen from a public footpath.



Site 1061/1410: Hedgerow boundaries line arable fields, as seen from a public footpath. Electrical pylons remain prominent in the landscape, and the Grade II listed Horsted Place can be seen on the ridge to the south.

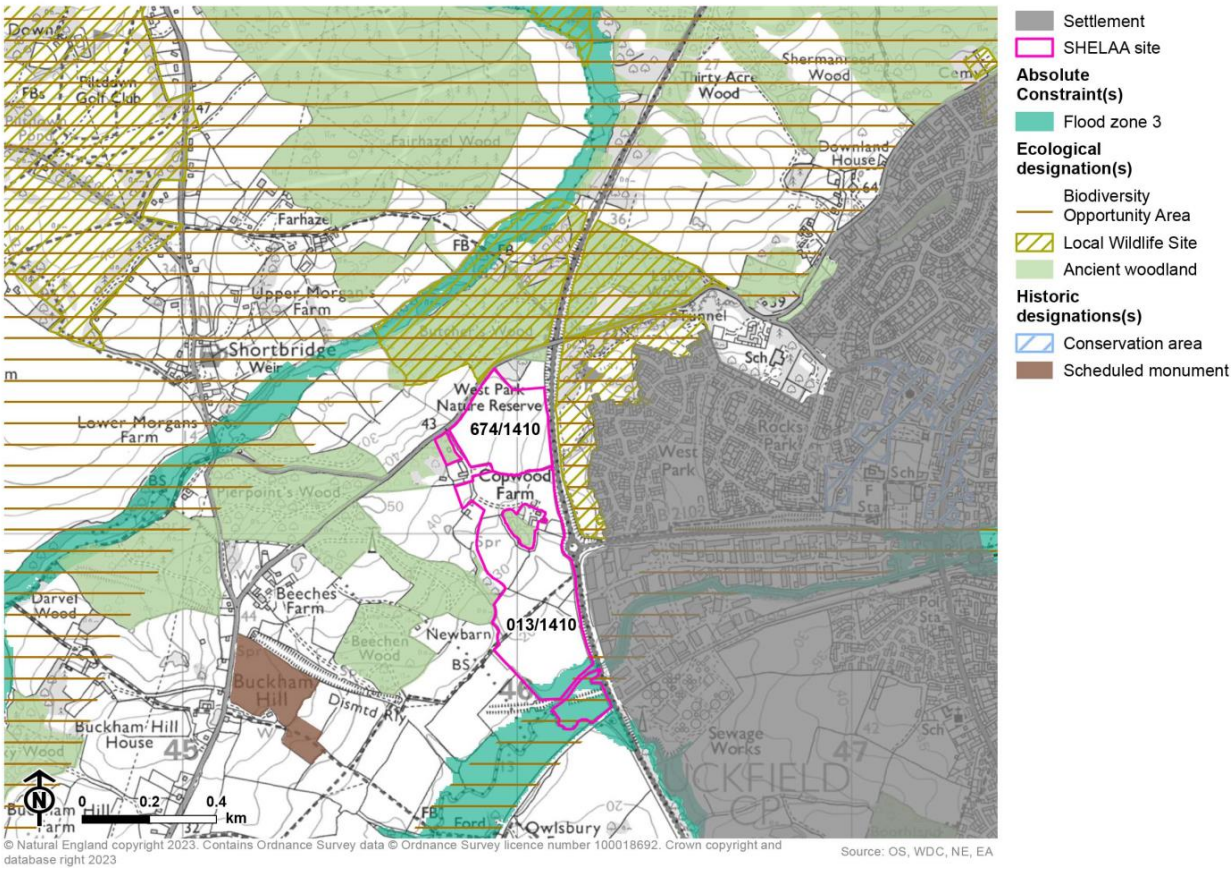
SHELAA site reference:	1061/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site is located west of the A22 and the existing modern settlement edge of Uckfield and is of similar sensitivity as the wider Uckfield South and West assessment unit. The site is comprised of gently sloping arable fields, falling from 35m AOD along Horsted Pond Lane in the centre of the site, to 15m AOD along the River Uck and along the A22/Ridgewood Stream corridor in the east. The River Uck flows to the south-west through the centre of the site. The landform is typical of the low-lying river valleys of the wider assessment unit and indicates lower sensitivity. The small areas of ancient semi-natural and priority habitat deciduous woodland (at Stroodland Wood, Honeyspot Shaw, Hoathfield Wood, Owlsbury Wood and Bean's Wood) along the river corridor and in the east, intact hedgerows and hedgerow tree boundaries, and smaller areas of historic field patterns (assarts) in the north are key landscape sensitivities of the site and reflective of the wider assessment unit. A Grade II listed building (Owlsbury Farmhouse) lies in the centre of the site, and Horsted Place Registered Park and Garden lies adjacent to the south-eastern boundary. A network of public rights of ways cross through the north of the site and there is limited settlement besides isolated farmsteads, some of which are historic. The site currently plays a role in the sense of separation between Uckfield and the settlement of Little Horsted (although this is reinforced by the A22). Additionally, the rural and tranquil characteristics of the site contribute to the rural setting of Uckfield, as the site is prominent in views from the western edge of the town. These all indicate higher sensitivity. However, large modern developments on the western slope of Uckfield (the Ridgewood development site) are also clearly visible from this site. A large consented site at Copwood Farm to the north could detract further from the sense of rurality if built out. Field patterns across the site consist primarily of modern field amalgamations (except for in the north of the site where they are more sensitive historic assarts), and the rural character of the site is impacted by proximity to the A22 and presence of prominent electrical pylons in the south and south-east. These factors indicate lower sensitivity. An area along the River Uck corridor has been scoped out of the assessment as it is in Flood Zone 3.
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The pockets of ancient and priority habitat deciduous woodland. ■ Areas of historic assart field patterns in the north. ■ Strong network of hedgerows and hedgerow trees. ■ The rural and tranquil setting to Uckfield and Little Horsted. ■ The role the landscape provides in preventing coalescence between Uckfield and Little Horsted. ■ The network of public rights of way in the north.

Landscape sensitivity		
SHELAA site ref.	**1061/1410**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning**	

	The areas of ancient and priority habitat deciduous woodland throughout the site, wooded River Uck corridor, the historic field patterns (particularly in the north of the site) and recreational opportunities (especially in the north of the site), semi-open visual character, intervisibility to the historic Horsted Place in the south and Owlsbury farmhouse in the north, and the relatively rural and tranquil qualities away from the Uckfield settlement edge indicate higher sensitivity of the site to development in the west and north. Additionally, the landscape plays some role in the sense of separation between Uckfield and Little Horsted, and indicates higher sensitivity in the south of the site. Planning permissions to the north and strong intervisibility to modern developments on the western slope of Uckfield indicate lower sensitivity at the eastern site boundary. Prominent electricity infrastructure and proximity to the A22, large areas of modern field amalgamations, and relatively flat landform indicate lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance areas of ancient woodland and priority habitat deciduous woodland in the centre and east of the site, providing appropriate buffers. Retain, protect and enhance vegetation within and surrounding the site, especially the network of mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area, to provide ecological benefits and to minimise the visibility of any development within the surrounding landscape. Retain areas of historic field pattern in the north of the site. Use existing and new planting to integrate development into the landscape and screen development from historic features at Horsted Place Registered Park and Garden to the south-east of the site and Owlsbury Farmhouse in the centre of the site. Take opportunities to reduce the impact of the A22 and electricity pylons on the landscape. Be sited to retain the rural character of the public rights of way through the site. *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield South and West (west)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.54: Absolute constraints within Uckfield South and West (west)



SHELAA site reference:	674/1410	013/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The centre of Site 013/1410 has planning permission for renewable energy development. These sites lie to the west of Uckfield and is considered slightly less sensitive than the wider Uckfield South and West assessment unit. The sites consist of medium-scale pastoral fields in Site 674/1410 and the north of Site 013/1410, and arable fields in the south of Site 013/1410, consistent with the assessment unit. Unlike the wider assessment unit, there are no recorded priority habitats within the sites, although priority habitat deciduous woodland and ancient woodlands lie adjacent to the west of the sites. There are mature hedgerows and hedgerow trees within the sites, and along the adjoining roads, especially the A22. The south of Site 013/1410 lies within the River Uck and its Headwaters BOA. . Historic field patterns across both sites are typical of the wider assessment unit. The sites are separated from Uckfield by the heavily wooded A22 corridor which forms a strong western boundary to Uckfield. The sites lie on low lying gently sloping land associated with the Uck floodplain, typical of the wider assessment unit. Both sites slope down to the south-east. The south of Site 013/1410 is bisected by the River Uck, and is recorded as Flood Zone 3. The north of the sites is highly prominent, being elevated within the landscape and providing far reaching views across Uckfield. This indicates a higher sensitivity within the north west of the sites. The rest of the	

	sites have a visually enclosed character, indicating lower sensitivity in line with the wider assessment unit. The tranquil character of the site is impacted by its proximity to the A22, and the modern Settlement edge of Uckfield to the east, which is noted as an area of lower sensitivity for the wider assessment unit. There are no heritage features recorded within the site boundary, which is not typical of the wider assessment unit and indicates lower sensitivity. If consented development in the centre of Site 013/1410 is built out, this would further influence the perceptual qualities of the site and lower its sensitivity to development towards the south.
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Site 013/1410 – The River Uck and Ridgewood stream corridors and associated riparian woodlands and priority habitats, which form part of the River Uck and its Headwaters BOA. ■ The rural setting to Uckfield ■ Intact historic assart field patterns across the sites. ■ The ancient woodland on the western boundaries (Copwood House Shaw, Copwood Farm Shaw and Kiln Wood)

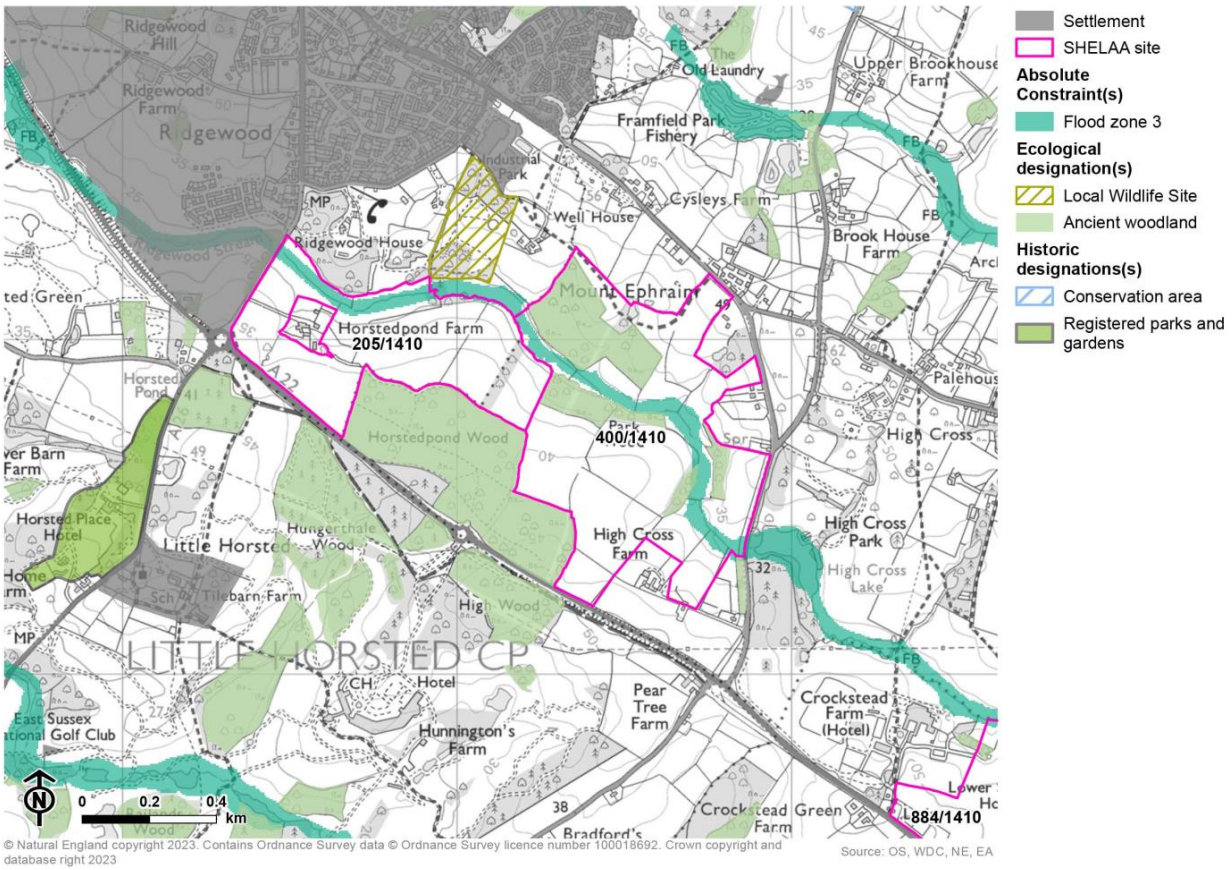
Landscape sensitivity		
SHELAA site ref.	**674/1410**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The historic field patterns consisting of cohesive assarts, intact hedgerow boundaries, and separation from the settlement edge of Uckfield due to the A22, and ancient woodland at Copwood House Shaw to the west, indicate higher sensitivity. The site also provides a rural landscape setting to Uckfield which increases its sensitivity to development. However, the gently sloping landform, enclosed character, lack of recorded heritage assets and public access within the site boundaries, and proximity to the A22 and existing modern settlement edge of Uckfield indicate lower sensitivity. The north-west of the site (aligned with Rock Road) is more sensitive than the rest of the site due to its prominent elevated position in the landscape, and long-distance views across Uckfield. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the network of mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area, to provide landscape and ecological benefits and to minimise the visibility of any development within the surrounding landscape. Ensure it is integrated into the current landscape character, utilising existing vegetation and new planting. Be set back from Copwood House Shaw, providing a suitable buffer to protect the ancient woodland. Take opportunities to minimise the influence of the A22 on the landscape, through planting and lighting reduction.	

	Be sited further to the west of the site so as to minimise the perception of coalescence with Uckfield. *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**013/1410**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The historic field patterns consisting of cohesive assarts and irregular and regular piecemeal enclosure, intact hedgerow boundaries, and separation from the settlement edge of Uckfield due to the A22 all indicate higher sensitivity. The northern outlier of the site is fully comprised of ancient woodland within Copwood House Shaw and is of high sensitivity. The proximity of the south of the site to the River Uck, and its inclusion within the River Uck and its Headwaters BOA also increases sensitivity to development. However, the gently sloping landform, enclosed character, lack of recorded heritage assets and limited public access within the site boundaries, and proximity to the A22 and existing modern settlement edge of Uckfield indicate lower sensitivity. Consented development in the centre next to the A22/B2102 junction will also reduce sensitivity to development in this area. The south of the site is recorded as Flood Zone 3 and therefore excluded from this assessment. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Copwood Farm Shaw, Copwood House Shaw and Kiln Shaw ancient woodlands, and provide an appropriate buffer to protect the ancient woodlands. Retain, protect and enhance vegetation within and surrounding the site, especially the network of mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area, to provide ecological benefits and to minimise the visibility of any development within the surrounding landscape. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Ensure it is integrated into the current landscape character, utilising existing vegetation and new planting. Take opportunities to minimise the influence of the A22 on the landscape, through planting and lighting reduction. Be sited further to the west of the site so as to minimise the perception of coalescence with Uckfield. Retain the rural character of the public right of way through the site. *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield South and West (south)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.55: Absolute constraints within Uckfield South and West (south)



Representative site photos



Site 205/1410: Looking south-west over the Ridgewood Stream Corridor toward the A22 from Millennium Green, over sloping arable fields with mature hedgerows and hedgerow trees.



Site 400/1410: Looking south-east towards Horstedpond Wood, across sloping arable fields bound by hedgerows and hedgerow trees.

SHELAA site reference:	205/1410	400/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	A corridor associated with the Ridgewood Stream is constrained by Flood Zone 3, in the north of Site 205/1410 and through the centre of Site 400/1410. The sites lie adjacent to the A22 and have a similar sensitivity to the wider Uckfield West and South assessment area. Like the wider assessment unit, the landform is complex, rising from Ridgewood Stream which runs between the sites which increases sensitivity. The sites comprise undulating arable and pastoral fields with a field pattern of cohesive assarts, assart woodlands, and irregular piecemeal enclosures, with historic origins typical of the wider assessment unit which increases sensitivity. Mature hedgerows and hedgerow trees provide internal field boundaries across the sites, and connections between the adjacent woodlands. Adjacent to the sites are areas of ancient woodland, and a pattern of small woodlands that is noted in the wider assessment unit as features of higher sensitivity. Site 400/1401 contains several blocks of ancient woodland (New Grant Planation, Oldmill Wood and Park Wood), and Horstedpond Wood, Kenwards Wood and Nine Acre wood (all ancient woodlands) border Site 205/1410 on part of its southern boundary and Site 400/1410 on part of its eastern boundary. Site 205/1410 surrounds a historic farmstead (Grade II listed), and the pastoral characteristics of the sites contribute positively to the historic setting of the farmstead, which increases the sensitivity of the site to development. Site 400/1410 lacks heritage features, which is atypical of the wider assessment unit and reduces sensitivity. One public right of way runs through the north of Site 400/1410, and a public right of way crosses the south-western corner of 205/1410. Consented development north-west of Lewes Road at Ridgewood Place is being built out, and has some influence on the perceptual qualities of the sites, and lowers sensitivity.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ancient and priority habitat deciduous woodland, particularly at Horstedpond Wood and New Grant Planation, Oldmill Wood and Park Wood within Site 400/1410. ■ Network of hedgerows and hedgerow trees. ■ Intact historic field patterns of assarts and assarts woodlands. ■ Rural character of the farmed landscape.	

Landscape sensitivity		
SHELAA site ref.	**205/1410**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is located in close proximity to the A22 and is adjacent to the Ridgewood Farm site (to the northwest), across Lewes Road, which is under construction for 1,000 new homes, influencing the sense of tranquillity and remoteness within the landscape. The site is semi-enclosed by mature hedgerows and hedgerow trees, with intermittent views into the site from along the A22. There are no areas of priority habitat or ancient woodland, heritage features, or public rights of way within the site boundaries, indicating the site itself is lower in sensitivity to development.	

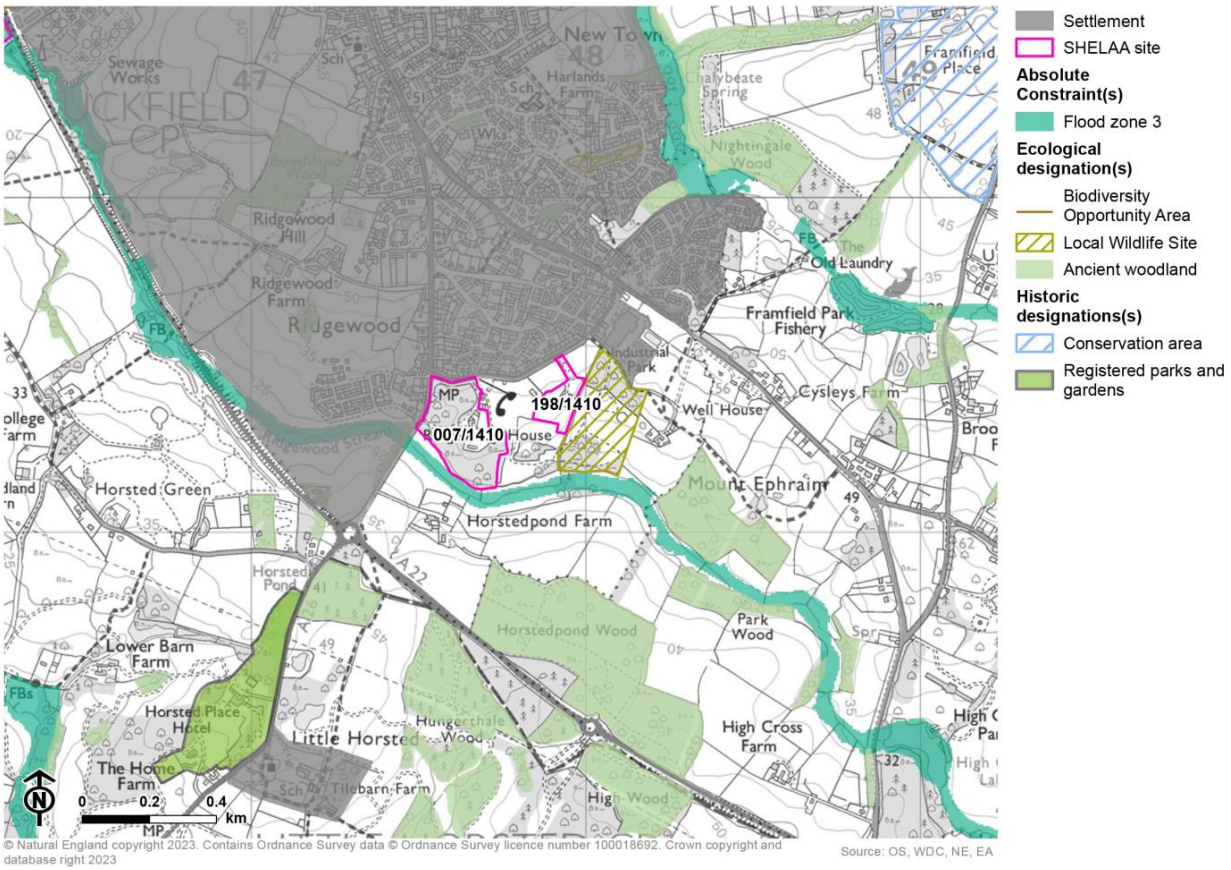
	However, Uckfield Millennium Green park is a well-used public green space and lies adjacent to the site's northern boundary, with intermittent intervisibility to the site. The site also surrounds the Grade II listed historic farmstead at Horstedpond, and contributes to its historic and rural setting, whilst ancient woodland at Horstedpond Wood is adjacent to the south-eastern boundary. These indicate localised higher sensitivity to development in these parts of the site. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance existing mature vegetation along the A22, taking opportunities to minimise the influence of the A22 on the landscape. Ensure that the landscape structure of the site and its immediate surroundings is strengthened and reinforced with additional landscaping, particularly along the southern boundary with the A22 and Horstedpond Wood Ensure that it is integrated into the current landscape character, utilising existing vegetation and new planting. Retain, protect and enhance the network of mature hedgerows and hedgerow trees, to maintain and enhance their contribution to the existing green infrastructure network within the area, to provide landscape and ecological benefits and to minimise the visibility of any development within the surrounding landscape. Be sited so as to minimise the influence of development on historic features at Horstedpond farmstead and Uckfield Millennium Green. Be set back from ancient woodland at Horstedpond Wood and provide an appropriate buffer to protect the ancient woodland. *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**400/1410**	
Sensitivity rating	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Comprised of a mix of pasture and woodland (much of which is ancient woodland), the site stretches between the A22 in the south and Eastbourne Road to the north. Areas of ancient and priority habitat deciduous woodland in the north and along Ridgewood Stream in the centre of the site, proximity to and intermittent intervisibility with Uckfield Millennium Green and public rights of way to the west, indicate higher sensitivity. Ancient woodland at Horstedpond Wood is adjacent to the site in the south-west indicating localised sensitivity to development at this boundary. The north of the site is more sensitive due to the presence of large blocks of ancient woodland at Park Wood, Oldmill Wood and New Grant Plantation. The site is visually enclosed by mature hedgerows and hedgerow trees, with occasional glimpses in from along the A22 and Eastbourne Road. The field pattern consists of modern field amalgamations except for areas of cohesive assarts in the north of the site, along Eastbourne Road. There are no heritage assets recorded within site boundaries, and the proximity to the A22 impacts the sense of tranquillity and rural qualities. These indicate lower sensitivity to development. An area of Flood Zone 3 constrains the centre of the site along Ridgewood Stream corridor. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Flood Zone 3 along Ridgewood Stream corridor. Retain, protect and enhance existing mature vegetation along the A22 and Eastbourne Road, taking opportunities to minimise the influence of the A22 on the landscape. Ensure it is integrated into the current landscape character, utilising existing vegetation and new planting. Be set back from ancient woodland to the south-west of the site, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance the network of mature hedgerows and hedgerow trees and priority habitat deciduous woodland in the north and centre, to maintain and enhance their contribution to the existing green infrastructure network within the area, to provide landscape and ecological benefits and to minimise the visibility of any development within the surrounding landscape. Enhance the experience of public rights of way to the west, minimising the influence of new development in views. *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield South and West (south)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.56: Absolute constraints within Uckfield West and South (south)



Representative site photos



Site 007/1410: Heavily wooded and scrubbed boundaries enclose and obscure views into the site.



Site 198/1410: Mature hedgerows with hedgerow trees provide visual enclosure, obscuring views into the site.

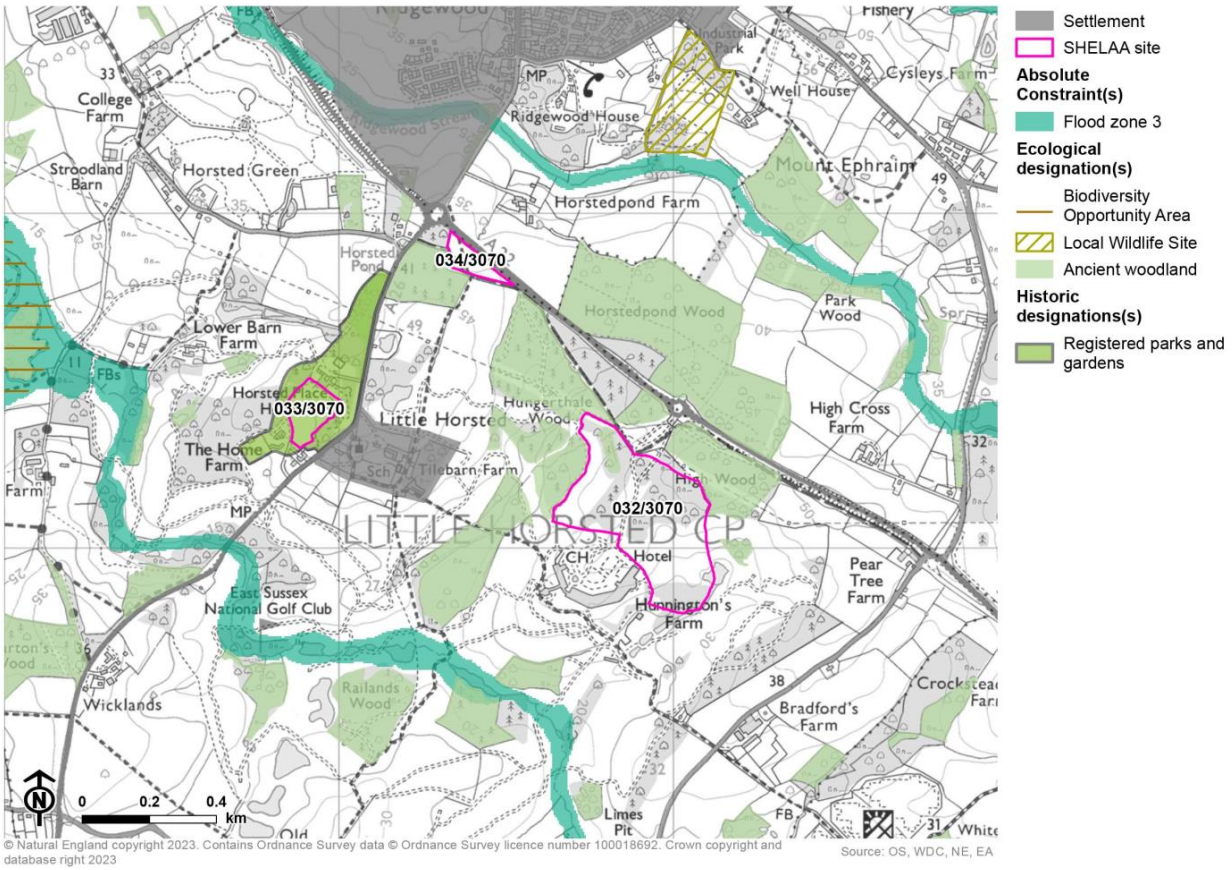
SHELAA site reference:	198/1410	007/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie along New/Lewes Road, and are typical of the wider Uckfield South and West assessment unit, with representative features such as the historic assart field patterns, areas of mature woodland, and undulating landform. Located on a gently undulating valley side associated with Ridgewood Stream, the landform slopes from 35m AOD in the north to 20m AOD in the south along the stream. The numerous areas of mature woodland, some of it priority habitat, historic field pattern of small to medium scale assarts, and small area of informal parkland in Site 007/1410 are key sensitivities for the sites and wider assessment unit. Both sites contain a small number of residential structures, enclosed by mature trees and hedgerows, and well-integrated into the surrounding woodland and the parkland at Uckfield Millennium Green. There is a perimeter TPO affecting Site 007/1410. The eastern boundary of Site 198/1410 is adjacent to Ridgewood Clay Pit, which is a Local Wildlife Site, indicating localised sensitivity on this edge. The Grade II listed Ridgewood House is located in the centre of Site 007/1410. These factors all indicate higher sensitivity. However, the enclosed nature of the sites, with limited visual prominence in the wider landscape, proximity to new residential developments to the north, and exposed modern settlement edge indicate lower sensitivity.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Areas of priority habitat deciduous woodland ■ Network of hedgerows and hedgerow trees. ■ Intact historic field patterns.	

Landscape sensitivity		
SHELAA site ref.	**007/1410**	**198/1410**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Site 198/1410 is well screened on its southern boundary and slopes southwards from the road, so has limited long views, whilst the mature tree screening (covered by a perimeter TPO) in place on all boundaries of Site 007/1410 limits its impact on the wider landscape. These factors limit the visibility of the sites within and on the wider landscape and therefore indicate the sites are less sensitive in terms of their views within the landscape. The proximity to the modern residential edge of Uckfield and the large Ridgewood site (under construction for 1,000 houses) to the north west, existing residential structures within the sites, their enclosed nature, and lack of public access indicate lower sensitivity. There are no historic features across Site 198/1410, indicating lower sensitivity. The existing settlement edge could be softened with new development and plantings. However, the limited intervisibility to the settlement edge, proximity and intermittent intervisibility to recreational features (allotments to the east and west, Uckfield Millennium Green to the south), priority habitat deciduous woodland to the north and perimeter TPO (which is in itself a sensitive feature) affecting Site 007/1410 indicate higher sensitivity. A Local Wildlife Site (Ridgewood Clay Pit) is located at the eastern edge of Site 198/1410, indicating localised sensitivity at this edge. The Grade II listed Ridgewood House is within the centre of Site 007/1410, with intervisibility across the surrounding landscape. Additionally, the sites are within a relatively undeveloped rural landscape, indicating higher sensitivity.	

	Small scale development on these sites would have limited impact on the wider landscape given the mature tree screening in place on their boundaries and sloping landform limiting long range views. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types, which would be out of character with the undeveloped rural landscape, and more visible.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance existing mature vegetation (particularly on site boundaries), to maintain and enhance its contribution to the existing green infrastructure network within the area, to provide landscape and ecological benefits and use this to enclose new development so that it integrates into the surrounding landscape. Retain the historic setting to the Grade II listed Ridgewood House. Retain, protect and enhance the historic field pattern and the network of mature hedgerows and hedgerow trees to provide landscape and ecological benefits and maintain / enhance the green infrastructure network. Consider how development would relate to the Uckfield settlement edge. Take opportunities to soften the existing settlement edge. *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield South and West (south)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.57: Absolute constraints within Uckfield South and West (south)



Representative site photos



Site 032/3070: Looking north-east toward the A22 with prominent pylons crossing the landscape, partially screened by vegetation.



Site 033/3070: Looking north toward Horsted Place, across a landscaped lawn part of a Registered Garden, and bordered by mature trees.

SHELAA site reference:	032/3070	033/3070	034/3070
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie south of Uckfield and the A22, and are largely typical of the wider assessment unit, with the exception of Site 033/3070, which lies within the Grade II Registered Park and Garden at Horsted Place, which is of higher sensitivity. Site 033/3070 lies entirely within the Grade II listed Registered Garden with 19th century origins, and lies directly south of the Grade II listed building Horsted Place. In an elevated position on a low ridge (50m AOD), the site retains northerly views over the Uck river valley and toward the wooded High Weald AONB, which increases its sensitivity. Two public rights of way pass through Site 034/3070, and one public right of way follows along the northern boundary of Site 032/3070. The historic setting and long distance views, mature trees and garden vegetation, and relative tranquillity indicate higher sensitivity. Sites 032/3070 and 034/3070 have a very gently sloping landform, consisting of a mix of mature woodland, fields, scrub vegetation and a golf course, with limited public access. Both sites are in close proximity to the A22, the golf course at the East Sussex National Golf Club and large electrical pylons, which introduce elements of human activity and larger scale structures, and reduce tranquillity. The sites are surrounded by ancient woodland, and Site 032/3070 contains ancient woodland at Long Wood, and contain significant areas of woodland and scrub within the site boundaries, indicating higher sensitivity. The A22 forms a strong boundary to the settlement edge of Uckfield which increases sensitivity.		
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The historic setting to the Grade II listed building and garden at Horsted Place and nearby Grade II listed buildings within Little Horsted ■ Network of hedgerows and hedgerow trees. ■ The rural setting the landscape provides to Little Horsted.		

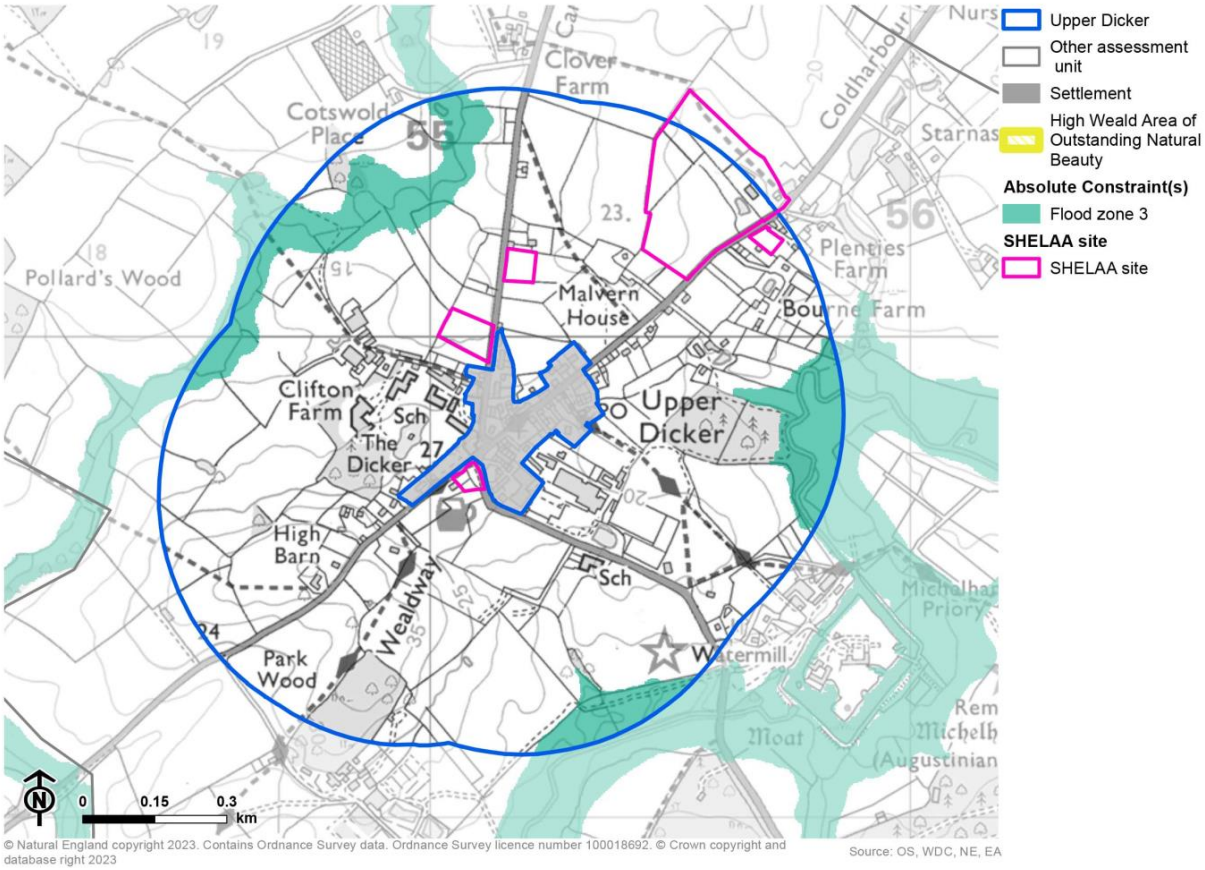
Landscape sensitivity		
SHELAA site ref.	**032/3070**	**034/3070**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The proximity to the surrounding extensive areas of fairway, the large-scale East Sussex National Golf Club south of Site 032/3070, the A22 along the north-west boundary of Site 034/3070, and prominent electricity pylons influences the sense of tranquillity and rurality across the landscape, lowering the sites' sensitivity to development. The public right of way, priority habitat ancient woodlands (Long Wood, Hungerhale Wood and High Wood) on the western, northern and eastern boundaries of Site 032/3070, the small area of Long Wood ancient woodland within the north of Site 032/3070, the presence of Round Wood on the western and south western boundary of Site 034/3070, limited settlement within the sites, and lack of a relationship with the existing settlement edges at Uckfield or Little Horsted indicates higher sensitivity. The characteristics described above result in a similar landscape sensitivity to medium-scale residential development, and a higher landscape sensitivity to commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

mitigation / guidance	Retain, protect and enhance existing mature vegetation within the sites, including priority habitat deciduous woodland, to maintain and enhance its contribution to the existing green infrastructure network within the area, to provide landscape and ecological benefits and use this to enclose new development so that it integrates into the surrounding landscape. Set back from ancient woodland Long Wood in the north of Site 032/3070, and provide an appropriate buffer to protect the ancient woodland. Be sited where well enclosed by landform and vegetation and where development would be less visible and have less influence on landscape character, such as in the south-east of Site 032/3070. Be sited where it would appear in the context of existing larger-scale development, minimising the perception of development extending into undeveloped areas of countryside, such as in the south of Site 032/3070, *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**033/3070**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** The site is entirely contained within a Grade II listed Registered Park and Garden (Horsted Place), and is directly adjacent to the Grade II listed Horsted Place. The site, with its designed features, contributes to the historic setting of the Grade II listed building and garden. Located on a low ridge, the site occupies a place of some visual prominence within the Uck river valley and affords occasional long distance views north to the High Weald AONB. Public rights of way to the west in the river valley retain some intervisibility with the site and priority habitat deciduous woodland borders the site to the north and east.	
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Be set back from the designated Horsted Place Registered Park and Garden to avoid influencing its historic setting, with any development located down the slope to the south in proximity to existing residential development. Minimise the perception of development in long reaching views towards the site from the Uck river valley to the west. Retain, protect and enhance vegetation along the western and eastern site boundaries to minimise views into the site from the surrounding landscape, to maintain and enhance its contribution to the existing green infrastructure network within the area and to provide landscape and ecological benefits. *Please also refer to the strategic landscape guidance for the wider Uckfield South and West assessment unit.*	

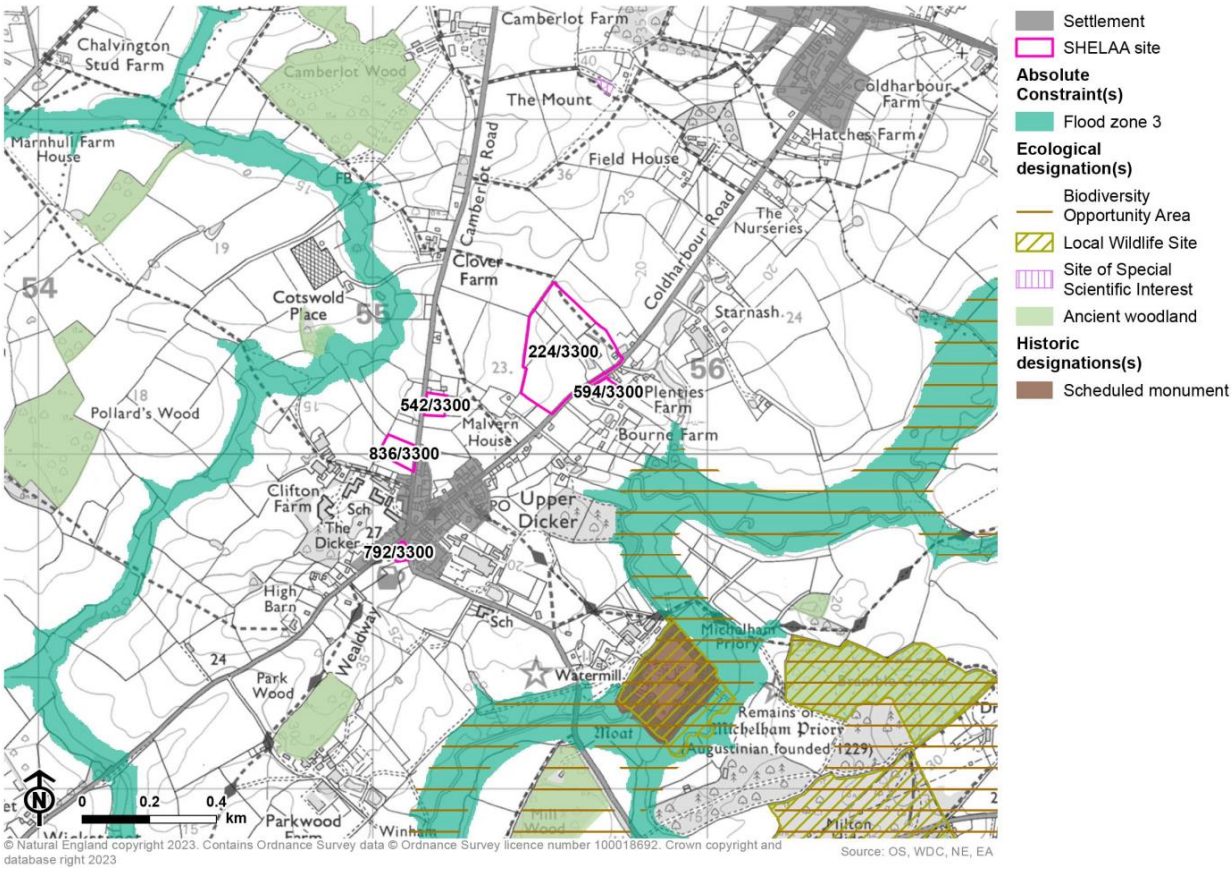
Upper Dicker Assessment Unit

Figure B.58: SHELAA sites within Upper Dicker



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Upper Dicker**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.59: Absolute constraints within Upper Dicker



Representative site photos



Site 542/3300: Medium scale gently undulating fields with semi-enclosed character.



Site 836/3300: Pastoral fields which form the tranquil rural context to the settlement.

SHELAA site reference:	224/3300	542/3300	594/3300	792/3300	836/3300
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are mostly considered to be of similar sensitivity to the wider assessment unit, with sites located adjacent to existing development (Site 792/3300 and Site 594/3300) considered to be of lower sensitivity. These sites are located within a gently undulating area of pastoral fields, predominantly of planned/private enclosure with mature and occasionally wooded field boundaries, which are typical of the Upper Dicker assessment unit and increase sensitivity. Most of the sites form part of the rural context to the settlement, and a sense of tranquillity is expressed throughout much of the area, which is characteristic of the assessment unit and increases sensitivity. The sensitivity of the wider assessment unit is decreased due to the influence of modern farm buildings and sports fields, which influence the sense of rurality. However, the influence of existing development on these sites is limited due to containment by mature hedgerows and woodland, although sites 792/3300 and 594/3300 are influenced by proximity to existing development, decreasing sensitivity. As noted for the wider assessment unit, undulating landform and mature hedgerows and woodland result in an enclosed character, which decreases sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ The intact historic field pattern, including assarts. ■ The pasture fields bound by mature hedgerows with hedgerow trees. ■ The rural setting provided to Upper Dicker ■ Occasional views to the High Weald AONB and South Downs National Park				

Landscape sensitivity		
SHELAA site ref.	**792/3300**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** Site 792/3300 comprises an unmanaged area of settlement fringe, which decreases its sensitivity. Land to the south of the site is currently being developed, and the site will therefore be surrounded by development, which will influence the rural character of outward views from the site and the settlement edge, decreasing sensitivity. The site has a relatively open character, which increases sensitivity. There are currently some open views south towards the South Downs National Park, including views across the site from settlement along Coldharbour Road, which increases sensitivity. However, these views will be influenced by future planned development to the south of the site. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Consider opportunities to soften the settlement edge and minimise views into the site with new planting that is in character with the locality, using native species where possible. Retain key views towards the South Downs National Park, and minimise visibility of development in views from the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**594/3300**	
Sensitivity rating for small-scale residential	**Low-moderate sensitivity**	**LM**
Reasoning	**Reasoning** Site 594/3300 comprises a relatively flat landscaped area with a manmade pond adjacent to scattered areas of ribbon development expanding from Upper Dicker along Coldharbour Road, which has influenced the rural setting of Upper Dicker, as approached by Coldharbour Road, and decreases sensitivity. The proximity of the road and surrounding existing development influences the rural character and decreases sensitivity. The site is semi-open in character, with views into the site afforded from surrounding residential properties and Coldharbour Road beyond low hedgerows, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows and woodland along the site boundaries to maintain and enhance their contribution to the existing green infrastructure network within the area, to provide landscape and ecological benefits and to minimise visibility from surrounding residential properties and Coldharbour Road. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

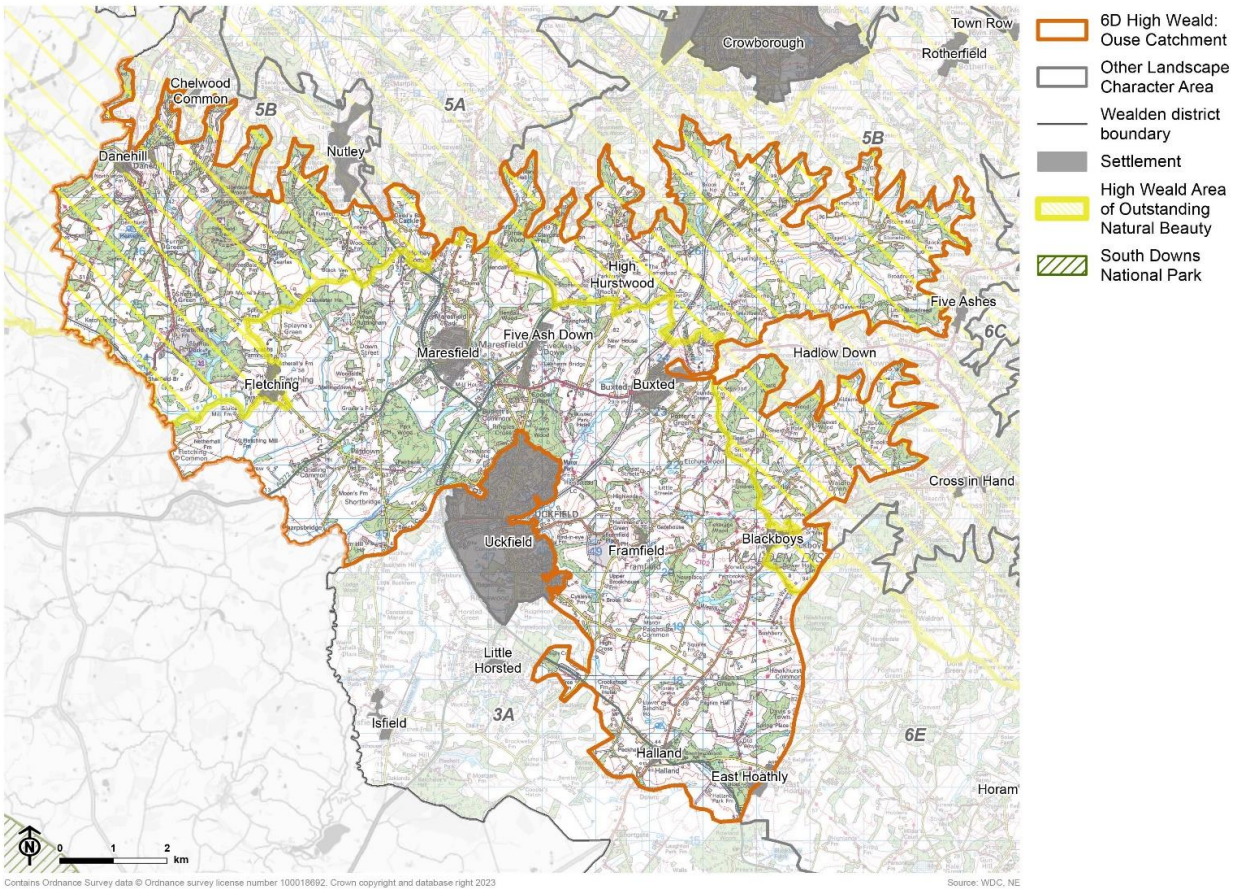
Landscape sensitivity		
SHELAA site ref.	**542/3300**	**836/3300**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The topography of the sites is relatively flat, which decreases sensitivity. Both sites comprise medium scale fields that are relatively well contained by mature hedgerows with occasional hedgerow trees and this enclosure reduces the sites' visual sensitivity to development. The historic piecemeal enclosure field pattern of the sites increases sensitivity. Tree/hedgerow boundaries are key landscape features which increase sensitivity. Both sites form part of the rural setting to the north of Upper Dicker which increases sensitivity, although the proximity of Site 836/3300 to the settlement edge results in some influence on the rural character of the site. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all existing vegetation within and surrounding the sites, especially mature trees and hedgerows to maintain and enhance its contribution to the existing green infrastructure network within the area and to provide landscape and ecological benefits. Preserve and enhance public access and provide opportunities to experience the wider rural landscape. Minimise visibility of any development in views from the settlement edge and nearby scattered residential properties.	

	Retain the existing pattern of development beyond the settlement edge, which comprises dispersed detached houses which are well integrated with the rural setting. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**224/3300**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Site 224/3300 comprises predominantly larger scale fields, which decreases sensitivity. Enclosure by vegetation decreases sensitivity. The existing presence of ribbon development expanding from Upper Dicker along Coldharbour Road and modern agricultural development in the south-east of the site also decreases sensitivity. Medium scale fields with mature wooded boundaries increase sensitivity in the north of the site. A public right of way passes through the north of the site, also increasing sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all existing vegetation within and surrounding the site, especially mature trees and hedgerows in the north of the site and along Coldharbour Road, to minimise visibility of any development and to maintain and enhance its contribution to the existing green infrastructure network within the area. Be located predominantly in the south of the site, set back from the public right of way and smaller scale fields in the north of the site. Preserve and enhance public access, maintaining the wooded and rural character of outward views from the public right of way which passes through the north of the site. Minimise visibility of any development in views from the settlement edge and nearby scattered residential properties. Retain the existing pattern of development beyond the settlement edge, which comprises dispersed detached houses which are well integrated with the rural setting. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

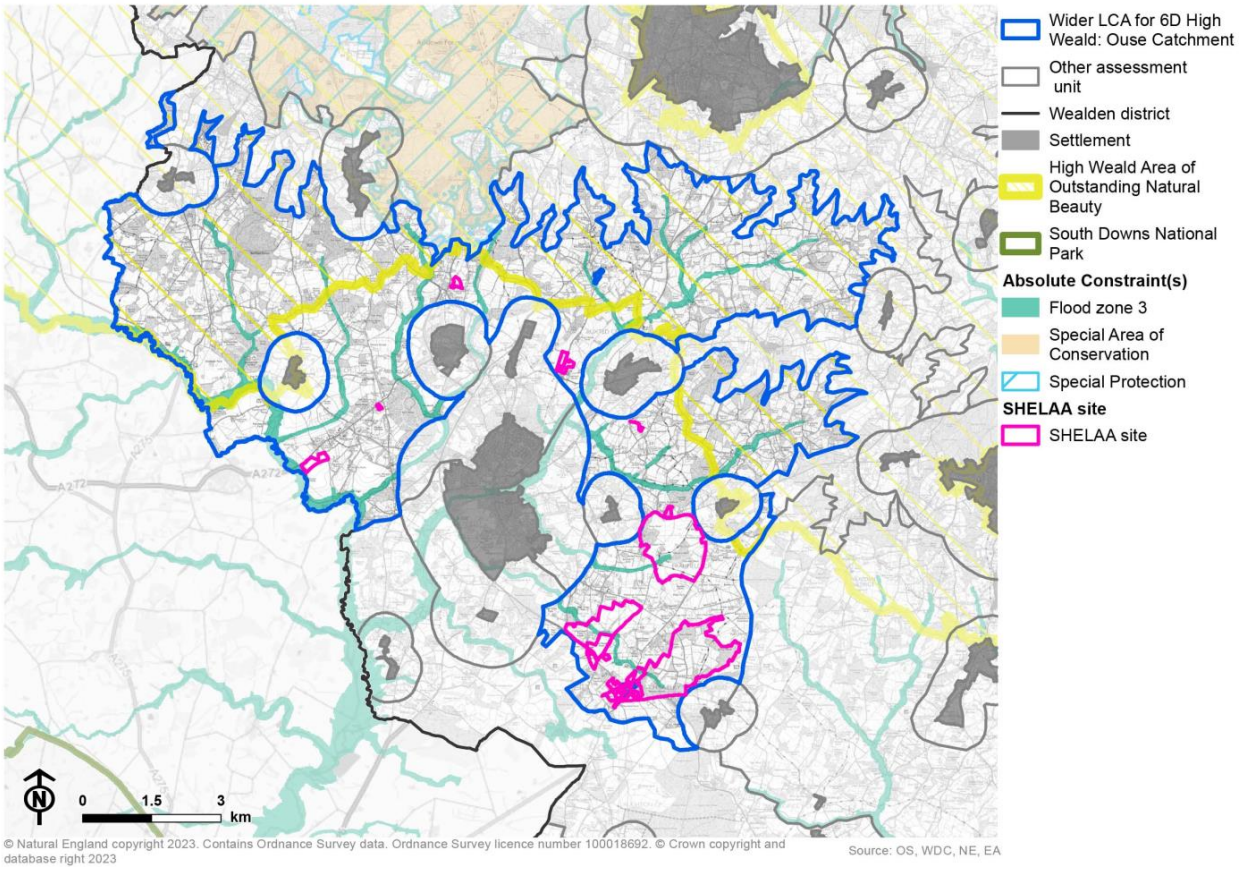
LCA 6D High Weald: Ouse Catchment

Figure B.60: Location of LCA 6D High Weald: Ouse Catchment



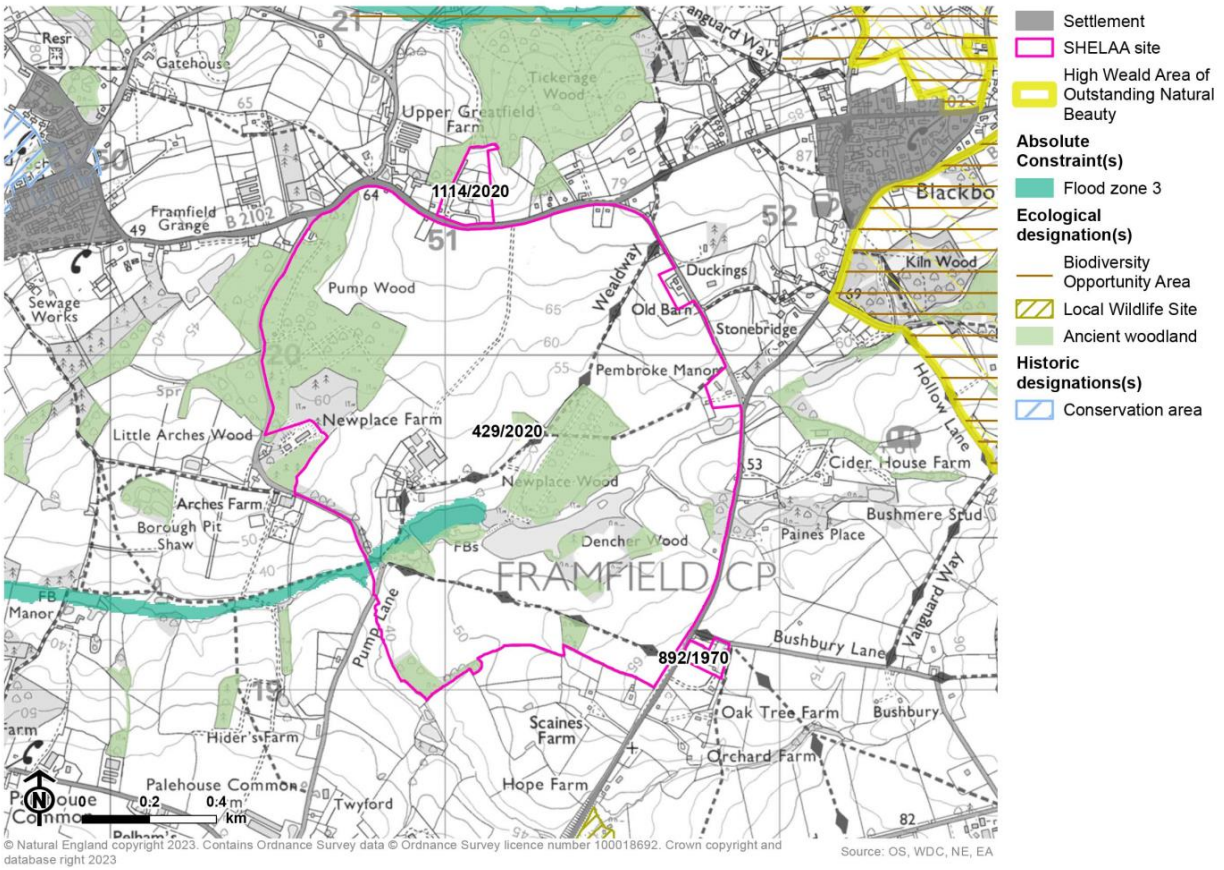
LCA 6D: Wider Area Assessment Unit

Figure B.61: **SHELAA sites within Wider LCA 6D**



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 6D (Framfield)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.62: Absolute constraints within wider LCA 6D Framfield



Representative site photos



Site 429/2020: Arable, gently sloping field bordered by dense blocks of woodland.



Site 1114/2060: Sloping fields in grazing use, bordered by ancient woodland and with long reaching views to the High Weald AONB.

SHELAA site reference:	429/2020	892/1790	1114/2020
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are considered to be of similar sensitivity to the wider assessment unit, apart from Site 892/1790, with its limited visual prominence and enclosed character, simple landform, and existing residential structures which decrease sensitivity. Like the wider assessment unit, these sites consist of gently sloping mixed pastoral and arable fields with hedgerows and areas of woodland, concentrated to the east of Framfield. The strongly rural and well-wooded character of the landscape with frequent copses and deciduous woodlands, including the ancient woodland at Pump Wood, Dencher Wood, and Newplace Wood (within Site 429/2020) increases sensitivity and are identified as key sensitivities of the wider assessment unit. There is a good network of footpaths including the Wealdway long distance footpath which passes through Site 429/2020, with clear visibility across the open fields. Like the wider assessment unit, the settlement pattern within and adjacent to the sites is limited to isolated farm buildings which increases sensitivity. As noted in the wider assessment unit, the field pattern is largely modern field amalgamations with little time depth, indicating decreased sensitivity. However, small areas of aggregate assarts (on Site 1114/2020) are a sensitive feature and indicate increased sensitivity. Similar to the wider assessment unit, enclosed sites at lower elevations and with limited intervisibility with the High Weald AONB have reduced sensitivity.		
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Ecologically valued woodlands, including ancient woodland throughout the assessment unit. ■ Dispersed, rural settlement pattern. ■ The rural character with limited modern intrusions. ■ Good access on public rights of way through the landscape, including the promoted Wealdway		

Landscape sensitivity		
SHELAA site ref.	**429/2020**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The rural site plays an important role in the separation between the villages of Blackboys and Framfield, which increases sensitivity. Located adjacent to Blackboys Road, the sloping valley side is visually open with clear views in and south across the site which increases sensitivity. Blocks of ancient woodland (Pump Wood, Dencher Wood, and Newplace Wood) scattered throughout the south and west of the site, Framfield Stream in the south of the site, and the Wealdway long distance footpath through the middle of the site increase sensitivity to development. There is some intervisibility to the High Weald AONB to the east, across the more elevated open areas of the site in the north-east. The site provides a rural backdrop to the Grade II listed Pembroke Manor, which is located along the eastern site boundary, with occasional views into the site which increases sensitivity. As noted in the wider assessment unit, the large scale of the arable fields, as a result of modern field amalgamation, reduces sensitivity. Some areas of the site, in the north-east of the site, which lack deciduous woodland and historic features are of lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising existing woodland and new planting, that should be in character with the locality. Be sited so as to avoid the perception of coalescence between Blackboys and Framfield. Reinforce the tree line in the east to provide a landscape buffer and protection to the setting of the Grade II listed Pembroke Manor. Use local materials and sensitive layout of spaces and soft landscaping in any development to minimise views from the High Weald AONB Consider views from the public rights of way, particularly from the Wealdway, when considering the siting and design of development in the landscape. Retain, protect and enhance priority habitat deciduous woodland within the site and on the boundaries, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from ancient woodland at Pump Wood, Dencher Wood, and Newplace Wood, and provide an appropriate buffer to protect the ancient woodland. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

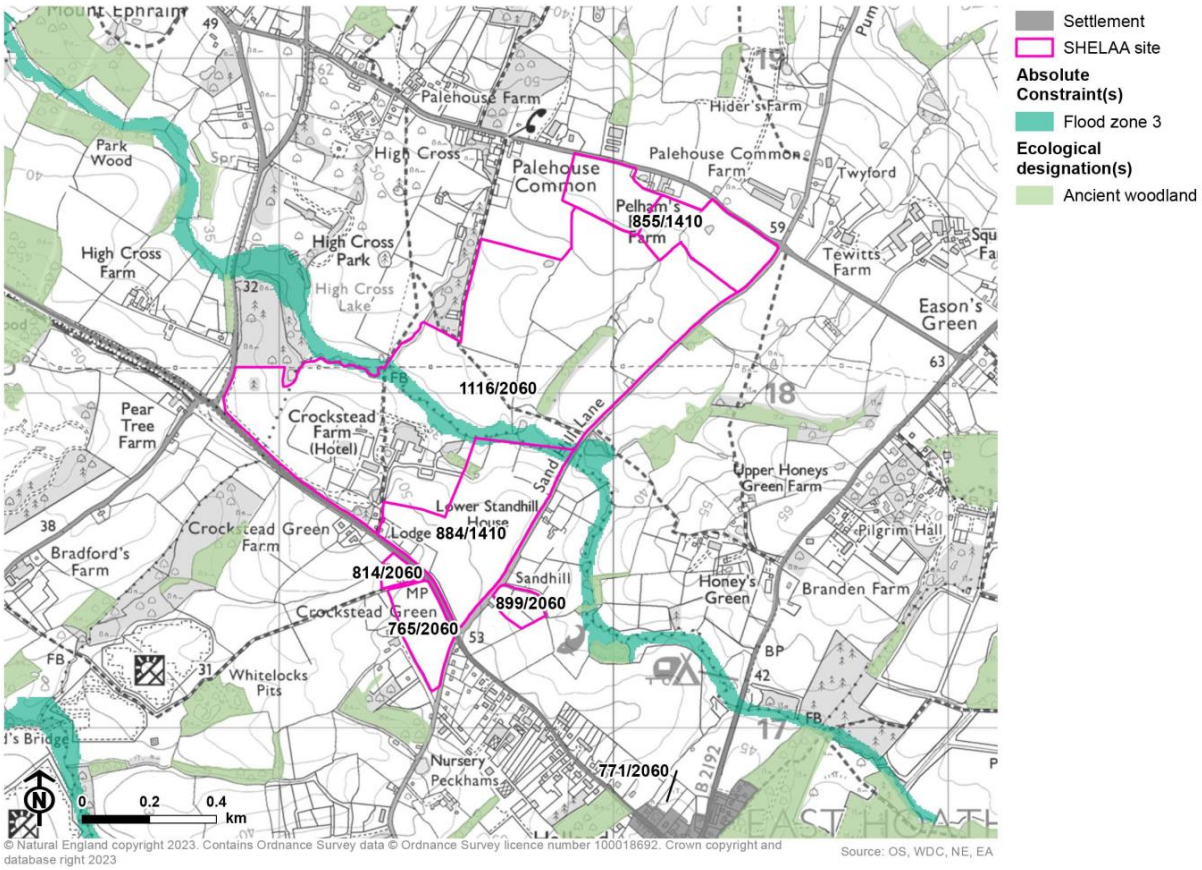
Landscape sensitivity		
SHELAA site ref.	**1114/2020**	
Sensitivity rating	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The location of the site on the valley side and its open character increases its sensitivity due to its visual prominence in the wider landscape. Key sensitive landscape features include mature hedgerows and trees and deciduous woodlands along the northern and western boundaries, including ancient woodland (Tickerage Wood), which provide a backdrop in open and extensive views from the B2102 across the slopes towards the High Weald AONB. The rural character of the site provides an important contribution to the separation between Framfield and Blackboys and increases sensitivity. The site has existing small-scale farm structures along the western edge, and paddock fencing throughout. The existing dispersed residential development in the south-west of the site along Blackboys Road indicates lower sensitivity in this area. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising existing and new planting that should be in character with the locality. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands along the northern and western site boundaries, trees, and hedgerows. Maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from ancient woodland in the north, and an appropriate buffer provided to protect the ancient woodland. Be focused in the south-west in proximity to existing development and where well-enclosed with vegetation, in order to minimise the influence of development in views towards the High Weald AONB.	

	Fit with the dispersed small-scale linear settlement pattern along the B2102. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**892/1790**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**.	**LM**
Reasoning	**Reasoning** The site is relatively flat, enclosed by vegetation, and contains existing residential development which reduces sensitivity. The Wealdway passes along Bushbury Lane on the northern edge of the site, with occasional intervisibility to the site which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising existing woodland and new planting, that should be in character with the locality. Be designed to fit with the lightly settled, dispersed settlement pattern along rural lanes typical of the wider area. Consider views from the public rights of way, particularly from the Wealdway, when considering the siting and design of development in the landscape. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 6D (Palehouse Common)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.63: Absolute constraints within wider LCA 6D Palehouse Common



Representative site photos



Site 1116/2060: Arable, relatively flat field with clumps of in-field trees and prominent overhead lines.



Site 855/1410: Large scale fields with low hedgerows, looking south towards the South Downs, with prominent overhead lines.

SHELAA site reference:	1116/2060	884/1410	855/1410	814/2060	765/2060	899/2060
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located near the A22 between Uckfield and East Hoathly. These sites are considered to be of similar sensitivity to the wider assessment unit. Enclosed sites adjacent to the modern settlement edge along Knowle Lane and the A22 (Sites 814/2060, 765/2060) or with existing residential development (Site 899/2060) have lower sensitivity. Similar to the wider assessment unit, the sites are rural in character and well-wooded, with scattered woodland and shaws (some of which is priority habitat and ancient woodland) across the sites, and a historic field pattern of informal parkland and cohesive assarts which increases sensitivity. Similar to the wider assessment unit, the sites play a role in the separation between the settlements of Uckfield/Ridgewood, East Hoathly and Little Horsted, indicating higher sensitivity. Like the wider assessment area, the sites provide a rural backdrop to historic buildings located adjacent to the sites and there is a good network of public footpaths, which increases sensitivity. Unlike the wider assessment unit, the sites have a simple landform of flat farmland which reduces sensitivity. Existing development within and near the sites (including electricity pylons and the A22) influences the rural character and tranquillity of the sites, decreasing sensitivity in comparison to the wider assessment unit. Like the wider assessment unit, the sites are generally visually enclosed which lowers sensitivity.					
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Pasture and arable fields bound by hedgerows and mature hedgerow trees. ■ Ecologically valued woodlands, including ancient woodland. ■ Intact historic field patterns, especially in the south ■ Rural character with limited modern intrusions ■ The role the landscape plays in the separation between Uckfield, East Hoathly and Little Horsted. ■ Good access on public rights of way through the landscape.					

Landscape sensitivity		
SHELAA site ref.	**1116/2060 (south)**	**884/1410**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The rural pastoral character of the landscape plays a role in the separation between the villages of East Hoathly, Little Horsted and Uckfield/Ridgewood, increasing sensitivity. Key landscape features include the localised topographical complexity in the south and centre of Site 1116/2060, the deciduous woodland and shaws (some priority habitat) and ancient woodland (Crockstead Farm Shaw), historic field patterns (informal parkland), the two public rights of way which cross the sites with clear intervisibility across both, and the relatively open character increase sensitivity. Sandhill House (Grade II) is located directly east of the sites with some limited intervisibility, increasing sensitivity at this edge. The smoother landform within Site 884/1410 and in the west of Site 1116/2060 and proximity to the A22 which reduces tranquillity, indicate lower sensitivity. The existing buildings (Crockstead Farm Hotel and outbuildings) and the presence of electricity pylons which are prominent through the centre of Site 1116/2060 and which have some effect on the perception of rurality, reduce sensitivity. A small corridor along a stream course in the middle of Site 1116/2060 and northern edge of 884/1410 has been scoped out due to flood risk.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising existing woodland and new planting that should be in character with the locality. Retain, protect and enhance priority habitat deciduous woodland and mature hedgerows/trees, particularly where they provide a buffer along the A22 and Sandhill Lane. Use these to integrate development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from ancient woodland at Crockstead Farm Shaw, and appropriate buffers provided to protect the ancient woodland. Be sited so as to avoid the perception of coalescence between settlements. Reinforce the tree line in the east to provide a landscape buffer and protection to the setting of the Grade II listed Sandhill House. Consider views from the public rights of way when considering the siting and design of development in the landscape. Be sited in proximity to existing structures, using existing vegetation or new plantings to soften the settlement edge. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

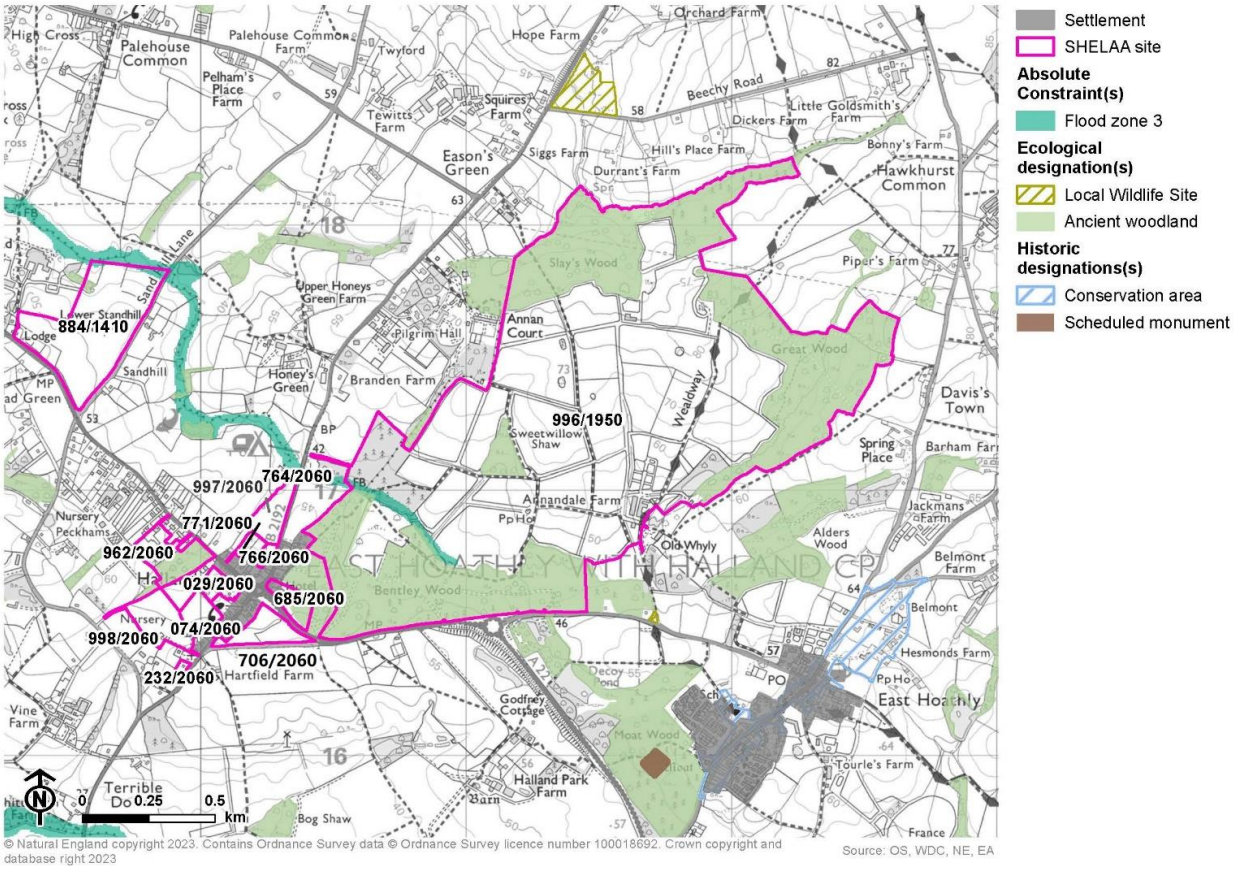
Landscape sensitivity		
SHELAA site ref.	**1116/2060 (north)**	**855/1410**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The sites play some role in the separation between the villages of East Hoathly and Little Horsted, and Uckfield/Ridgewood, which increases sensitivity. The rural, open character of the arable fields bound by mature hedgerows and priority habitat deciduous woodland, including limited ancient woodland (Tickeridge Shaw), indicates higher sensitivity. A Grade II listed structure (Pelham Farmhouse) is adjacent to the sites in the north, with intervisibility across the sites and open long-distance views to the South Downs, indicating localised sensitivity in the northern parts of both the sites. The large scale of the landscape due to modern field amalgamations, the very gently sloping landform with limited topographical complexities, clear views to prominent electrical pylons in the south, and lack of historic features within both the sites' boundaries reduce sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising existing woodland and new planting, which should be in character with the locality. Retain, protect and enhance priority habitat deciduous woodland and mature hedgerows/trees, particularly where they provide a buffer along Sandhill Lane and Palehouse Common. Use these to integrate development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits.	

	Be set back from the ancient woodland (Tickeridge Shaw), and provide appropriate buffers to protect the ancient woodland. Reinforce the tree line in the north to provide a landscape buffer and protection to the setting of the Grade II listed Pelham Farmhouse. Consider views from the public rights of way when considering the siting and design of development in the landscape. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**814/2060**	**765/2060**	**899/2060**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**
Reasoning	**Reasoning** The sites are relatively flat, with no historic features or public rights of way, and are located along the A22, in proximity to the modern settlement edge of Halland, and adjacent to the existing small-scale ribbon development along the A22, which indicates lower sensitivity. Existing structures on Sites 899/2060 and 814/2060 also reduce sensitivity. Historic field patterns (cohesive assarts on Site 765/2060) and a small area of deciduous woodland on the western half of Site 814/2060 are key landscape features which increase sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising new planting that should be in character with the locality. Be located along the rural lanes to reflect the wider settlement pattern across the assessment unit. Development should be sited to be contiguous with the dispersed settlement along the A22. Retain, protect and enhance ecologically valued mature woodland, particularly across the western half of Site 814/2060. Use this to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider assessment unit.*		

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 6D (East Hoathly / Halland)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.64: Absolute constraints within wider LCA 6D East Hoathly/Halland



SHELAA site reference:	996/1950	685/2060	706/2060	771/2060	997/2060	766/2060
	029/2060	074/2060	998/2060	962/2060	232/2060	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites lie to the north-west of East Hoathly in proximity to Halland, and are considered to be of lower sensitivity than the wider assessment unit, except for Site 996/1950 which is broadly representative of the wider assessment unit. Like the wider assessment unit, the sites have a rural character with limited development within site boundaries, and the landscape plays an important role in separation between the settlements of East Hoathly and Halland, which increases sensitivity. Strong hedgerow networks form boundaries for irregular pastoral fields and along small rural lanes, a typical characteristic of the wider assessment unit which increases sensitivity. Field patterns across the sites consist primarily of cohesive assarts, and smaller areas of regular piecemeal enclosure. Extensive areas of woodland, much of it ancient or priority habitat deciduous woodland (mostly in Sites 996/1950, 685/2060, 962/2060, 998/2060, 771/2060, 766/2060), increases sensitivity and is a key sensitivity of the wider assessment unit. The Wealdway and other public rights of way pass north-south through Site 996/1950. There are occasional views to the South Downs National Park from elevated areas in the north (Site 996/1950), across undulating countryside to the south. These features indicate higher sensitivity. Unlike the wider assessment unit, the sites are relatively flat (except for Site 996/1950), and located on gently sloping farmland which rises from 50m AOD in the south-west (across Sites					

	029/2060, 764/2060) to a low-lying ridge in the north-east at 80m AOD in Site 996/1950 (which indicates localised sensitivity here). Within Site 996/2060 there are larger farm and equestrian structures in the south-east (although mostly screened by vegetation) and prominent electricity pylons running east-west across the north of the site, which influence the rural character of the site and reduce sensitivity. The sites (except Sites 996/1950 and 997/2060) are located within the low-density settlement pattern around Halland which reduces sensitivity. There are no recorded historic features within the sites. Unlike the wider assessment area, this is a visually enclosed landscape due to existing vegetation which reduces sensitivity (particularly Sites 996/1950, 771/2060, 766/2060 and 685/1950).
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Pasture and arable fields bound by hedgerows and mature hedgerow trees. ■ Ecologically valued woodlands, including ancient woodlands. ■ Intact historic field patterns, including small-scale, cohesive assarts. ■ Role the landscape plays in the separation between Halland and East Hoathly ■ Rural character with limited modern intrusions. ■ Good access on public rights of way through the landscape, including the promoted Wealdway. ■ Views to the South Downs National Park within Site 996/1950.

Landscape sensitivity		
SHELAA site ref.	**996/2060**	**685/2060 (east)**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The intact, small-scale historic field pattern of cohesive assarts is bounded by mature hedgerow boundaries with hedgerow trees throughout. Extensive areas of ancient and priority habitat deciduous woodland lie within the east of Site 685/2060 and the south, east, north and west edges of Site 996/2060. The sites have a rural character. Within Site 996/2060 there is intervisibility from the Wealdway and other public rights of way through the centre of the site. The low-lying ridge in the north-east of Site 996/2060 locally increases sensitivity. There are occasional views to the South Downs from areas of elevated land in the north of Site 996/2060. These elements all increase sensitivity to development. Site 996/2060 contains farm and equestrian development in the south-east, and electricity pylons in the north. The lack of historic features, and proximity of the A22 in the south of both sites also, influences the sense of rurality and tranquillity. These locally decrease sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance existing vegetation including hedgerows, hedgerow trees and priority habitat deciduous woodland. Use this to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits.	

	Be set back from the ancient woodland on and within site boundaries, at Bentley Wood, Six Acre Wood, Slay's Wood, Sweetwillow Shaw, and Great Wood. Appropriate buffers should be provided to protect these ancient woodlands. Site 996/2–60 - Be set back from the Wealdway and provide a suitable landscape buffer to the public rights of way across the site, to retain their rural character. Site 996/2–60 - Retain views to the South Downs National Park, particularly from the Wealdway. Take opportunities, through planting, to reduce the impact of the A22 and electricity pylons. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

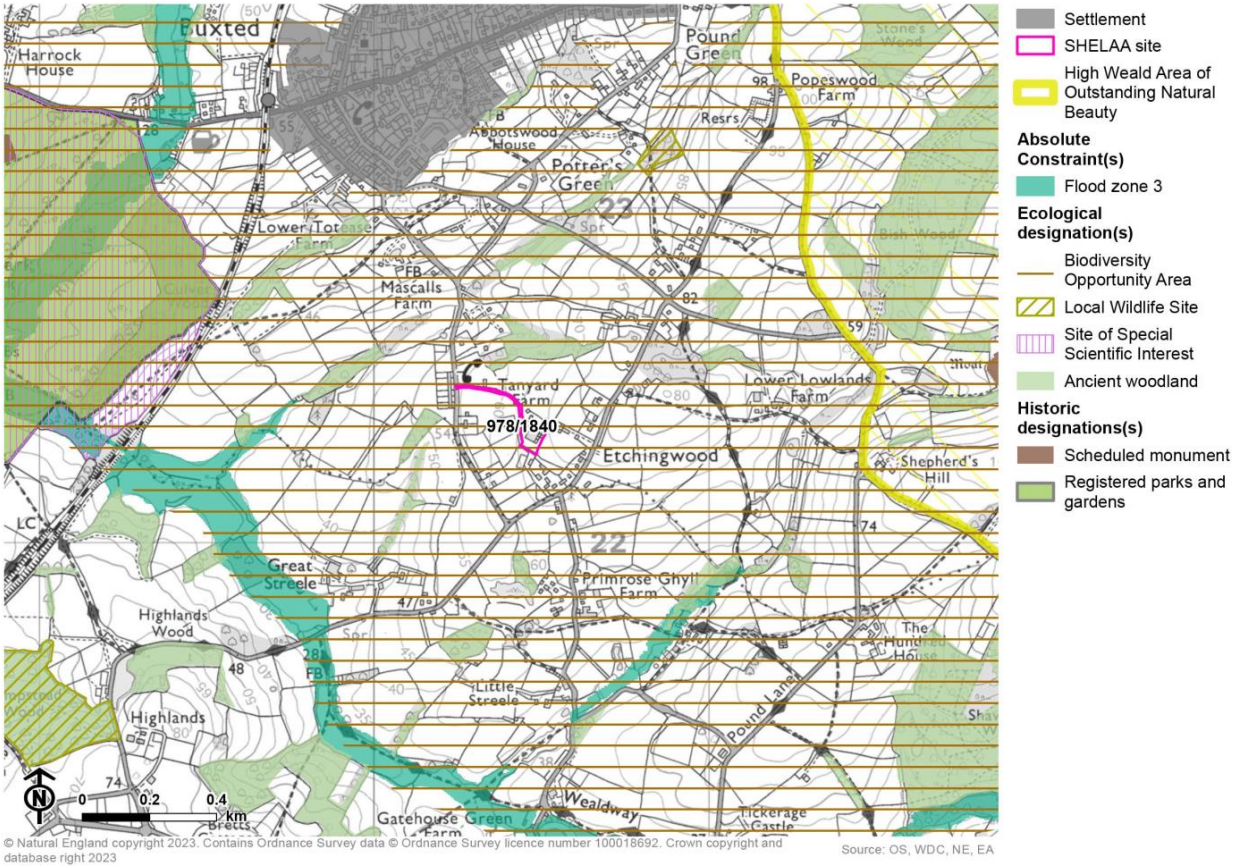
Landscape sensitivity				
SHELAA site ref.	**706/2060**	**766/2060**	**074/2060**	**962/2060**
	764/2060	**029/2060**	**998/2060**	**997/2060**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** These sites are relatively flat and adjacent to the existing settlement edges of Halland. Sites 962/2060, 029/2060, 074/2060 and 998/2060 are located west of Halland, south of the A22. Site 706/2060 is to the east of Halland, south of the A22, while Sites 766/2060 and 764/2060 lie to the north of Halland, along the B2192 Lewes Road. The proximity of the sites to the A22, B2192 Lewes Road and modern residential development at Halland influences the sense of rurality and tranquillity decreasing sensitivity. Vegetation along the site boundaries results in a semi-enclosed character to all the sites which lowers sensitivity. The sites comprise small pastoral fields with a field pattern of cohesive assarts, bound by mature hedgerows which increases sensitivity. Key sensitive landscape features include in-field and hedgerow trees across the sites. Priority habitat deciduous woodland partially covers Site 766/2060, which increases its sensitivity. Sites 962/2060, 029/2060, and 998/2060 are located in close proximity to the ancient woodland at Nursery Wood, indicating higher sensitivity at the adjoining edges. There are occasional partial views to the South Downs National Park from Sites 998/2060 and 074/2060 which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows to ensure development is enclosed and less visible and therefore have less influence on the landscape character. Retain, protect and enhance mature vegetation within the sites, and use this to enclose new development so that it integrates into the surrounding landscape. Sites 962/2060, 029/2060 and 998/2–60 - Be set back from ancient woodland at Nursery Wood, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance areas of priority habitat deciduous woodland. Provide suitable and appropriate buffers to the ancient woodland on and within the site boundaries, avoiding development in proximity to Nursery Wood. Ensure development fits with the existing linear residential settlement pattern of Halland. Sites 998/2060 and 074/2–60 - Retain views to the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider assessment unit.*			

Landscape sensitivity		
SHELAA site ref.	**685/2060 (west)**	**232/2060**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** These sites are relatively flat fields, located directly along the A22 and B2192 Lewes Road within the existing linear settlement pattern. Both sites contain existing development, including a medium-scale hotel development and car parking in the west of Site 685/2060. These decrease sensitivity across both sites. Hedgerows and trees within the sites and proximity to ancient woodland at Bentley Wood in the east of Site 685/2060 increases sensitivity. The characteristics described above result in a similar sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially woodlands, trees, and hedgerows. Use this to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Site 685/2–60 - Be set back from ancient woodland at Bentley Wood, and provide an appropriate buffer to protect the ancient woodland. Ensure development is not at odds with the existing linear residential settlement pattern of Halland. Take opportunities to reduce the visual impact of the A22 and B2192. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**771/2060**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** The site is a small field entirely covered by woodland that is recorded as priority habitat deciduous woodland. The site provides an attractive wooded setting to Halland.	
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows. Development should be set back from priority habitat deciduous woodland. Fit in with the existing linear residential settlement pattern of Halland.	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 6D (Etchingwood)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.65: Absolute constraints within wider LCA 6D Etchingwood



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Source: OS, WDC, NE, EA

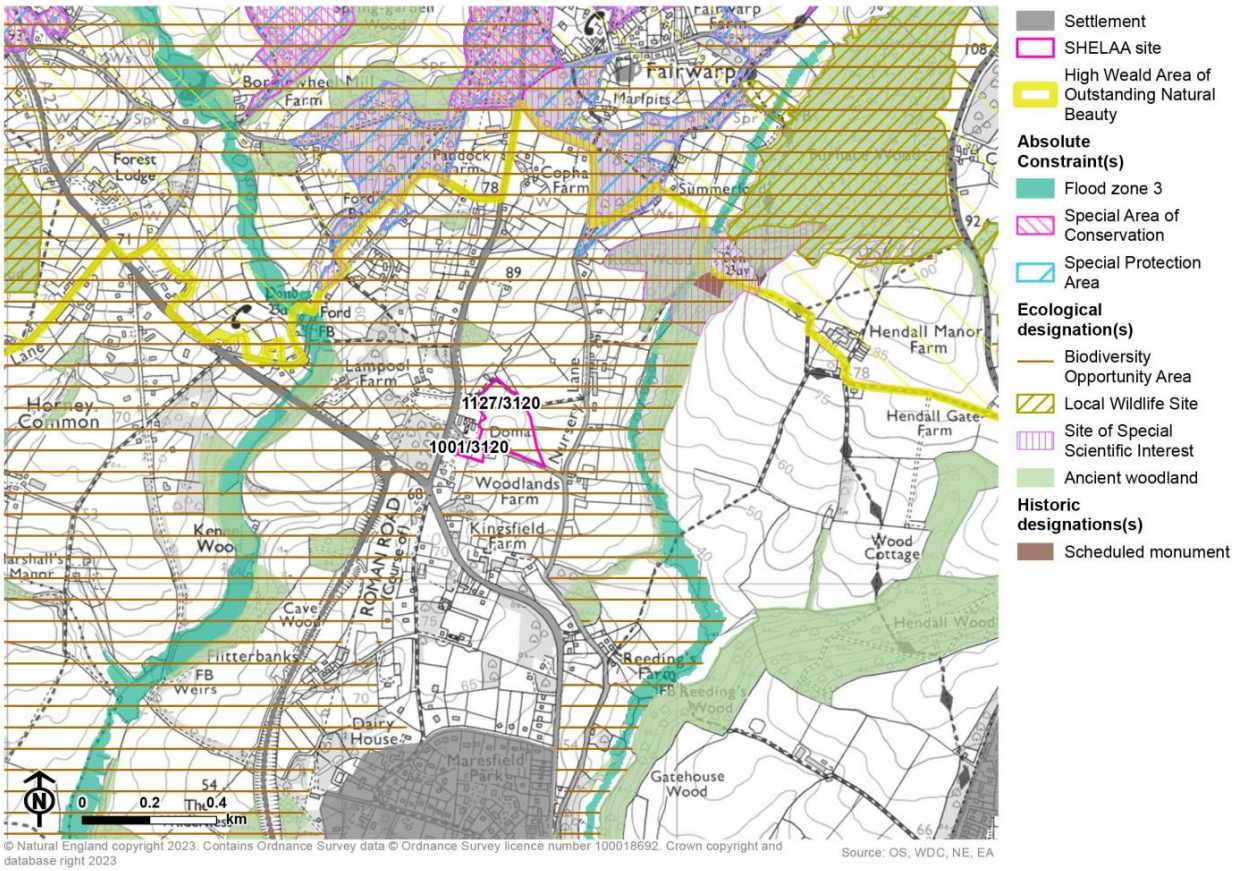
SHELAA site reference:	978/1840
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	Located south of Buxted, near the hamlet of Etchingwood, the site has a lower sensitivity compared to the wider assessment unit. The site is relatively flat and visually enclosed by mature vegetation, and has little visual prominence within the wider landscape which reduces sensitivity. It contains abandoned buildings and there are no priority habitat or ancient woodlands within the site boundaries, which lowers sensitivity. The site does not have a historic field pattern (although it sits within a wider pattern of irregular aggregate assarts), which reduces sensitivity.

	The site is within the River Uck and its Headwaters BOA, and is surrounded by thick hedgerows and mature bands of trees within a wider area of pastoral fields, which increases sensitivity.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the site could affect: ■ Strong network of thick hedgerows with hedgerow trees. ■ Historic field patterns. ■ The rural setting the landscape provides to Etchingwood.

Landscape sensitivity		
SHELAA site ref.	**978/1840**	
Sensitivity rating for small-scale residential	**Low-moderate sensitivity**	**LM**
Reasoning	**Reasoning** The enclosed nature of the site with its existing development, lack of key landscape features or historic features, and relatively flat landform with little visual prominence within the wider landscape indicates lower sensitivity. The site sits within an area of dispersed, low-density residential development. Mature trees on the eastern and southern boundaries result in slightly higher sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider views from the public rights of way in the wider countryside, when considering the siting and design of development. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 6D (north of Maresfield)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.66: Absolute constraints within wider LCA 6D North of Maresfield



SHELAA site reference:	1127/3120	1001/3120
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites sit north of Maresfield and are considered to have a lower sensitivity than the wider assessment unit. The sites have no relation to the existing settlement edge of Maresfield, which increases sensitivity, although detached housing extends along the B2026 and Burrells Lane. Typical of the wider assessment unit, the sites are visually enclosed by mature woodland which reduces sensitivity, and there are no historic features within the sites which also reduces sensitivity. Like the wider assessment unit, the sites are located within an area of gently undulating landform, in a well wooded landscape with mature trees and priority habitat deciduous woodland (northern half of Site 1127/3120) which increases sensitivity. Site 1127/3120 is within the Western Ouse Streams and Ashdown Forest BOA. The field pattern consists of informal parkland and regular piecemeal enclosure indicating some time depth and increasing sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Strong network of thick hedgerows with hedgerow trees. ■ Intact historic field patterns. ■ The rural character with strong recreational opportunities.	

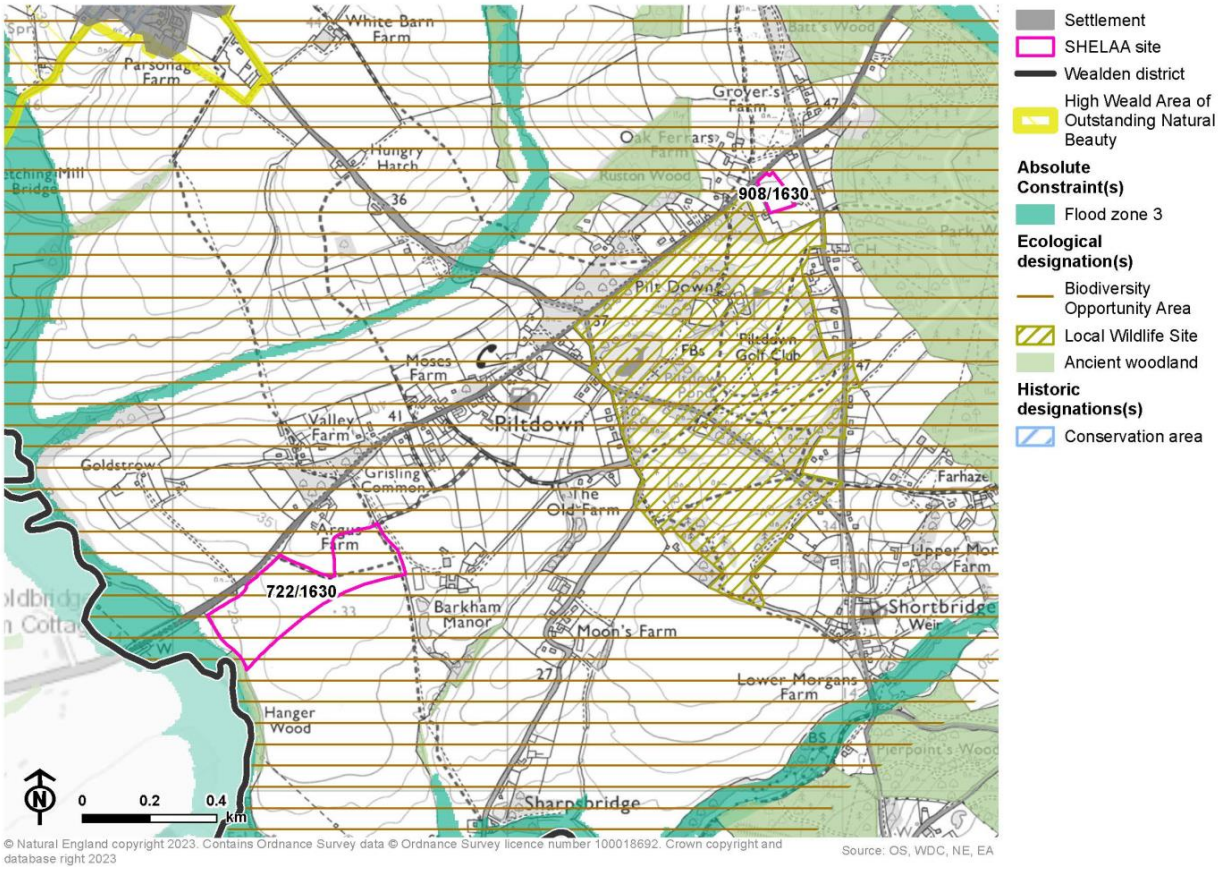
Landscape sensitivity		
SHELAA site ref.	**1127/3120**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Situated on undulating land but well enclosed by surrounding woodland, the site has little intervisibility with the wider landscape or with the High Weald AONB to the north, reducing sensitivity. An existing residential structure is located at the south-eastern site boundary, reducing sensitivity. A public right of way passes along the northern boundary of the site, and the northern section of the site consists of mature, priority habitat deciduous woodland, indicating higher sensitivity in this part of the site. The whole site is located within the Western Ouse Streams and Ashdown Forest AONB. A Grade II listed building is located north-west of the site boundary, however with very limited intervisibility due to mature vegetation. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the priority habitat deciduous woodland, mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be sited in proximity to existing development at the southern edge of the site, to fit with the dispersed settlement pattern along rural lanes. Consider views from the public rights of way in the wider countryside, when considering the siting and design of development. Avoid developing within areas of ecologically valued woodland in the north of the site. Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. *Please also refer to the strategic landscape guidance for the wider assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**1001/3120**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** A small site located on the B2026 Lampool Road, between existing residential developments along the road, development on the site would not be at odds with the existing dispersed settlement pattern typical of the wider assessment unit. There are a number of trees within the site, and while not recorded as priority habitat, they do increase the sensitivity of the site. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the vegetation and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be sited so as to fit within existing adjacent small-scale development, locating development along Burrells Lane. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 6D (Piltdown)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.67: Absolute constraints within wider LCA 6D Piltdown



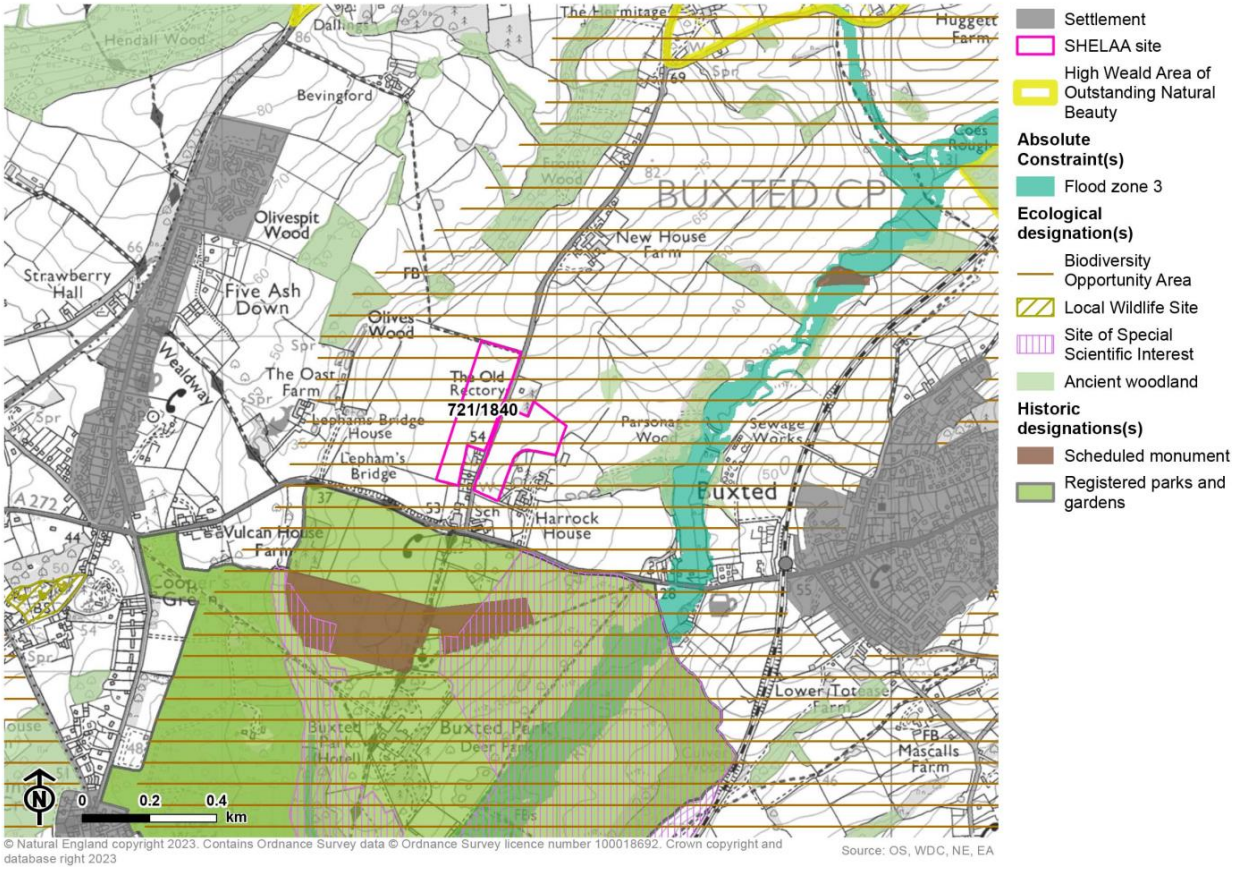
SHELAA site reference:	722/1630	908/1630
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The sites are located south-west of Maresfield and east/northeast of Newick and have a lower sensitivity than the wider assessment unit. The sites are located on relatively flat pastoral (horse grazing) and large-scale arable fields, which reduces sensitivity. The proximity of the sites to the A272 has influence on the sense of tranquillity and rurality across the sites and the large-scale landscape pattern of Site 722/1630 due to modern field amalgamation also reduces sensitivity. Low, partially intact roadside hedgerows provide clear views across the sites and contribute to a visually open character which increases their sensitivity. Public rights of way pass along the north-eastern edge of Site 722/1630, a small watercourse passes along the southern edge and the River Ouse runs along the western boundary, which increases its sensitivity. Piltdown Common (at Piltdown Golf Club), a Local Wildlife Site, is located in proximity to the south-western edge of Site 908/1630, although separated by residential development. The Western Ouse Streams and Ashdown Forest BOA encompasses both sites. These features increase sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Network of thick hedgerows with hedgerow trees. ■ Intact historic field patterns. ■ Good access on public rights of way through the landscape	

Landscape sensitivity		
SHELAA site ref.	**722/1630**	**908/1630**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The relatively flat and smooth landforms, lack of priority habitat or ancient woodland within the site boundaries, and no historic features within or in proximity to the sites reduces sensitivity. The proximity of the sites to the A272 influences the sense of rural tranquillity and lack of time depth in the field pattern indicates lower sensitivity. For Site 722/1630, the network of footpaths that lie adjacent to, and cross, the site, its open character and proximity to the River Ouse and riparian woodland along it, increase sensitivity. Site 908/1630 is close to the Piltdown Common Local Wildlife Site, and has mature trees along the northern boundary, which increases sensitivity. Both sites lie within the Western Ouse Streams and Ashdown Forest BOA and are located beyond the settlement edge of Piltdown and are separated from it by woodland, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be focused along the A272 to fit within the existing pattern of dispersed linear, small-scale development. Site 772/1630 - Consider views from the public rights of way through the site, when considering the siting and design of development.	

	Take up opportunities noted in the Western Ouse Streams and Ashdown Forest BOA where possible. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider LCA 6D (west of Buxted)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.68: Absolute constraints within wider LCA 6D West of Buxted



Representative site photos



Site 721/1840: Smooth and gently undulating fields bound by low hedgerows with views to the High Weald AONB.

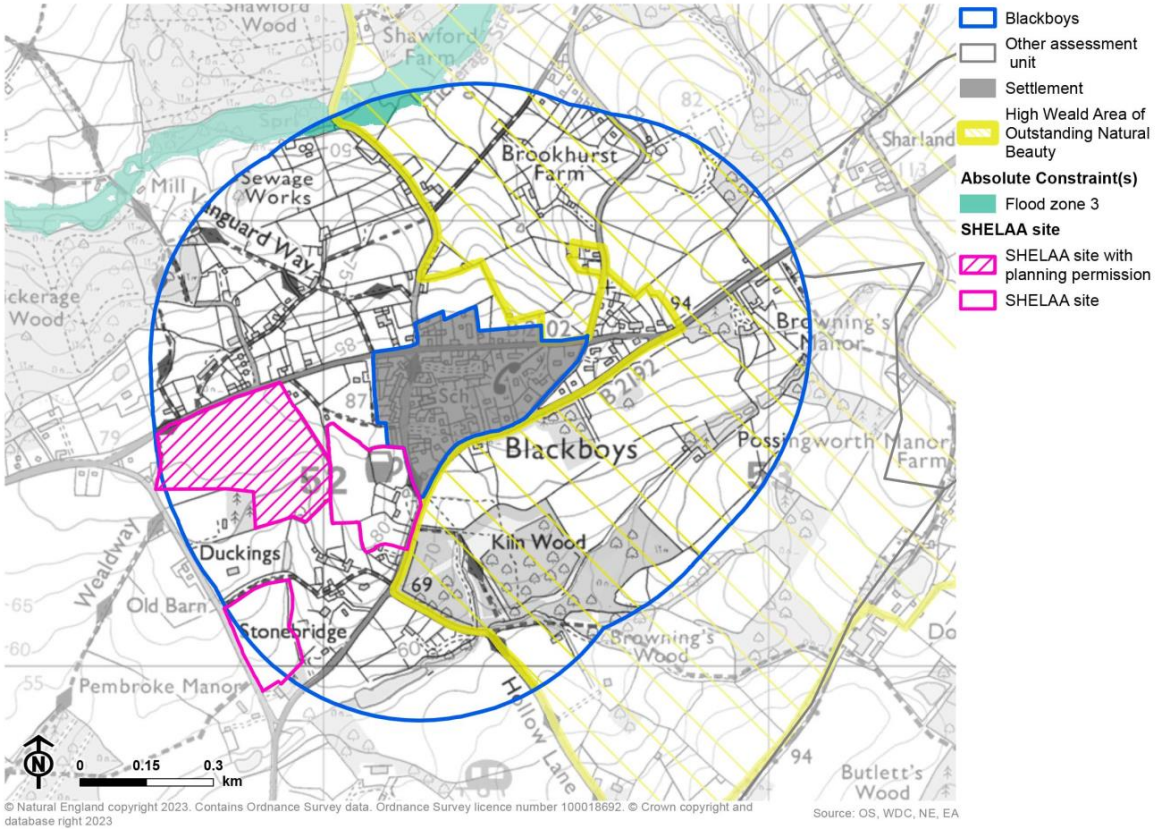
SHELAA site reference:	721/1840
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The site is split on either side of Hurstwood Road just west of Buxted and has a lower sensitivity to development than the wider assessment unit. Unlike the wider assessment unit, the site is comprised of relatively large-scale arable fields, due to modern field amalgamations, which lowers sensitivity. There are no priority habitats within the site which also reduces sensitivity. The exposed modern settlement edge to the south-west reduces sensitivity within this part of the site. Like the wider assessment unit, the site is located on an open ridge which gently rises from the River Uck to the east and a stream valley to the west. Low hedgerows border the road, allowing unobstructed views across the fields to surrounding woodland, with northerly views to the High Weald AONB. This openness and prominence within the wider landscape increases the sites sensitivity. Like the wider assessment unit, the area is lightly settled, with a small hamlet adjacent to the south of the site, including two listed buildings located less than 100m to the south, with intermittent intervisibility. The rural landscape plays some role in separation between Buxted and Coopers Green. The site is located within the River Uck and its Headwaters BOA.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the site could affect: ■ The strong network of thick hedgerows with hedgerow trees. ■ The rural character. ■ Views toward and intervisibility with the High Weald AONB.

Landscape sensitivity		
SHELAA site ref.	**721/1840**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**

Reasoning	**Reasoning** The modern field patterns, smooth and broad landform, and lack of key landscape features reduces sensitivity to development. Overhead power lines and the exposed modern settlement edge to the south indicate lower sensitivity in the southern part of the site. The open character of the site, public right of way to the north, and intervisibility with the High Weald AONB increase sensitivity due to its visibility and prominence within the wider landscape. The whole site is within the River Uck and its Headwaters BOA. The Grade II listed Almshouses is located south of the site, with visibility into the eastern half of the site. The Grade II* listed Harrock House is located in proximity to the eastern site boundary, however, has limited intervisibility due to mature vegetation. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the mature boundary vegetation to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Enhance and soften the settlement edge to the south with new planting that is in character with the locality, using native species where possible. Use local materials and sensitive layout of spaces and soft landscaping to minimise the influence of development in views to and from the High Weald AONB. Retain, protect and enhance roadside woodland and hedgerows to minimise visibility into the sites from Hurstwood Road. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Consider views from the public rights of way in the wider countryside and along the northern edge of the site, when considering the siting and design of development. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

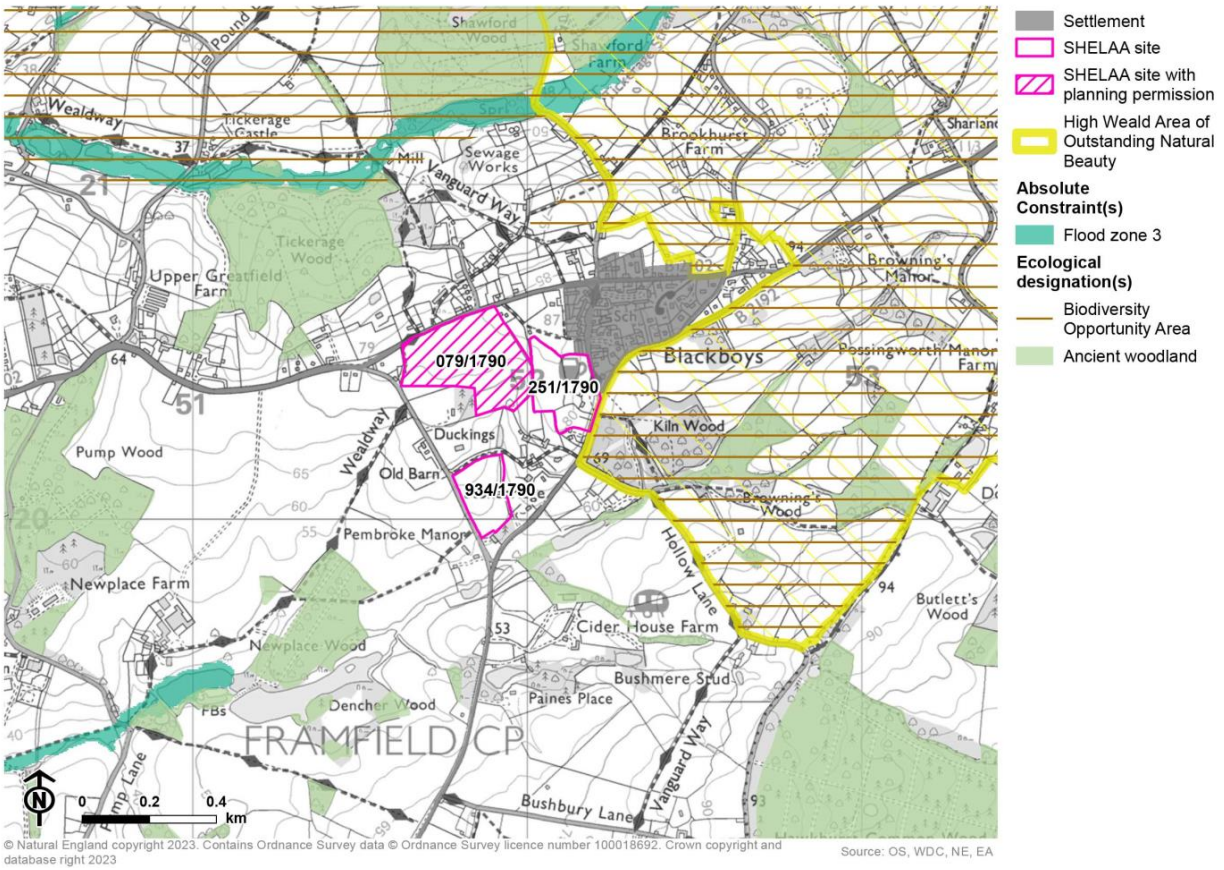
Blackboys Assessment Unit

Figure B.69: SHELAA sites within Blackboys



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Blackboys**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.70: Absolute constraints within Blackboys



Representative site photos



Site 251/1790: Pastoral field with scrub, enclosed by mature hedgerows and hedgerow trees.



Site 079/1790: Pastoral, semi-enclosed field, bordered by mature hedgerows.

SHELAA site reference:	079/1790	251/1790	934/1790
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The sites are considered to be of lower sensitivity than the wider assessment unit due to the simpler landform and lack of key landscape features. Site 079/1790 has planning permission for residential development. These sites are located west of Blackboys in an area of small to medium scale pastoral fields bound by mature hedgerows and hedgerow trees, and priority habitat deciduous woodland (in Site 934/1790), which is typical of the wider assessment unit and increases sensitivity. The historic field pattern comprises a mix of regular piecemeal enclosures, aggregate assarts, and informal parkland, contributing to time depth, and are a typical characteristic of the wider assessment unit, which increases sensitivity. The sites are in proximity to recreational assets, sited between the Wealdway which passes along the western edge of Site 079/1790, and the Vanguard Way and open access land at Kiln Wood, adjacent to Site 251/1790 which increases sensitivity. Unlike the wider assessment area, the simple landform is gently undulating (between 40m and 60m AOD), the sites have no priority habitats or ancient woodland within the site boundaries, and the sites are not contained within the River Uck and its Headwaters BOA, which is a sensitive feature of the wider assessment unit. Like the wider assessment unit, the sites have a semi-enclosed character, with limited views to the surrounding landscape or intervisibility with the High Weald AONB, which indicate lower sensitivity.		
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Strong network of thick hedgerows with hedgerow trees. ■ Intact historic field patterns. ■ Historic setting to the Grade II listed Blackboys Inn ■ Rural setting to Blackboys ■ The rural character with strong recreational opportunities, including the Wealdway		

Landscape sensitivity		
SHELAA site ref.	**934/1790**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Located south-west of Blackboys, the site is separated from the existing settlement edge by woodland, which increases sensitivity. The intact historic field pattern of aggregate assarts, mature trees and priority habitat deciduous woodland along the northern and eastern edges increase sensitivity. The Grade II listed Pembroke Manor is located in close proximity to the south-west site boundary, with some intervisibility to the site where not screened by roadside vegetation, which indicates higher sensitivity. A relatively flat pastoral field enclosed by woodland and hedgerow trees, the site has limited visual prominence within the wider landscape, which lowers sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance priority habitat deciduous woodland in the north and east, providing a suitable and appropriate buffer, and keep roadside vegetation along Stonebridge Lane to maintain the enclosed character of the site. Retain, protect and enhance hedgerows and hedgerow trees within and on the boundaries of the site to maintain and enhance their contribution to the existing green infrastructure network within the area, reinforce existing field boundaries and visually enclose the site to reduce any development's influence on landscape character and to provide ecological benefits. Be sited to be in keeping with the small-scale existing residential development to the north and east, setting development back from Stonebridge Lane, to match the existing settlement pattern. Consider views from the public rights of way to the north, when considering the siting and design of development. Minimise the influence of development on historic features at Pembroke Manor. *Please also refer to the strategic landscape guidance for the wider Blackboys assessment unit.*

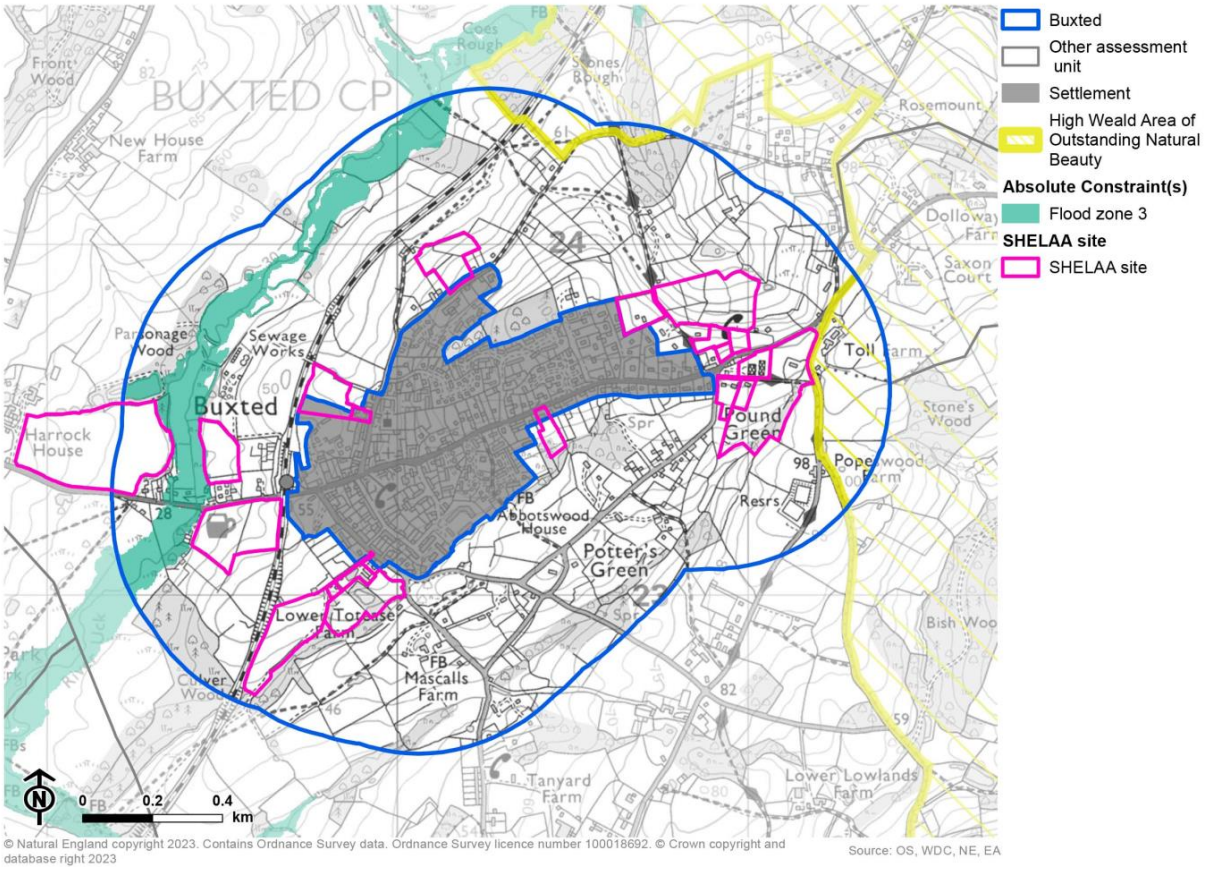
Landscape sensitivity		
SHELAA site ref.	**251/1790**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** This site is located adjacent to the south-western settlement edge of Blackboys and small-scale residential development along the B2192 and School Lane, and is semi-enclosed by mature vegetation, which lowers sensitivity. However, the intact historic field pattern of aggregate assarts, and rural backdrop the site provides to the historic Blackboys Inn which is located within the site (Grade II listed) increases sensitivity. A promoted footpath, the Vanguard Way, passes along the eastern site boundary with some clear views into the site, and the site contains key landscape features including in-field trees and pockets of mature woodland along its boundaries. Additionally, the River Uck and its Headwaters BOA is adjacent to the eastern site boundary. These factors increase sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature vegetation along Schoolhouse Lane and trees and hedgerows within the site to maintain and enhance their contribution to the existing green infrastructure network within the area and to provide ecological benefits, and to keep the enclosed character of the site to reduce any development's influence on the landscape character. Be sited where there is less sensitivity, in the north of the site along School Lane and existing development, and where enclosed by vegetation and where it will not impact the historic setting of Blackboys Inn. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Use local materials and sensitive layout of spaces and soft landscaping in any areas visible from the High Weald AONB Consider views from the public rights of way (particularly the Vanguard Way) when considering the siting and design of development, locating any development away from the eastern edge of the site.	

	Retain the rural character of the Vanguard Way along the eastern edge of the site. *Please also refer to the strategic landscape guidance for the wider Blackboys assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**079/1790**	
Sensitivity rating	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is located in a pastoral landscape with a historic field pattern of regular piecemeal enclosure, bounded by mature hedgerows which increases sensitivity. The site is situated 200m away from the modern western settlement edge of Blackboys and provides a rural approach to the village where views are not constrained by vegetation, which increases sensitivity. The site's location along a low ridge affords occasional views north to the High Weald AONB and there are views across the site from the Wealdway, which runs along the northern and western edge of the site increases sensitivity. Factors which decrease the sensitivity of the site include the lack of priority habitat or historic features, and the relatively simple landform. Proximity to the B2102, and overhead lines on the northern boundary introduce elements of modern development and human activity, reducing tranquillity within the site. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be sited so as to avoid the perception of ribbon development along the B2102. Retain, protect and enhance mature vegetation e.g. along the B2102 and along the northern boundary in order to integrate any development into the landscape, to maintain and enhance the contribution the vegetation makes to the existing green infrastructure network within the area and to provide ecological benefits, and to reduce any development's influence on the landscape character. Consider views from the public rights of way, particularly the Wealdway at the northern and western site boundaries, when considering the siting and design of development. Design buildings and planting to retain views from the existing public rights of way to the High Weald AONB, considering scale, design, materials, choice and location of planting. Retain the occasional long views to the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Blackboys assessment unit.*	

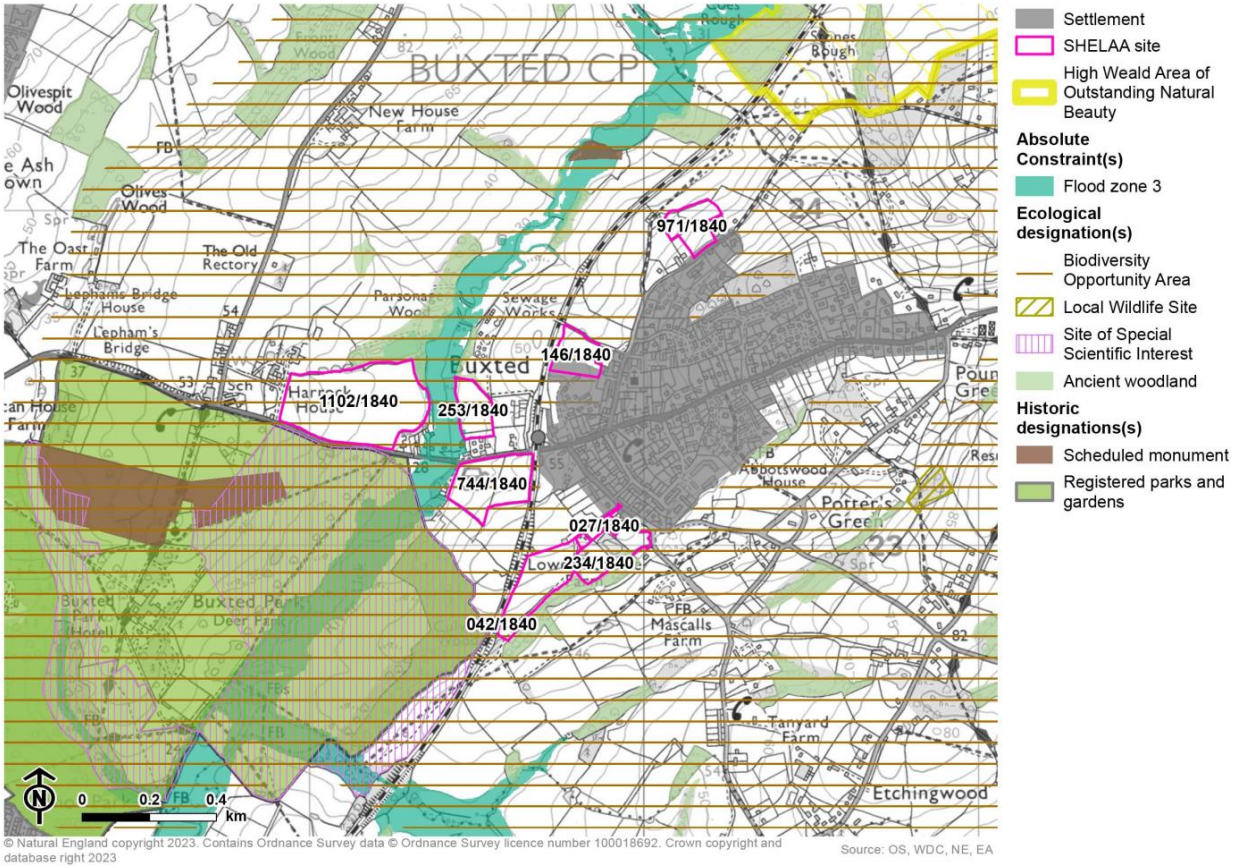
Buxted Assessment Unit

Figure B.71: SHELAA sites within Buxted



Landscape sensitivity assessment of SHELAA sites				
Assessment Unit	**Buxted (west and north)**			
Sensitivity Rating	**Small-scale residential**		**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**	**H**

Figure B.72: Absolute constraints within Buxted (west and north)



Representative site photos



Site 971/1840: A sloping pastoral field bordered by dense woodland, with distant views over an undulating rural landscape.



Site 253/1840: Looking north from the settlement edge across an open, relatively flat field bordered by mature trees, towards the High Weald AONB.

SHELAA site reference:	971/1840	146/1840	027/1840	042/1840
	234/1840	253/1840	744/1840	1102/1840
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located along the western and northern settlement edge of Buxted and are considered to be of a similar sensitivity to the wider assessment unit or to have lower sensitivity due to the presence of existing commercial development, (Site 027/1840) or relationship with the exposed settlement edge (Site 146/1840). Site 971/1840 on the northern edge of Buxted is considered to have a higher sensitivity due to its sloping topography and intervisibility with the High Weald AONB. Like the wider assessment unit, the sites have an undulating landform (falling from approximately 70m AOD or 60m AOD, to 45m AOD closer to the rail line), are generally in pastoral use (except for Site 027/1840), with a mixed field pattern including cohesive assarts (Sites 042/1840, 234/1840, 1102/1840), and regular piecemeal enclosure and informal parkland, which increases sensitivity. Mature hedgerows and trees border the sites and form internal field boundaries, a quality typical of the wider assessment unit, with areas of ancient and priority habitat deciduous woodland bordering most sites. As noted in the wider assessment unit, a cluster of Grade II listed buildings is located along Station Road/A272 (near Sites 1102/1840, 253/1840, and 744/1840) and Buxted Park (Grade II* listed Registered Garden), which is located west of the village (south of Site 1102/1840 and south west of Site 744/1840), with intermittent intervisibility to the sites which increases sensitivity. These sites, like the wider assessment unit, form part of the rural setting to Buxted, and play some role in the sense of separation between Buxted and Coopers Green increasing sensitivity. There are no heritage assets recorded within the site boundaries, and no public access which reduces sensitivity. The settlement edge is adjacent to all of the sites barring those west of the railway line (Site 1102/1840, 253/1840. Sites 042/1840 and 234/1840 are located adjacent to commercial development (in Site 027/1840) and Sites 253/1840, 744/1840, 1102/140 are in close proximity to the A272, rail line, and substation, which influences the rural character and tranquillity associated with the wider assessment area and indicates lower sensitivity in comparison to the wider assessment unit. The rail line forms a boundary feature to the western edge of Buxted, and development for sites east of the tracks would not be at odds with the settlement form, which reduces sensitivity.			
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Strong network of hedgerows and hedgerow trees. ■ Intact historic field patterns, including assarts. ■ Rural and historic setting to Buxted Park ■ Intermittent views to and from the High Weald AONB			

Landscape sensitivity			
SHELAA site ref.	**253/1840**	**744/1840**	**1102/1840**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** The sites are located to the west of Buxted beyond the railway line, separated from the settlement edge and retain a sense of tranquillity and rurality which increases sensitivity. The sites lie within the River Uck		

	and its Headwaters BOA (Flood Zone 3, associated with the River Uck, borders the sites) which increase sensitivity. Consisting of arable and pastoral fields with thick deciduous woodland edges (including Parsonage Wood ancient and priority habitat woodland on the northern boundaries of Sites 253/1840 and 1102/1840), the sites have a gently sloping landform, with clear views from the A272 to Sites 744/1840 and 1102/1840 and views from Buxted Park to the eastern field of Site 744/1840. Site 1102/1840 provides a historic setting to a Grade II* listed building to the north-west, and to a lesser degree three listed buildings to the south-east, and Buxted Park (Grade II* listed park and garden) located to the south of the site, with some intervisibility afforded by gaps in the roadside vegetation. The sites contribute to the rural and pastoral context to Buxted which increases sensitivity. The sites have a semi-enclosed character, which reduces sensitivity. Site 744/1840 is in close proximity to large scale electrical infrastructure to the west, and Site 253/1840 is directly south of large waste water infrastructure and the rail line to the east. Existing low-density residential development along the A272 influences the rural character and historic field pattern, and there are no areas of priority habitat or recorded heritage assets within the site boundaries, and no public rights of way, which reduces landscape sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows, to provide landscape buffers to the wider landscape and the listed buildings in proximity to the sites, to maintain and enhance their contribution to the existing green infrastructure network within the area and to provide ecological benefits, and to reduce any development's influence on the landscape character. Be set back from the ancient woodland to the north of Sites 1102/1840 and 253/1840. Suitable and appropriate buffers to the ancient woodland must be provided. Avoid the eastern part of Site 744/1840 due to its topography and hence visibility with Buxted Park to the south. Reinforce and protect the tree line in the north west of Site 1102/1840 to provide a landscape buffer and protection to the setting of the Grade II* listed building to the north west of the site. Retain and protect the historic field pattern and preserve and enhance/strengthen hedgerows, so as to maintain the historic character and setting. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Be sited close to the settlement edge along Framfield Road so as to avoid the perception of settlement expansion beyond the railway line. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**027/1840**	
Sensitivity rating for small-scale residential	**Low sensitivity**	**L**
Reasoning	**Reasoning** The site comprises of small scale commercial units in the form of a car storage and display facility with ancillary repairs and maintenance and an office, and is located within the settlement edge of Buxted along Framfield Road, which reduces sensitivity The site has a semi-enclosed character with residential development within Buxted located to the north and north-east, and a recreational area to the west, which reduces sensitivity.	

	The characteristics described above would result in similar landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerow and tree boundaries to the north, south and west to screen any development and protect existing residential amenity if light commercial use is proposed, as well as to maintain the contribution to the existing green infrastructure network of the wider area. Be located so as to be contiguous with the existing low-rise development pattern along Framfield Road. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**042/1840**	**234/1840**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The sites consist of pastoral fields with an intact small-scale field pattern of assarts, bordered by thick woodland including ancient and priority habitat deciduous woodland (Taylors Shaw) across the south-eastern edges of the sites which increase sensitivity. The sites lie at the south-west edge of a low-rise residential settlement pattern along Framfield Road, but the existing settlement edge is well-integrated into the landscape by mature trees and hedgerows which increases sensitivity. Additionally, the sites are located within the River Uck and its Headwaters BOA. The sites are well contained by the rail line and dense woodland along their southern edges, which provides an enclosed character. The proximity to the rail line and nearby settlement edge somewhat influences the qualities of tranquillity and remoteness. There are no heritage assets recorded within the site boundaries, and woodland and limited public access limit views into the site. These factors indicate lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to provide ecological benefits, and to reduce any development's influence on the landscape character. Be set back from ancient woodland in the south of the sites and provide suitable and appropriate buffers to the ancient woodland. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Retain and protect the historic field pattern and preserve and enhance hedgerows, so as to maintain the historic setting. Be sited close to the settlement edge and existing development along Framfield Road, where it will not significantly alter the existing settlement form. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*	

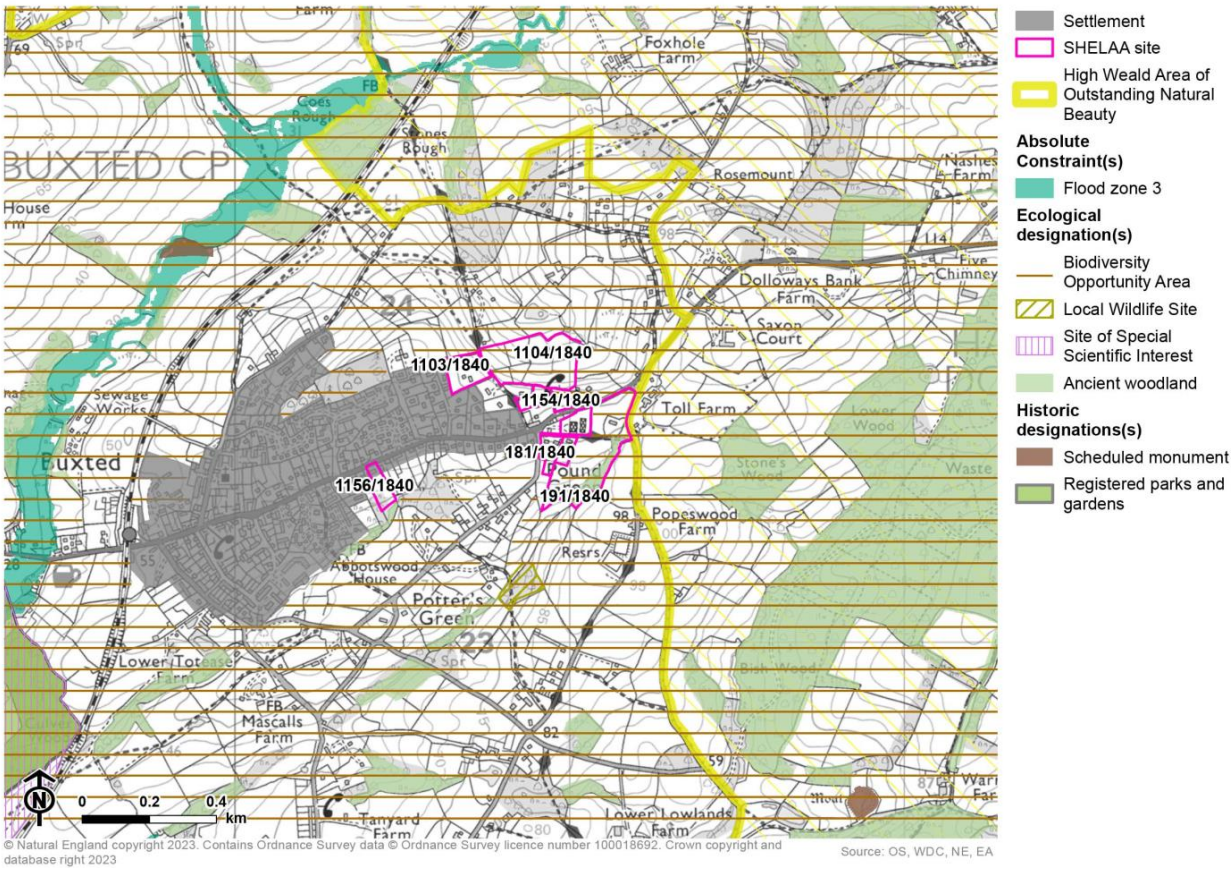
Landscape sensitivity		
SHELAA site ref.	**146/1840**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** Located in close proximity to the exposed northern settlement edge of Buxted, Site 146/1840 is bordered by newly built residential development with clear intervisibility to the site, which reduces sensitivity. The lack of recorded heritage assets, priority habitats and limited public access also lowers sensitivity. The site is pastoral and fringed by mature trees and scrub vegetation to the east, north and west. It is located within a sloping landform associated with the River Uck corridor to the north, with occasional long-distance views afforded over the river valley and toward the High Weald AONB, where not constrained by vegetation. The site is visible across the landscape to the north, and the Grade II listed building, Totease Farmhouse, lies to the immediate east of the site, but is well screened by existing mature trees. The site is located within the River Uck and its Headwaters BOA. These indicate higher sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on the landscape character and to provide ecological benefits. Consider opportunities to better integrate the modern settlement edge within the wider landscape through planting. Any development should be carefully integrated into the landscape, utilising planting that is in character with the locality. Undertake, where possible and appropriate, opportunities identified in the River Uck and its Headwaters BOA as part of any development. Minimise the influence of development in occasional glimpsed views to and from the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**971/1840**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Located in proximity to residential development on the northern settlement edge of Buxted, Site 971/1840 has a lack of recorded heritage assets or priority habitat, and limited public access which reduce sensitivity. The site is pastoral and fringed by dense bands of mature trees and scrub vegetation to the north, east, and west. It has a sloping landform associated with the River Uck corridor to the north, which drops steeply away from Church Road, with long distance views afforded over the river valley and toward the High Weald AONB where not constrained by vegetation, which increases sensitivity. Although the site is fringed by low-	

	density settlement, this is well-integrated into the landscape with mature trees and hedgerows with limited intervisibility to the site. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to provide ecological benefits, and to reduce any development's influence on the landscape character. Consider opportunities to screen any development from the wider landscape with additional landscape buffering. Any development should be carefully integrated into the landscape, utilising planting that is in character with the locality. Be sited close to the existing settlement edge. Minimise the influence of development in occasional glimpsed views to and from the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*

Landscape sensitivity assessment of SHELAA sites				
Assessment Unit	**Buxted (east)**			
Sensitivity Rating	**Small-scale residential**		**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**	**H**

Figure B.73: Absolute constraints within Buxted (east)



Representative site photos



Site 1104/1840: Looking north-east across sloping pasture, toward the wooded High Weald AONB. Some intervisibility with dispersed residential development.



Site 191/1840: Well-enclosed scrub field with dense hedgerows and hedgerow trees.

SHELAA site reference:	1103/1840	1104/1840	164/1840	163/1840	1154/1840
	156/1840	191/1840	181/1840	1156/1840	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites lie on the eastern edge of Buxted, and are generally typical of the wider assessment unit, with areas of complex topography, ancient woodland, recreational opportunities and historic field patterns. As noted in the wider assessment unit, these sites are located within an area of complex landform which relates to the ridges and prominent valley sides of incised stream valleys of LCA 5B, which increases their sensitivity. Typical of the wider assessment unit, the sites are located in a pastoral landscape bordered with mature trees and hedgerows, and have a relatively intact historic field pattern, consisting of aggregate and cohesive assarts, and areas of landscaped gardens and informal parkland that also form a sensitive key landscape feature. Mature priority habitat woodland, including areas of ancient woodland, particularly across the south-eastern edge of Site 191/1840 and bordering the southern edge of Site 1156/1840, are typical sensitive landscape features of the wider assessment unit. The promoted Vanguard Way long distance footpath passes along the edges of most of these sites (except Sites 164/1840, 1154/1840 and 1156/1840), with intermittent views in from Redbrook Lane. The rural land uses and wooded edges afford relative tranquillity and a sense of remoteness across the sites. Occasional intervisibility with the High Weald AONB also indicates higher sensitivity, as for the wider assessment unit. The sites generally have an enclosed character, which reduces sensitivity. Unlike the wider assessment unit, there is some influence of modern agricultural and residential development in proximity to the north and east of the sites, and some existing residential buildings within Sites 1103/1840 and 191/1840, enclosed by woodland, which indicates lower sensitivity. Proximity to the A272 somewhat impacts the sense of tranquillity on Sites 156/1840, 164/1840 and 1154/1840, which is not typical of the wider assessment unit and reduces their sensitivity, although dense roadside vegetation and woodland mitigates this effect for these sites.				
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Occasional complex topography (particularly north of the A272). ■ Network of hedgerows and hedgerow trees. ■ Intact historic field patterns, including assarts. ■ Occasional views to and from the High Weald AONB ■ Rural character with relative tranquillity and sense of remoteness				

Landscape sensitivity		
SHELAA site ref.	**191/1840**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** This site is located to the south of the A272 at the eastern edge of Buxted, within a gently sloping landscape and comprises pastoral fields and a single residential dwelling with some areas of landscaped gardens, set within an assart fieldscape. The eastern / south-eastern part of the site contains a block of ancient and priority habitat deciduous woodland (Popeswood Shaw), indicating higher sensitivity. The Vanguard Way passes through the centre of the site, with clear views to the north and south. The site is in	

	reasonable proximity to surrounding low-density settlement, and there is an existing residential building at the north of the site, however it is well integrated into the fringing landscape with mature trees and vegetation. These indicate higher sensitivity. There are no heritage assets recorded within the site boundaries, and priority habitat is contained to the eastern and southern edge of the site. The proximity to the A272 somewhat impacts the sense of tranquillity, and proximity to modern agricultural development to the east indicates lower sensitivity. The falling topography, rural character and distance from the settlement edge of Buxted results in higher sensitivity in the south of the site. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on the landscape character and to provide ecological benefits. Be set back from Popeswood Shaw ancient woodland and an appropriate buffer to protect the ancient woodland provided. Retain and protect the historic field pattern where possible and preserve and enhance hedgerows, to retain the landscape character. Be carefully integrated into the landscape, utilising planting that is in character with the locality. Be sited so it fits with the existing low-density settlement pattern along the A272 and avoid the southern part of the site which is more rural. Retain public access and consider views from the public rights of way which cross the site and pass through the wider countryside. Minimise the influence of development in occasional glimpsed views to and from the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1156/1840**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** This site is located within the existing ribbon development extending along the A272/High Street east of the settlement edge, and gently slopes toward a shallow stream valley in the south. Existing residential development in the north of the site is consistent with the linear development south of the A272. The south of the site is constrained by an area of priority habitat deciduous woodland, and a linear band of ancient woodland (Potter Green Shaw) borders the site to the south along the stream valley, which increases sensitivity in this part of the site. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

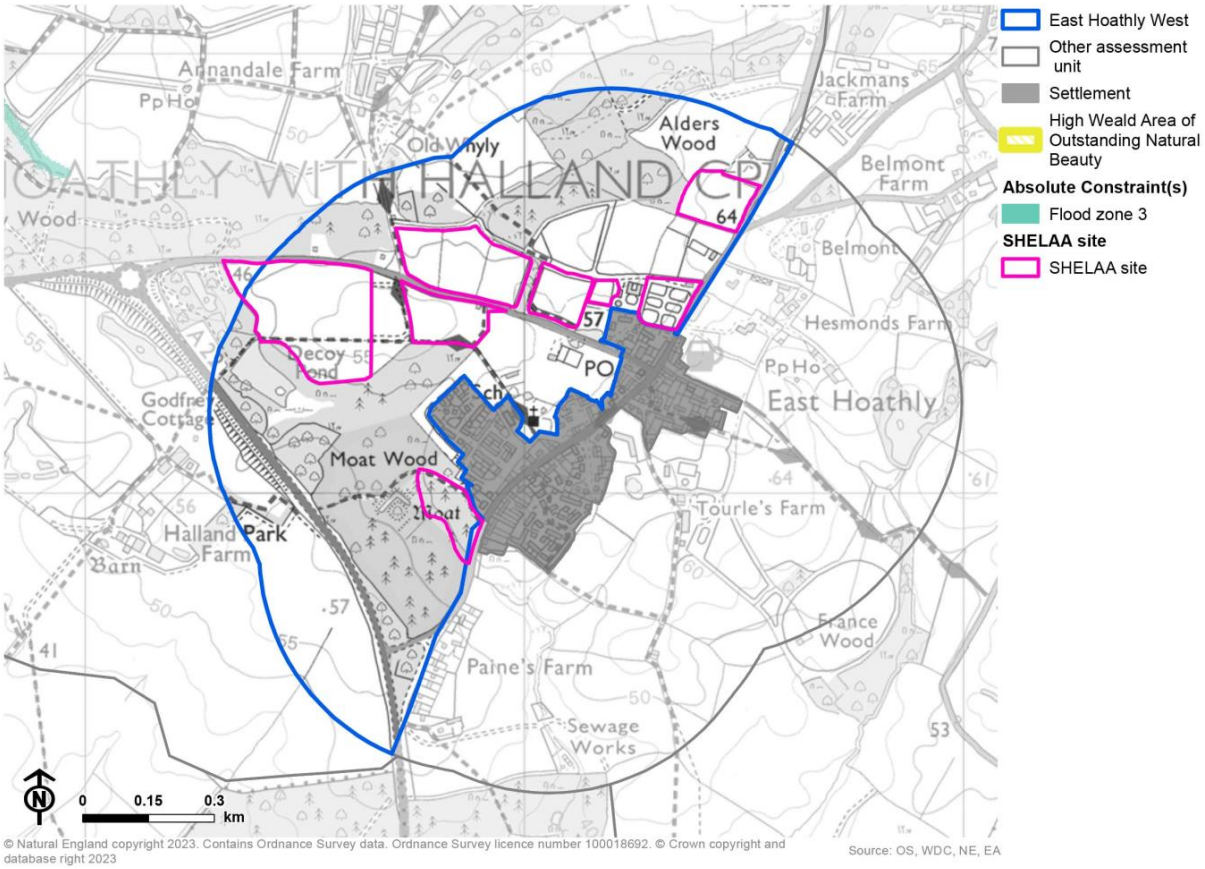
mitigation / guidance	Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on the landscape character and to provide ecological benefits. Be set back from ancient woodland on the southern boundary and an appropriate and suitable buffer provided. Be carefully integrated into the landscape, utilising planting that is in character with the locality. Be sited so it fits with the existing settlement pattern along the A272. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1103/1840**	**1104/1840**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** These sites are located along Redbrook Lane, set back from the A272 at the eastern edge of Buxted. The sites sit within an undulating landscape, with stream valleys creating relatively complex topography which increases their sensitivity. Site 1103/1840 rises steeply from Redbrook Lane to the north-western corner of the site and sits in a prominent position within the landscape, while the western boundary of Site 1104/1840 is elevated above the rest of the site, which drops away eastwards into a valley, resulting in long views to the north, increasing both site's sensitivity to development. Generally pastoral with paddocks (and a single residential property within Site 1103/1840), the sites are bordered by mature hedgerows and hedgerow trees which increases their sensitivity. Intermittent views are afforded into the sites from the Vanguard Way which runs through the middle of the two sites and affords open views to the north-east toward the High Weald AONB which increases sensitivity. The sites form part of the rural context to Buxted, with rural land uses and relative tranquillity indicating higher sensitivity. There are no heritage assets or areas of priority habitat recorded within the site boundaries, indicating lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Be carefully integrated into the landscape, utilising planting that is in character with the locality. Retain public access and consider views from the public rights of way which cross the site and pass through the wider countryside. Site development so it fits with the existing low-density settlement pattern along the A272. Minimise the influence of development in occasional glimpsed views to and from the High Weald AONB. Avoid development on the sloping landform of the western / north-western parts of the sites due to their prominent locations, elevation and views to / from the wider landscape. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*	

Landscape sensitivity			
SHELAA site ref.	**156/1840**	**163/1840**	**181/1840**
	1154/1840	**164/1540**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**	
Reasoning	**Reasoning** The relatively flat landform, and location within the low-density development on the eastern edge of Buxted including alongside development along the A272, the lack of heritage assets and absence of priority habitat indicate lower sensitivity across these sites. Sites 156/1840 and 181/1840 contain existing residential development, indicating lower sensitivity. The field patterns, consisting of informal parkland and some areas of cohesive assarts across the south of Sites 181/1840 and 156/1840 indicate higher sensitivity here. Strong networks of hedgerows and trees, and dense roadside vegetation with patches of woodland also indicate higher sensitivity. Sites 163/1840, 1154/1840 and the eastern portion of Site 156/1840 are covered by scrub and mature trees. The Vanguard Way passes to the north of Site 181/1840 and along the southern edge of Site 156/1840, with occasional clear views into the sites, which also increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Be carefully integrated into the landscape, utilising planting that is in character with the locality. Be located so it relates to the existing low-density settlement pattern along the A272. Minimise the influence of development in occasional glimpsed views to and from the High Weald AONB. Retain public access and consider views from the public rights of way which pass through the wider countryside. *Please also refer to the strategic landscape guidance for the wider Buxted assessment unit.*		

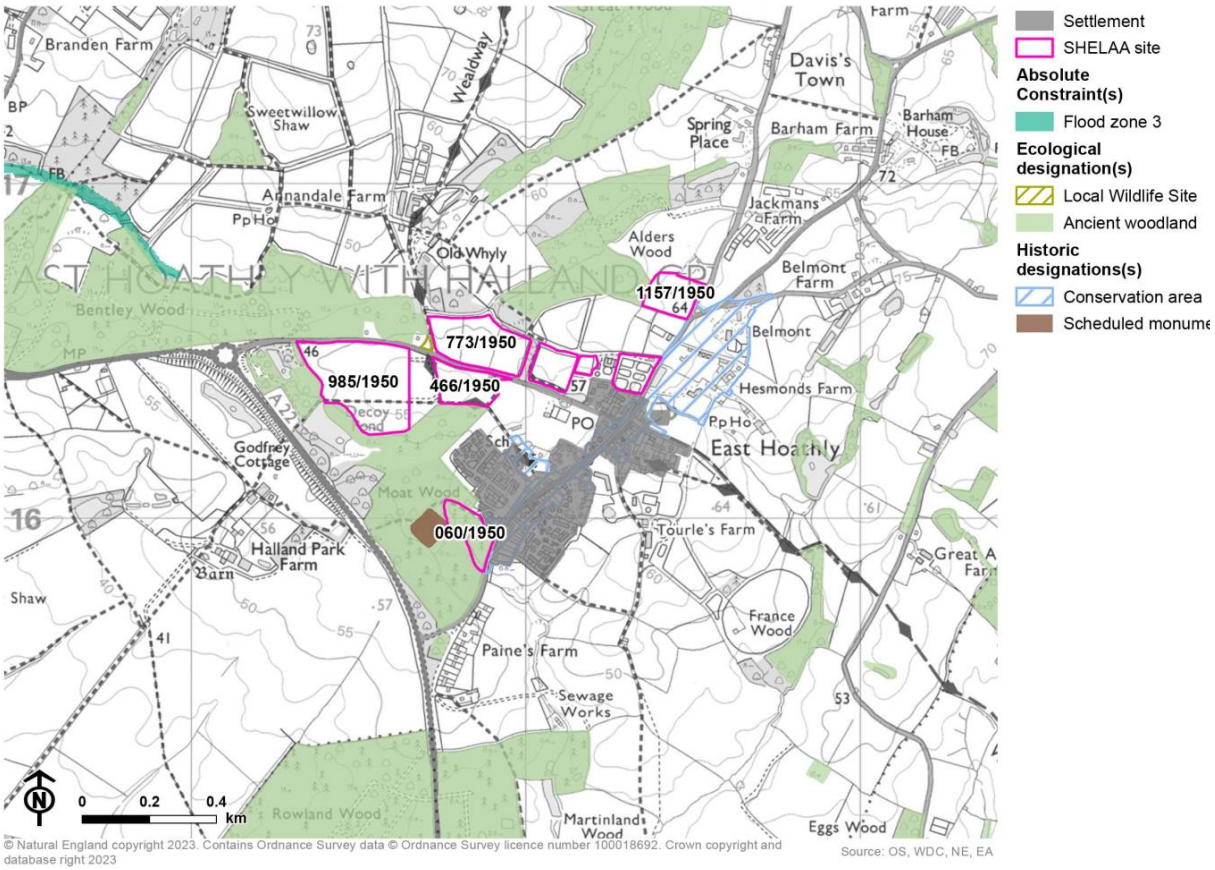
East Hoathly West Assessment Unit

Figure B.74: SHELAA sites within East Hoathly West



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**East Hoathly West**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.75: Absolute constraints within East Holly (west)



Representative site photos



Site 985/1950: Pastoral fields with coniferous wooded boundaries to the south of East Hoathly Road.



Site 773/1950: Pastoral fields, reinforced with wooden and wire fencing, to the north of East Hoathly Road.

SHELAA site reference:	985/1950	773/1950 (northern parcel)	466/1950	1157/1950	060/1950
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites are located to the west of East Hoathly village and share many of the characteristics of the wider assessment area of East Hoathly West. Sites closer to the Conservation Area are of similar sensitivity or higher to the wider assessment unit. Sites grouped along London Road are of lower sensitivity given the lack of historic field pattern, influence of 20th century development to the west of the settlement and impact of East Hoathly Road on the tranquillity of the sites. The gently undulating pastoral and wooded character of the landscape which adjoins the existing settlement edge of East Hoathly, including areas adjacent to the Conservation Area boundary (Site 060/1950, part of Site 773/1950 and Site 1157/1950), and areas of mature deciduous woodland (many of which are ancient woodland), shaws, and mature hedgerows are a key landscape sensitivity for these sites and the wider assessment unit. The network of public rights of way and rural character with dark skies also increase sensitivity for these sites and the wider assessment unit. Site 060/1950 is located within an area of ancient woodland, and as noted for the wider assessment unit, the proximity of Moat Wood Scheduled Monument also forms a key landscape feature for this site, which increases its sensitivity. Whilst some of the sites demonstrate a historic assart field pattern, which increases sensitivity for the wider assessment unit, fields are generally medium in scale with some deterioration of field boundaries, which decreases their sensitivity. As for the wider assessment unit, the semi-enclosed character of the landscape and proximity to the busy London Road also decreases sensitivity.				
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ the pastoral and wooded character of the landscape which adjoins the settlement. ■ mature deciduous woodlands, many of which are ancient in origin (in particular Site 060/1950) ■ the strong network of thick hedgerows with hedgerow trees ■ the intact historic field patterns, particularly medieval assarts in the centre and north of the assessment unit. ■ the historic character and linear form of the village which is well integrated with the surrounding landscape. ■ the setting of the Moated Site in Moat Wood Scheduled Monument (particularly Site 060/1950) ■ views from the public footpaths and promoted Weald Way, which extend north and south of London Road ■ some areas of remoteness and tranquillity ■ dark night skies experienced throughout much of the area				

Landscape sensitivity		
SHELAA site ref.	**060/1950**	
Sensitivity rating for	**High sensitivity**	**H**

small-scale residential		
Reasoning	**Reasoning** Site 060/1950 comprises ancient woodland (Moat Wood) which is also protected by a Tree Preservation Order. The site provides a rural backdrop and boundary feature to the historic settlement edge of East Hoathly (defined by the Conservation Area) and to the Scheduled Ancient Monument (Moat Wood) on the western boundary. This results in a high landscape sensitivity.	
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Be set back from the Moat Wood Scheduled Ancient Monument and avoid influencing the wooded setting to the historic asset. Be set back from areas of ancient woodland, as far as possible, and provide an appropriate buffer to protect the ancient woodland. Retain vegetation along the northern and eastern site boundaries to maintain and enhance the contribution it makes to the existing green infrastructure network within the area to reduce any development's influence on landscape character, to provide ecological benefits and to minimise views into the site from the historic settlement edge. *Please also refer to the strategic landscape guidance for the wider East Hoathly West assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**773/1950 (northern parcel)**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Site 773/1950 is a large site comprising 11 fields in two distinct land parcels, five on the northern parcel located along London Road and six on the southern parcel located at the south-eastern edge of the village, behind South Street (within the East Hoathly East assessment unit). The northern parcel of the site is located within an assart fieldscape of predominantly medium scale fields which increases sensitivity, though there is some deterioration of field boundaries. The Wealdway passes to the west of the site boundary and a further public right of way passes through the site, increasing sensitivity. The easternmost field within the northern land parcel, fronting Waldron Road, forms part of the rural setting to the historic settlement edge of East Hoathly (defined by the Conservation Area). This easternmost field has been subdivided by wooden fencing for use as horse paddocks, however these are largely in keeping with the rural character of the landscape. These characteristics increase the sensitivity of this part of the site to development. Most of the northern parcel of this site has minimal relationship to the East Hoathly Conservation Area, given the enclosing mature and wooded field boundaries to the east of the site and the distance of the western fields within the northern land parcel. Views into the sites from London Road are partially screened by hedgerows reinforced with wooden fencing, and the movement and noise associated with London Road decreases sensitivity. However, some more open views above low hedgerows are afforded into the site from London Road. Whilst the land on Site 773/1950 is open to the north, the effect of the adjacent ancient woodland (Alders Wood) is to foreshorten these views, meaning the land is visually well contained within the landscape, decreasing sensitivity. Existing influences, including sports fields and allotments, on the rural and wooded character of the area also decrease sensitivity.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance roadside woodland and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area, to reduce any development's influence on landscape character, to provide ecological benefits and to minimise visibility into the site from London Road and Waldron Road. Enhance and retain public access providing further opportunities to experience areas of woodland to the north of London Road. Avoid being sited within the easternmost field of the northern land parcel, fronting Waldron Road, to avoid the influence of new development on the rural setting of the Conservation Area and the rural character of the approach into the historic core of the village. Minimise visibility of any development from the public rights of way, including the promoted Wealdway. Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows, particularly to minimise the influence of development in distant views from the Conservation Area. *Please also refer to the strategic landscape guidance for the wider East Hoathly West assessment unit.*

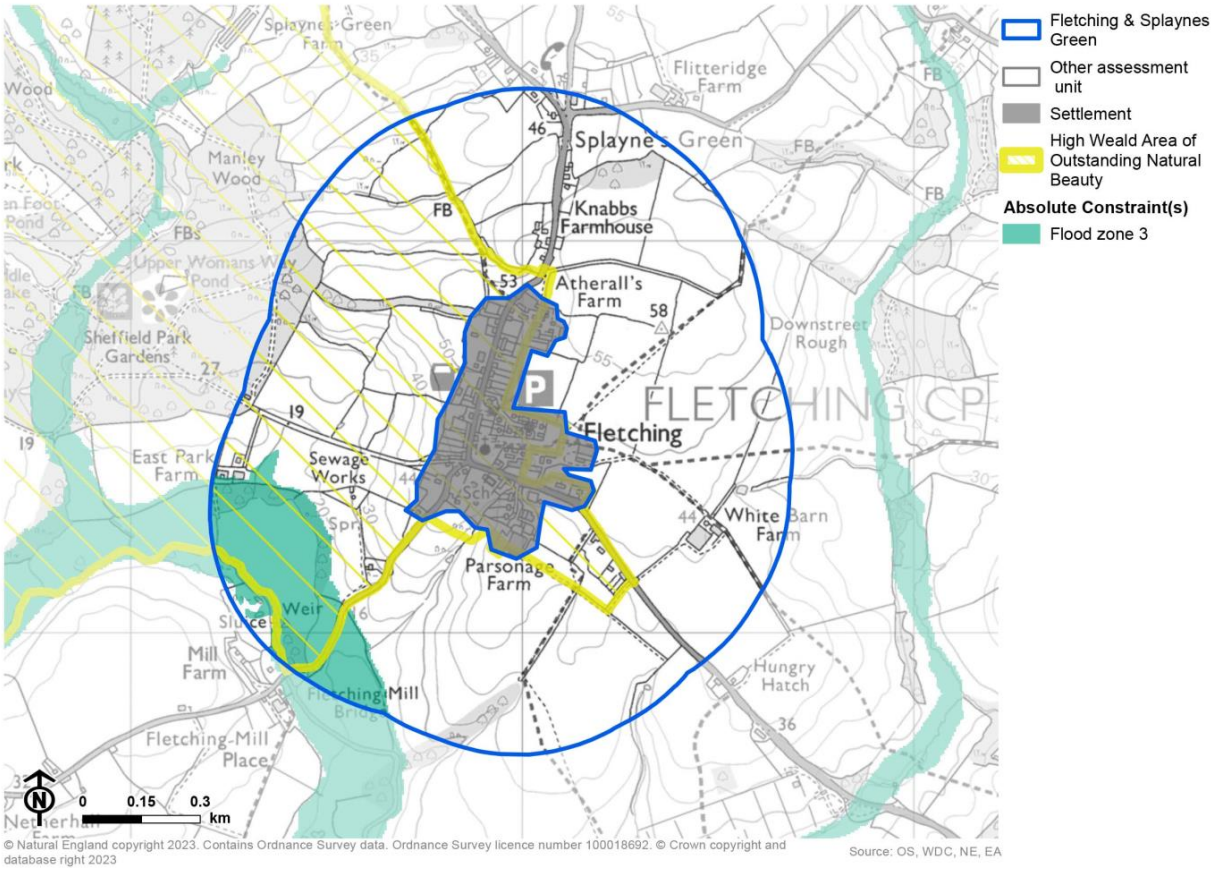
Landscape sensitivity		
SHELAA site ref.	**1157/1950**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Site 1157/1950 is located within an area of high rural tranquillity and is adjacent on its western boundary to an area of ancient woodland at Alders Wood which increases sensitivity. The site is located within an assart fieldscape with mature and partially wooded field boundaries, which increases sensitivity, although the field itself has been subdivided by post and wire fencing for use as horse paddocks. The site is partially located adjacent to the historic farmsteads (including the Grade II* listed building at Belmont and two Grade II listed buildings at Hesmonds) in the north of the East Hoathly Conservation Area, which increases the site's sensitivity to development. Woodland along the south-eastern edge of the site, and mature hedgerows along the eastern edge, limits views into the site from the Conservation Area and road, which decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the woodland along the eastern edge of the site to maintain and enhance the contribution it makes to the existing green infrastructure network within the area, to reduce any development's influence on landscape character, to provide ecological benefits and to minimise views of development from the East Hoathly Conservation Area. Consider views of the development from the East Hoathly Conservation Area, retaining a similar character of relatively dispersed settlement within an informal parkland landscape to mirror the character of the north of the Conservation Area. Enhance public access providing opportunities to experience the wider area of woodland to the west of the site and consider access connectivity to the Wealdway.	

	Be set back from ancient woodland at Alders Wood on the western boundary, and provide an appropriate buffer to the ancient woodland. *Please also refer to the strategic landscape guidance for the wider East Hoathly West assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**985/1950**	**466/1950**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** These sites are located within an assart fieldscape of predominantly medium scale fields which increases their sensitivity, though there is some deterioration of field boundaries. A number of public rights of way, including the Wealdway, pass near the sites. These characteristics increase sensitivity. These sites have a minimal relationship to the East Hoathly Conservation Area, given the enclosing deciduous and coniferous woodland, some of which is ancient, along the southern boundaries of the sites and the recreation ground bordering the eastern boundary of Site 466/1950. Views into the sites from London Road are partially screened by hedgerows reinforced with wooden fencing, which decreases sensitivity. However, more open views above low hedgerows are afforded into Site 466/1950. The sites have a limited relationship to the historic settlement core of East Hoathly, and the movement and noise associated with London Road reduces the sense of rural tranquillity and decreases sensitivity. Existing influences, including sports fields and allotments, on the rural and wooded character of the area also reduces the sense of rurality and decreases sensitivity. Site 985/1950 is well contained within the existing landscape, with the ancient woodland acting as a landscape buffer in this location. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance roadside woodland and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area, to reduce any development's influence on landscape character, to provide ecological benefits and minimise visibility into the sites from London Road. Enhance and retain public access providing further opportunities to experience areas of woodland to the north and south of London Road. Minimise visibility of any development from the public rights of way, including the promoted Wealdway. Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows, particularly to minimise the influence of development in distant views from the Conservation Area. Be set back from ancient woodland adjacent to the sites and provide an appropriate buffer to protect the ancient woodlands. Provide appropriate landscape screening to the western boundary of Site 466/1950 to soften the urban edge to the existing settlement. *Please also refer to the strategic landscape guidance for the wider East Hoathly West assessment unit.*	

Fletching and Splaynes Green

Figure B.76: SHELAA sites within Fletching and Splaynes Green



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Fletching and Splaynes Green**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.77: Absolute constraints within Splaynes Green 1

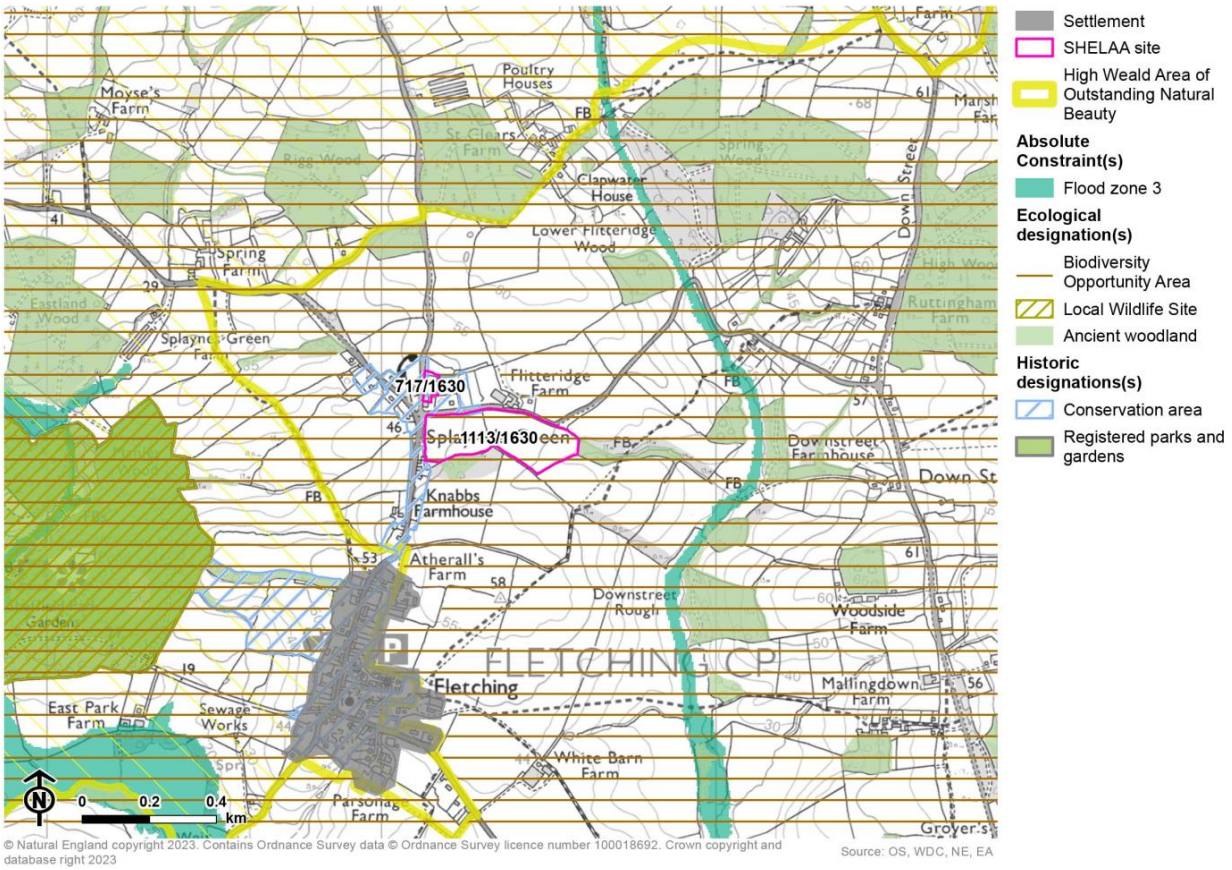
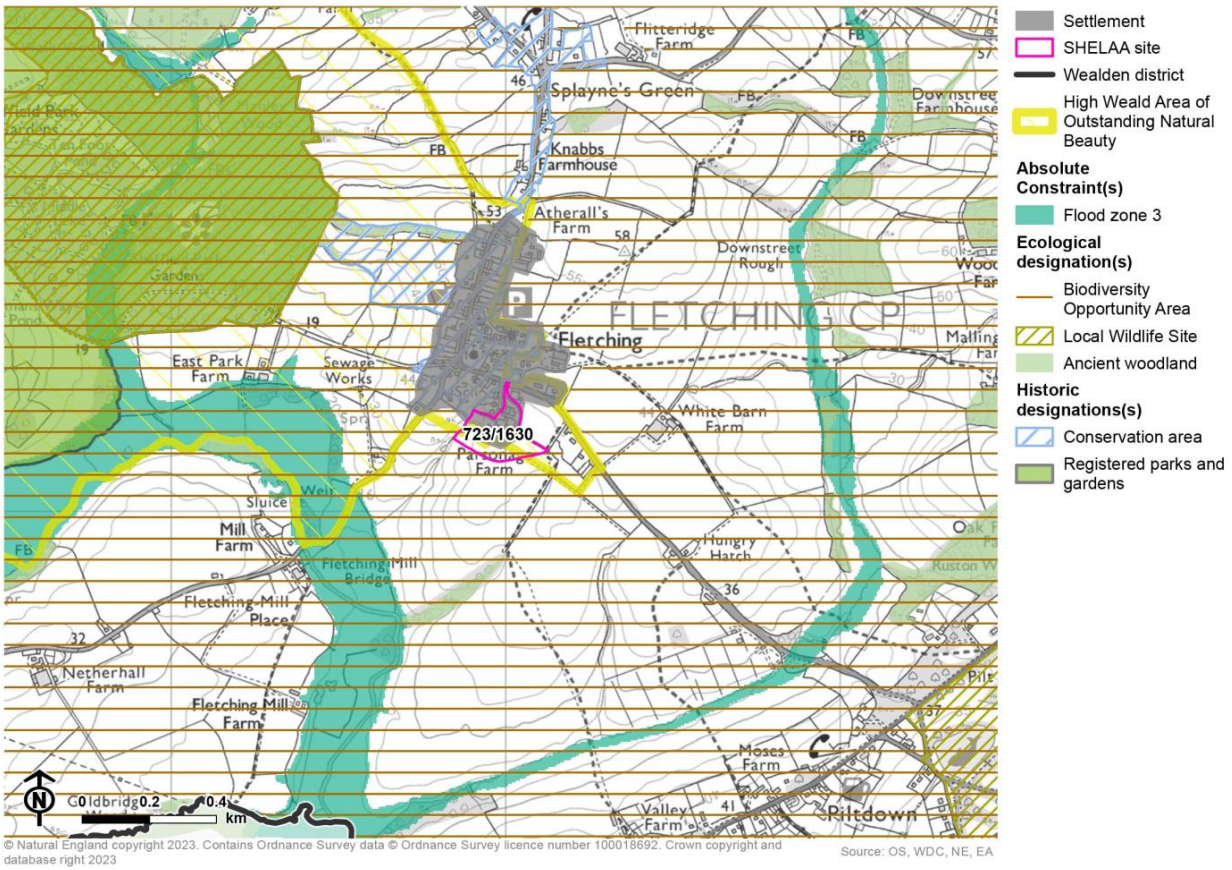


Figure B.78: Absolute constraints within Splaynes Green (Fletching)



SHELAA site reference:	1113/1630	717/1630	723/1630
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located at the southern edge of Fletching and around Splaynes Green. Site 723/1630 has a similar sensitivity to the wider assessment unit. Sites 1113/1630 and 717/1630 have a slightly lower sensitivity compared to the wider assessment unit, due to their lack of historic features or priority habitat, and relatively smooth topography. Site 717/1630 has planning permission for residential development. The sites sit within a relatively smooth landform atop a broad ridge that falls to the south-west, which reduces sensitivity, unlike the areas of topographic complexity in the west of the assessment unit. Arable fields are bound by vegetation resulting in an enclosed visual character, which is similar to the wider assessment unit and lowers sensitivity. Unlike the rural character of the wider assessment unit, there is commercial development on Site 717/1630 and large farm structures in the north of Site 723/1630 which reduces sensitivity. Unlike the wider assessment unit, modern field amalgamations in the southern half of Site 723/1630, indicates little time depth, and there are no heritage features and no priority habitats within the sites which indicates lower sensitivity. The sites all lie in proximity to the High Weald AONB (with the north of Site 723/1630 located within the AONB) in an area of mixed agricultural fields bound by mature hedgerows and deciduous woodland (some recorded as ancient woodland adjacent to Site 1113/1360) which increases sensitivity. All the sites are located within the Western Ouse Streams and Ashdown Forest BOA which increases sensitivity. All sites are adjacent to the Fletching and		

	Splaynes Green Conservation Area (Site 717/1630 partially within) and the boundary of the Conservation Area is defined by a relatively intact historic settlement edge with listed buildings, relatively well integrated into the fringing landscape with mature vegetation which is identified as a sensitive feature of the wider assessment unit. A partially intact historic field pattern of cohesive assarts, typical of the wider LCA, characterise Site 1113/1360. A public right of way crosses into the eastern corner of Site 723/1630, with clear visibility across. These indicate higher sensitivity.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Intact historic field patterns including large areas of cohesive assarts (Site 1113/1360). ■ The historic and rural setting provided to Fletching and Splaynes Green ■ The historic character of Fletching and Splaynes Green with numerous listed buildings and Conservation Area. ■ Partial location within and intervisibility with the High Weald AONB. ■ The scenic rural character with areas of relative remoteness and tranquillity, and recreational opportunities connecting to the wider landscape (particularly Site 1113/1360).

Representative site photos



Site 1113/1360: Relatively flat field surrounded by mature trees and low hedgerows, with a backdrop of ancient woodland.

Landscape sensitivity		
SHELAA site ref.	**717/1630**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site has planning permission for residential development, replacing the existing commercial use. The location of the site within the intact historic linear settlement edge of Fletching and Splaynes Green Conservation Area increases sensitivity, as development may impact the historic setting to the settlement.	

	There is some intervisibility to the Grade II listed Four Ways Timbers from the southern edge of the site, which indicates higher sensitivity at this edge. The existing small-scale commercial structure and use of the site as a car park, mature hedgerows enclosing the site to the north, west and east, and location within the existing linear settlement pattern in Splaynes Green decrease sensitivity. Visibility into the site is limited, and the landform is flat and is not prominent within the wider landscape. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the mature hedgerows and roadside vegetation, using these to integrate development into the landscape, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Consider the impact on the setting to the Grade II listed building to the south-west and the Fletching and Splaynes Green Conservation Area to the south, east and west. Use local materials and sensitive layout of spaces and soft landscaping in any areas visible from the High Weald AONB Retain the low-density linear development pattern along Bell Lane in any development scheme. *Please also refer to the strategic landscape guidance for the wider Fletching and Splaynes Green assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1113/1630**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The proximity to the High Weald AONB and Fletching and Splaynes Green Conservation Area, location within the Western Ouse Streams and Ashdown Forest BOA, the intact historic field pattern of cohesive assarts, priority habitat deciduous woodland, recorded as ancient woodland on the southern edge, rural and tranquil character, and contribution to sense of separation between Fletching and Splaynes Green increase the site's sensitivity to development. Historic linear settlement along High Street / Bell Lane increases sensitivity along the eastern edge of the site. .However, there is some influence of modern farm structures along Daleham Lane which decreases sensitivity. The relatively flat landform, semi-enclosed character, caravans within the middle portion of the site, and absence of historic or key landscape features within site boundaries decrease sensitivity. The characteristics described above result in a higher landscape sensitivity to mediu-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Development should be set back from ancient woodland to the south of the site and a suitable and appropriate buffer provided to the ancient woodland.	

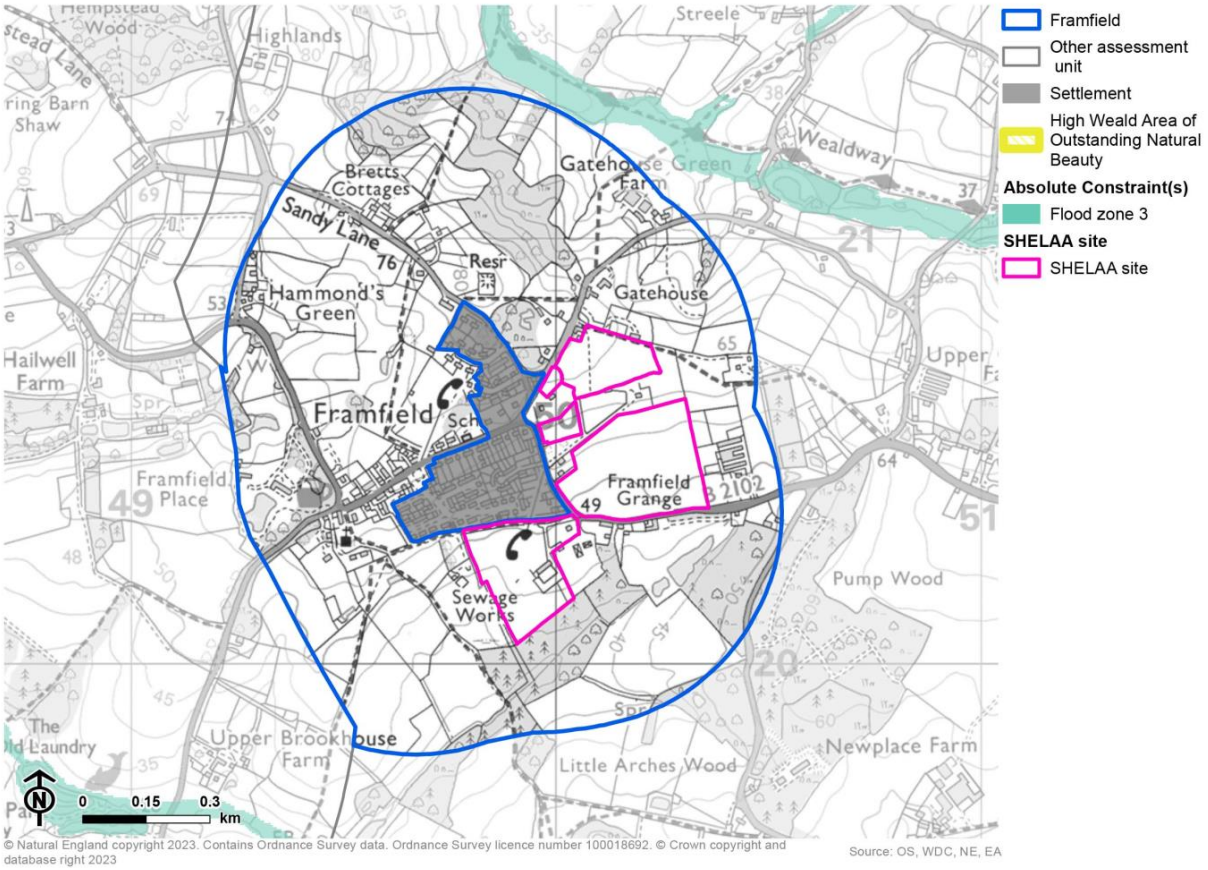
	Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. Use local materials and sensitive layout of spaces and soft landscaping in any areas visible from the High Weald AONB. Consider views of the development from the Fletching and Splaynes Green Conservation Area, retaining a similar character of relatively linear settlement along High Street. Be sited so as to be contiguous with the existing linear settlement along High Street and Daleham Lane. *Please also refer to the strategic landscape guidance for the wider Fletching and Splaynes Green assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**723/1630**	
Sensitivity rating for small-scale residential	**Moderate higher sensitivity**	**MH**
Reasoning	**Reasoning** Features which increase sensitivity to development include the proximity to the relatively intact historic settlement edge of Fletching and its Conservation Area, as well as the site's partial location within the High Weald AONB, with only the amalgamated fields along the southern edge of the site outside of the AONB. There are two Grade II listed buildings 40m to the west (Whites Cottages, Old School House) with occasional intervisibility to the site. The south of the site is within the Western Ouse Streams and Ashdown Forest BOA and mature woodland follows along a small watercourse at the western site boundary. A public right of way passes at the eastern edge of the site, with clear views across the fields. The eastern site boundary is relatively open, lacking hedgerows or hedgerow trees, and is clearly visible across a cricket pitch on the eastern approach to the village along Ruston Bridge Road. These factors increase sensitivity. However, modern development at Chestnut Cottages has introduced some modern influence adjacent to the western site edge. Additionally, the existing large scale farm structures and mature roadside vegetation to the north mostly screen views into the site from the west and directly north, contributing to a semi-enclosed character. Modern field amalgamations on the southern half of the site also indicate limited time depth. These factors lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows and roadside vegetation, using these to integrate development into the landscape, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Be sited away from the Conservation Area in the west, where enclosed by vegetation so as not to influence the historic settlement edge, and within the existing linear settlement pattern in the north of the site. Consider views from the Fletching and Splaynes Green Conservation Area, retaining a similar character of relatively linear settlement along Church Street. Use local materials and sensitive layout of spaces and soft landscaping in any areas visible from the High Weald AONB Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. Consider views from Ruston Bridge Road, using new planting and historically appropriate building material palettes to better integrate any new development into the landscape and historic settlement edge. Retain views from the existing public rights of way to the High Weald AONB.	

	Please also refer to the strategic landscape guidance for the wider Fletching and Splaynes Green assessment unit.

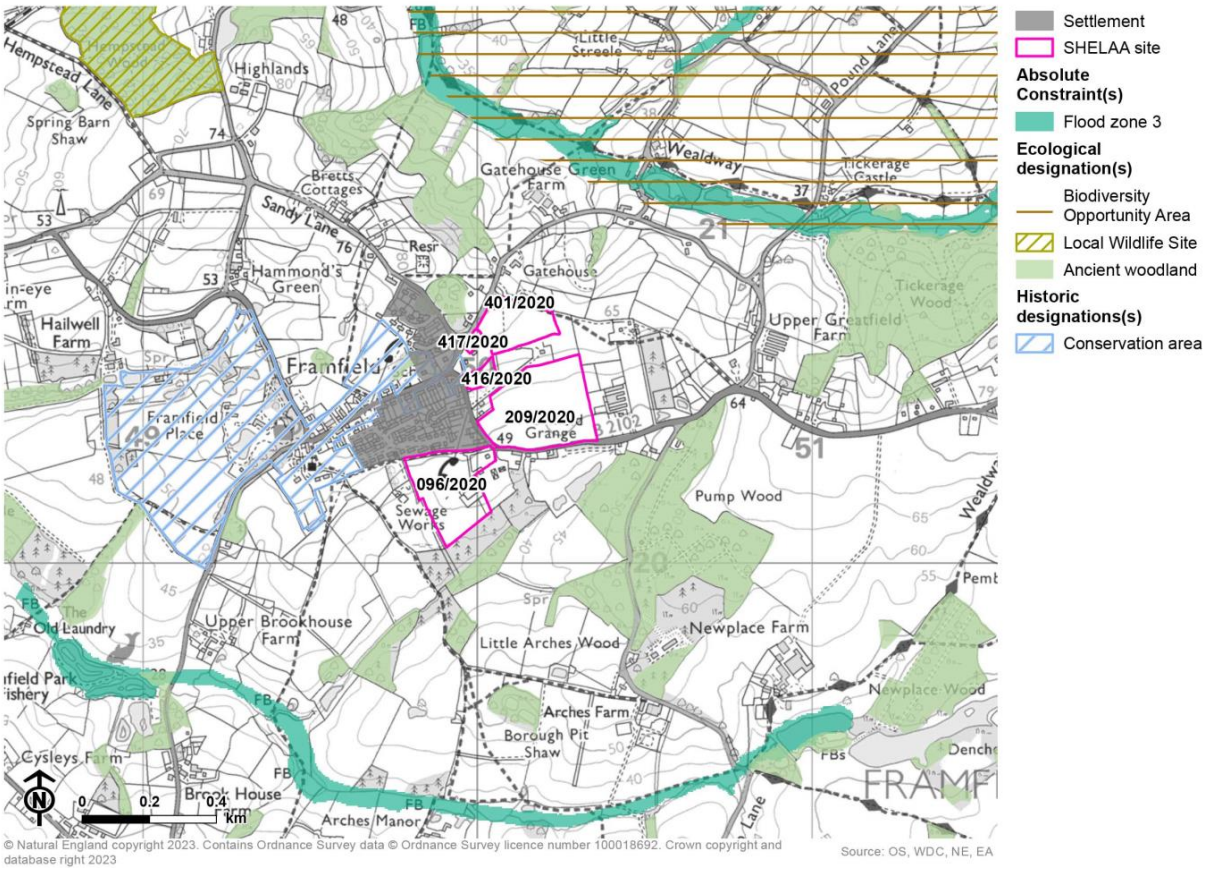
Framfield Assessment Unit

Figure B.79: SHELAA sites within Framfield



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Framfield**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.80: Absolute constraints within Framfield



Representative site photos



Site 096/2020: Relatively flat pastoral fields are bound by dense blocks of woodland.



Site 401/2020: View over pastoral field, bound by woodland edges and with intervisibility to the residential settlement edge.

SHELAA site reference:	096/2020	209/2020	401/2020	417/2020	416/2020
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites to the south and east of Framfield are of a similar sensitivity to the wider assessment unit except for Site 096/2020 which is of lower sensitivity because of its enclosed character, lower elevation, and location contiguous with the modern settlement edge of Framfield. Like the wider assessment unit, the sites consist of pastoral farmland located on slopes gently falling from the prominent ridgetop landform associated with this historic linear village, which increases sensitivity. The strong rural character, key landscape features including tree groups and small deciduous woodlands (some of which are recorded as ancient woodland at Hill Crest west of Site 401/2020 and Lower Wood south of Site 096/2020), are typical of the wider assessment unit and increase sensitivity. Like the wider assessment area, the sites provide a scenic backdrop to the village, which increases sensitivity and Sites 401/2020, 416/2020, 417/2020, located adjacent to the historic settlement edge (defined by the Conservation Area) or with views across the surrounding wooded ridges and valleys, including to the High Weald AONB have a higher sensitivity. A public right of way passing along the boundaries of Sites 401/2020 and 096/2020, with intervisibility across the sites, also increases sensitivity. The field pattern is of regular piecemeal enclosure, but the sites do not contain assarts, which are a sensitive landscape feature of the wider assessment unit. Sites which are at a lower elevation and are more enclosed and influenced by the proximity to the modern settlement edge of the village, have a reduced sensitivity (Site 096/2020 and the lower parts of Site 209/2020).				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Prominent and complex ridge and valley landform. ■ Mature deciduous woodlands, such as Hill Crest ancient woodland ■ Historic character and form of the village and its intact historic settlement edge ■ Visual prominence of the village and views over the surrounding valleys and ridges. ■ Visual relationship with the High Weald AONB. ■ Strong rural character with areas of remoteness and tranquillity, particularly to the east				

Landscape sensitivity		
SHELAA site ref.	**417/2020**	**416/2020**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** These sites to the east of the village have a direct relationship with the historic settlement edge (defined by the Conservation Area), and provide a rural setting to Framfield, which increases their sensitivity. Key landscape features which also increase sensitivity include the mature hedgerows and hedgerow trees on the site boundaries, and in-field trees dotted across the fields. Site 417/2020 is heavily dominated by mature trees and there is also a pond present, all of which are sensitive landscape features. However, despite their elevated position on the ridge and proximity to the Conservation Area, the enclosed nature of both sites reduces their visual prominence, and limits intervisibility to the settlement edge, which decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid being located adjacent to the historic settlement edge which could affect its intact character. Design buildings and planting to relate to the existing settlement edge of Framfield to the west, considering scale, design, materials, choice and location of planting. Retain, protect and enhance mature hedgerows and roadside vegetation, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any influence on landscape character and to provide ecological benefits, using these to integrate development into the landscape. Consider views from the public rights of way in the wider countryside, in the siting and design of development. *Please also refer to the strategic landscape guidance for the wider Framfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**401/2020**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The elevated position of the site on the ridgeline and strong visual relationship with the surrounding hills, including to the High Weald AONB, increases its sensitivity. There is intermittent intervisibility with existing settlement to the west, where not constrained by roadside vegetation. Key landscape features include mature hedgerows and roadside vegetation. A public right of way passes along the northern site boundary, with occasionally open views across the site and towards undeveloped countryside. The site is located in an area of attractive landscape and has a generally rural character and appearance, making it more sensitive to development. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows and roadside vegetation, using these to integrate development into the landscape, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Avoid the steeper, more elevated areas of the site in the north, due to its visual prominence. Be located to the west of the site, contiguous with the dispersed linear settlement pattern along Gatehouse Lane. Consider views from the public rights of way in the wider countryside, particularly those extending from Gatehouse Lane when considering the siting and design of development in the landscape. Design buildings and planting to retain views from the existing public rights of way to the High Weald AONB, considering scale, design, materials, choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Framfield assessment unit.*	

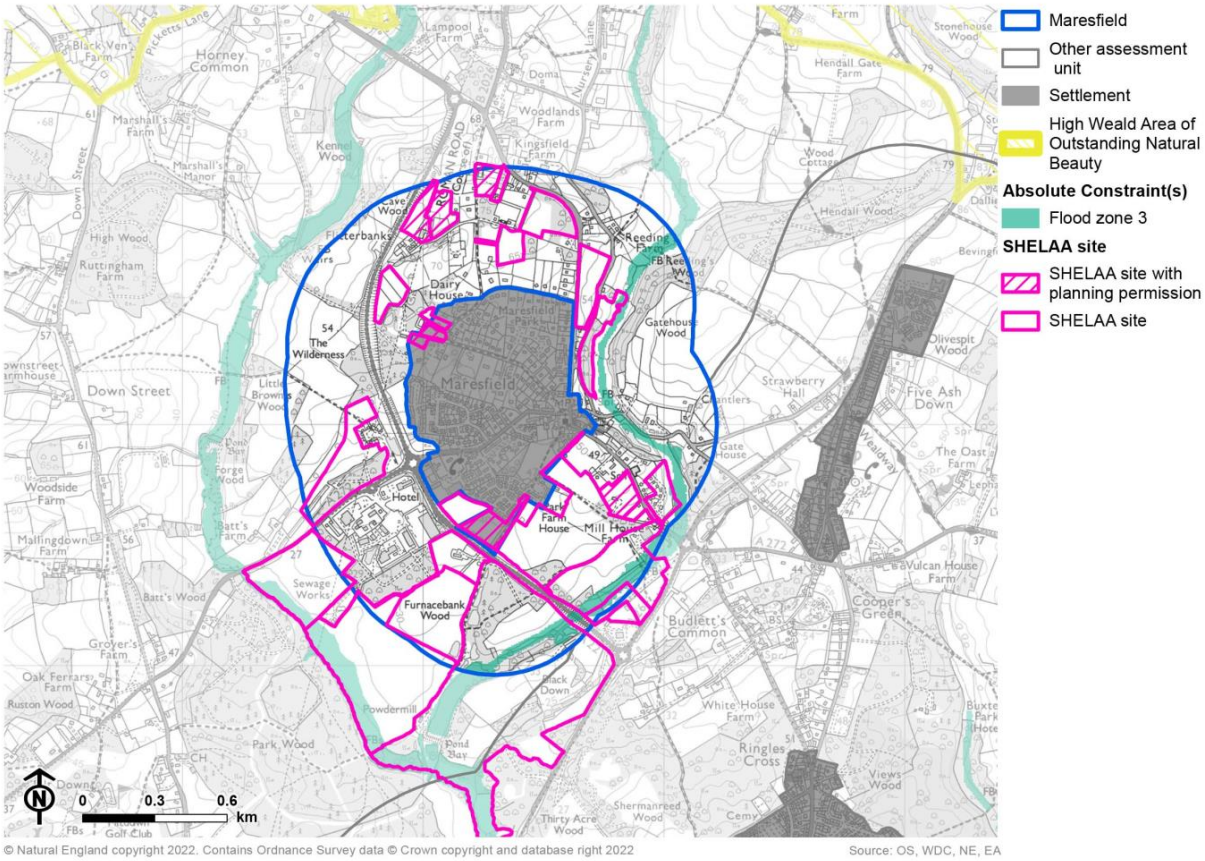
Landscape sensitivity		
SHELAA site ref.	**209/2020**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Mature hedgerows and hedgerow trees line the southern site boundary, and the ancient woodland at West Arches Wood is in close proximity to the south of the site, indicating a higher sensitivity to development along this edge. The location of the site on the elevated and relatively prominent valley side and its relatively open character makes it more prominent in views to / from the wider landscape, which increases its sensitivity. Lower valley slopes to the south, which are more enclosed, and parts of the site adjacent to the modern settlement edge along the B2102 are less sensitive. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising new planting that should be in character with the locality. Avoid the steeper, more elevated areas of the site in the north, due to its visual prominence. Retain, protect and enhance mature hedgerows and roadside vegetation, using these to integrate development into the landscape, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any influence on landscape character and to provide ecological benefits. Be set back from ancient woodland at West Arches Wood to the south of the site, and an appropriate buffer provided for the ancient woodland's protection. Consider views from the public rights of way in the wider countryside, when considering the siting and design of development. *Please also refer to the strategic landscape guidance for the wider Framfield assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**096/2020**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is at a lower elevation on the valley slope and has a more enclosed character due to the mature woodland and ancient woodland along the stream valley to the south, and dense hedgerows to the north, which indicates a lower sensitivity. Existing modern farm structures along the eastern site boundary, introduces some influence of modern development and human activity along this edge. The site is located adjacent to 20th century housing development along Beckets Way and the sewage works to the west.. These factors indicate lower sensitivity. The mature hedgerows and proximity to the mature and ancient woodland to the south indicate higher sensitivity within the southern parts of the site. The site also provides a rural landscape setting to Framfield, which increases its sensitivity to development.	

	The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Development should be carefully integrated into the landscape, utilising existing woodland and / or new planting that should be in character with the locality. Retain, protect and enhance mature hedgerows and woodland, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Be located in the north of the site, in proximity to the existing modern settlement edge. Avoid the south of the site where it would be perceived as settlement extension into undeveloped countryside. Consider views from the public rights of way along the northern edge of the site when considering the siting and design of development. *Please also refer to the strategic landscape guidance for the wider Framfield assessment unit.*

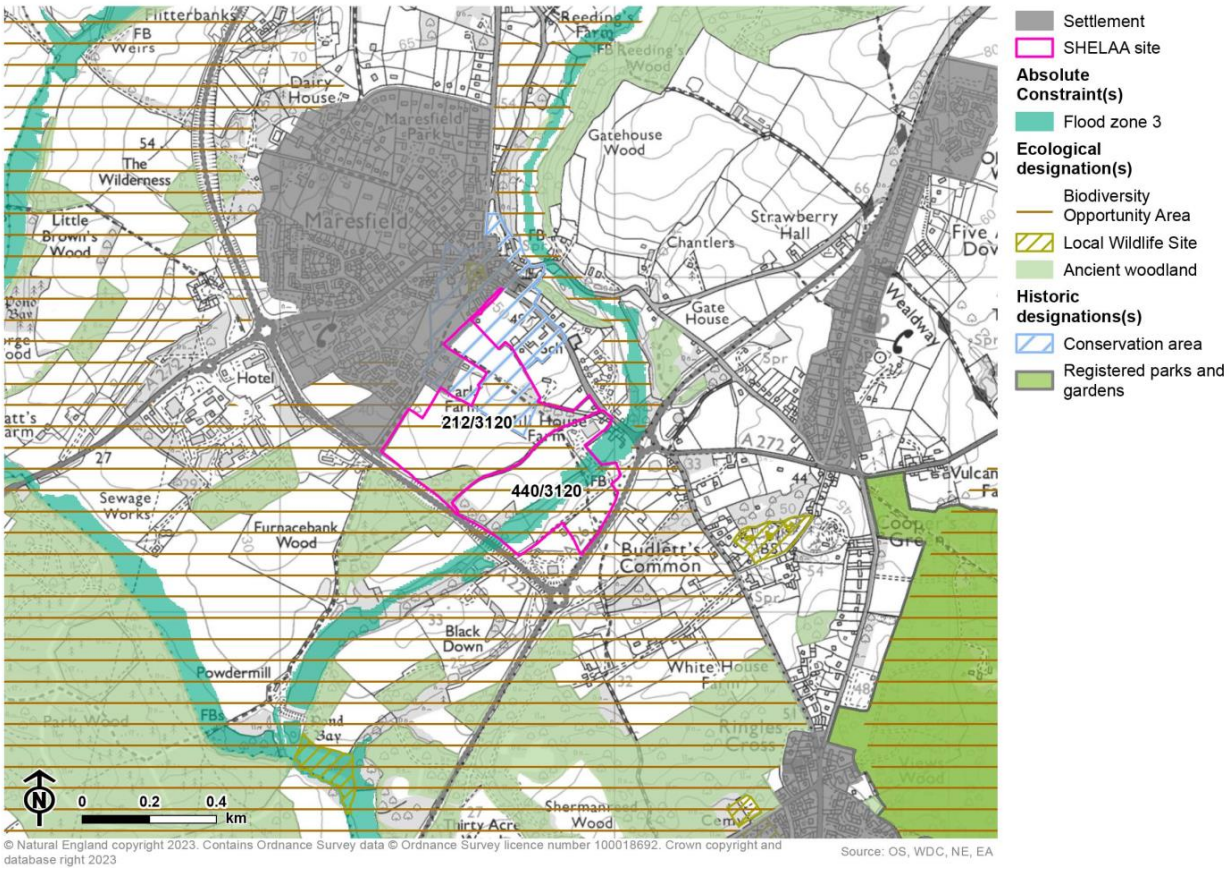
Maresfield Assessment Unit

Figure B.81: SHELAA sites within Maresfield



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Maresfield (south-east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.82: Absolute constraints within Maresfield (south-east)



Representative site photos



Site 212/3120: Multiple, well-used footpaths cross the scrubby fields, fringed by mature hedgerows and wooded edges.



Site 440/3120: Pastoral field with wooded edges, looking south toward the A22.

SHELAA site reference:	212/3120	440/3120
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the south of Maresfield, and generally have a similar sensitivity to the wider assessment unit. However, Site 440/3120 is of a lower sensitivity due to its location in proximity to the A22/A26 intersection and larger scale commercial structures to the south, which influences tranquillity across the site. Like the wider assessment unit, the wooded and pastoral character of the sites, including areas of priority and ancient (semi-natural) woods at Furnacebank Wood and along Shortbridge Stream indicate higher sensitivity. The rural character of the sites provides a positive contribution to the setting of the Grade II listed farmhouses and oast house to the north, within the Maresfield Conservation Area (which extends into the north of Site 212/3120), increasing sensitivity as for the wider assessment unit. A dense network of public right of ways and informal footpaths cross the sites and are well connected to the settlement and to the wider landscape, increasing sensitivity. As noted in the assessment unit, the gently sloping landform and open character in the south of the wider assessment unit, and these sites afford expansive views south with occasional views to the South Downs, which increases sensitivity. As noted in the wider assessment unit, the sites are bound by the A22 to the south-west and A26 to the south-east which impacts tranquillity and reduces sensitivity. A corridor through the middle of Site 440/3120 has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ancient and priority habitat deciduous woodlands, particularly Furnacebank Woods along the A22, and woodland along Shortbridge Stream ■ The network of thick hedgerows with hedgerow trees ■ The historic and rural setting to the historic settlement edge which is designated as part of the Maresfield Conservation Area and Grade II listed farmhouses. ■ Rural character with areas of tranquillity in the centre of the sites away from the settlement edge and major roadways. ■ Recreational value and long southerly views from the public footpaths	

Landscape sensitivity		
SHELAA site ref.	**212/3120**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is gently sloping and covered with scrub and mature hedgerows and dotted with mature trees. An area of ancient woodland (Furnacebank Wood) occupies the south-east corner of the site. To the west is new residential development (Rolling Mill) that has recently been completed, alongside approved housing development that is under construction (Site 338/3120). Two public rights of way cross the site, with connections to the wider local landscape and there is intermittent intervisibility with the historic farmstead and oast house in the north-west, indicating higher sensitivity along this edge. Occasional long distance views south are afforded by the elevated landform in the north-west of the site. These characteristics indicate higher sensitivity.	

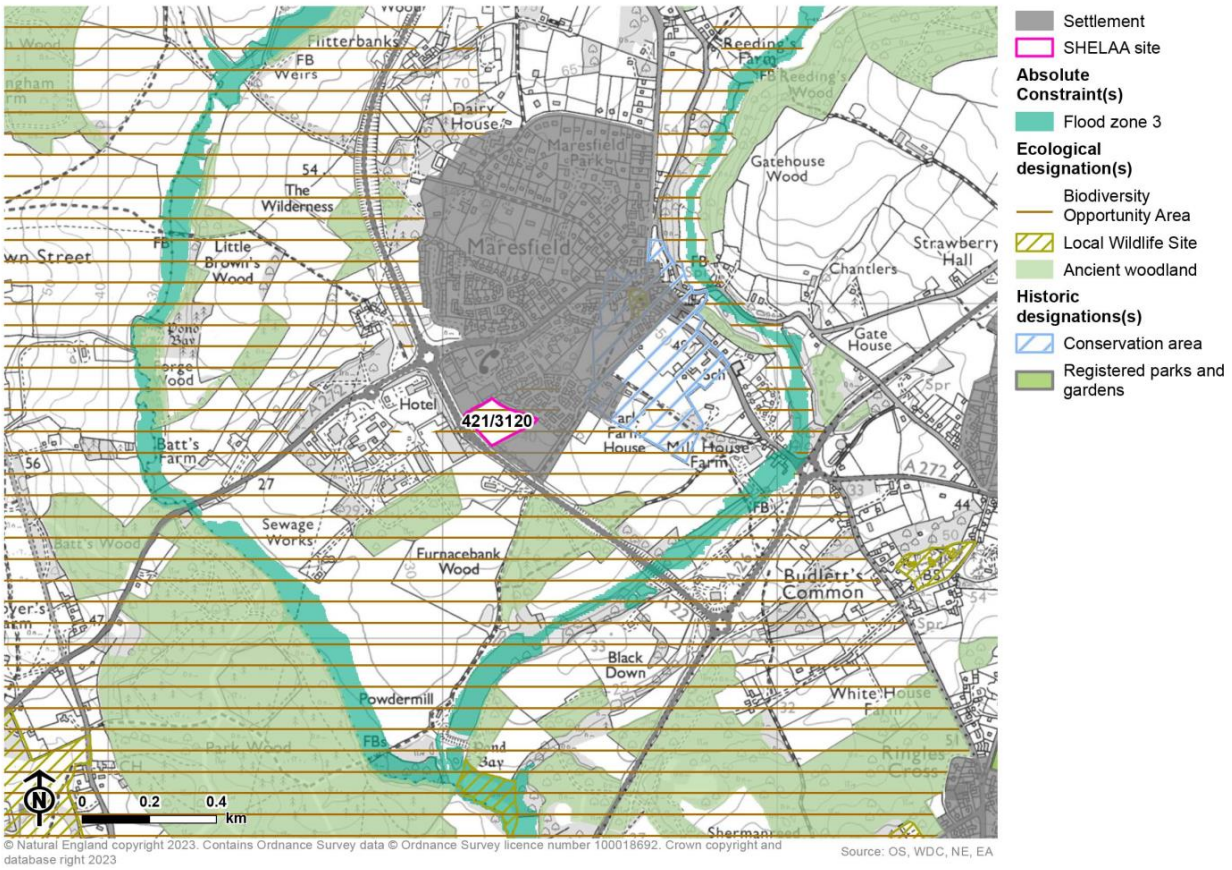
	The fields in the north of the site are directly adjacent to the village recreation grounds, and the southern historic settlement edge, which is designated as part of the Maresfield Conservation Area and extends into the site. In addition, the site is more open on land adjacent to the recreation ground, which has the potential for higher landscape impact. These factors indicate higher sensitivity along the northern edge of the site. The proximity to the A22 has localised impacts on tranquillity, lowering overall sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located away from ancient and priority habitat woodland in the south eastern corner of the site and provide suitable and appropriate buffers to the woodland. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Be located so as to avoid urbanising the public rights of way through the site, minimising visibility of any potential development and enhancing access through the site. Avoid those parts of the site within or adjacent to the Maresfield Conservation Area (the northern part of the site immediately adjacent to the recreation ground) and minimise views of any development from the settlement edge. Avoid the more elevated slopes of the site in the north, to avoid impacting long-distance views. *Please also refer to the strategic landscape guidance for the wider Maresfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**440/3120**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** A well-used public right of way passes through the north-east section of the site, connecting to the wider landscape. Areas of priority habitat deciduous woodland lie in the south of the site, and the wooded Shortbridge Stream corridor, together with its floodplain, occupies the centre of the site. There is an area of ancient woodland located adjacent to the south-west boundary of the site (Furnacebank Wood). The site has no relationship with the Maresfield settlement boundary, being separated by large open scrub fields. These features / characteristics increase the sensitivity of the site. A relatively flat, enclosed pasture field, Site 440/3120 is located adjacent to the A22 and A26 and is located in close proximity to the A22/A26 intersection, as well as a large service station, which impacts on tranquillity. Overall the site has a well enclosed character, lowering sensitivity. There are no recorded historic field patterns within the site boundaries, also lowering sensitivity. A Grade II listed barn is located within the site at the eastern end fronting onto London Road, with two other listed buildings (Mill House and Mill Cottage) located nearby to the entrance to the site. This indicates higher sensitivity in these areas. The centre of the site is constrained by Flood Zone 3. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Development should be set back from ancient woodland within and adjacent to the site and provide a suitable and appropriate buffer to protect the ancient woodland. Be set back from the stream corridor in the centre of the site and areas within Flood Zone 3. Minimise visibility of any development from the public right of way. Take opportunities to reduce the impact of the A22/A26 to the south and east. Ensure the setting of the listed barn within the site and the listed buildings in close proximity to the site is not adversely affected by any potential development. *Please also refer to the strategic landscape guidance for the wider Maresfield assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Maresfield (south)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.83: Absolute constraints within Maresfield (south)



Representative site photos



Site 1111/3120: Existing structures and active grazing within a visually open field, bound by mature hedgerows and woodland.



Site 421/3120: Semi-enclosed field adjacent to medium-scale commercial development and new housing, bound by hedgerows and roadside vegetation.

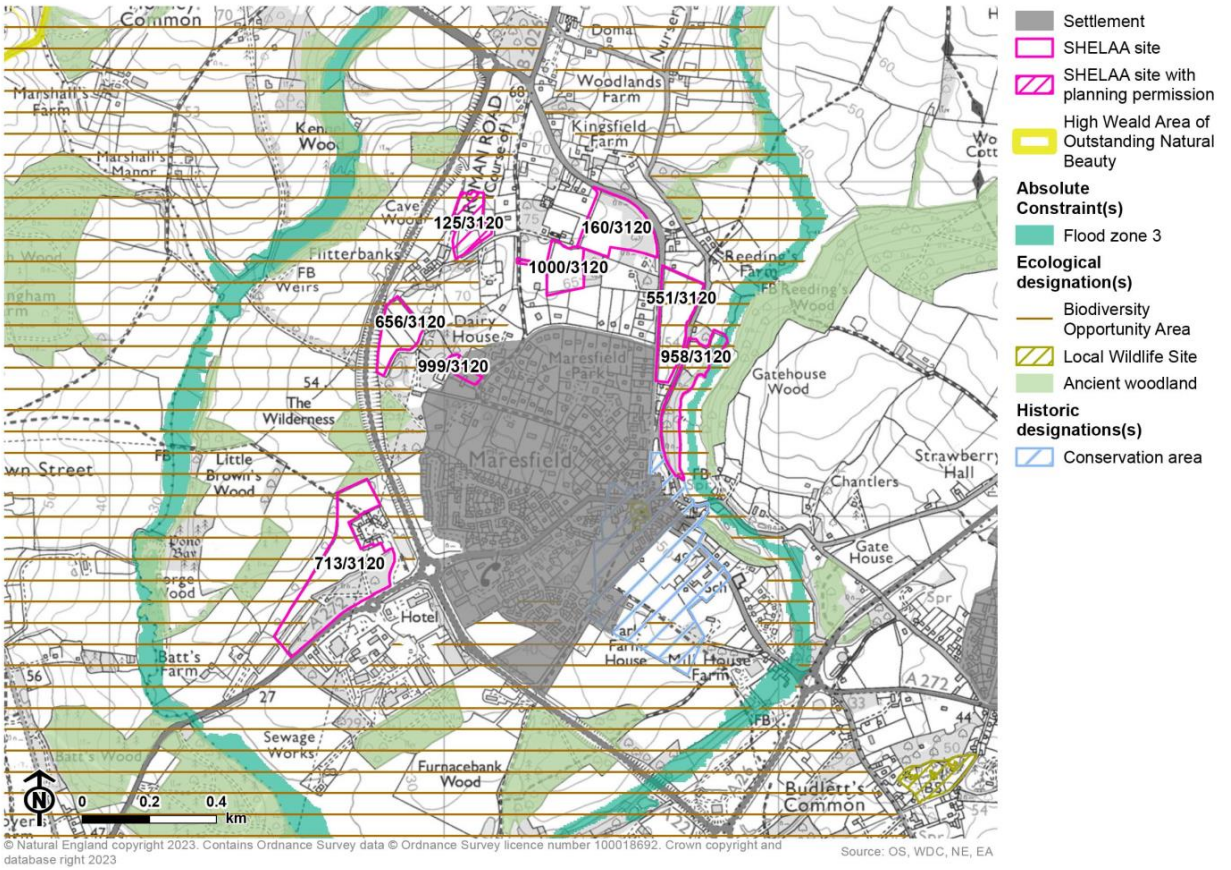
SHELAA site reference:	1111/3120	421/3120
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites have few of the sensitivities typical of the wider assessment unit and are of a lower overall sensitivity in comparison to the wider assessment unit. The sites are relatively flat and lack any of the topographical complexities of the wider assessment unit. They lie adjacent to larger scale commercial development (Site 1111/3120), the modern residential settlement edge of Maresfield (Site 421/3120) and are both adjacent to the A22 corridor, which impacts tranquillity and reduces sensitivity. Unlike the wider assessment unit, there are no recorded heritage assets or historic field patterns within either of the site boundaries. Like the wider assessment unit, the sites comprise small-scale pastoral fields in grazing use with wooded edges, and a small area of priority habitat deciduous woodland lies in the south-west corner of Site 1111/3120, along the Shortbridge Stream which increases sensitivity. The sites are located within the Western Ouse Streams and Ashdown Forest BOA, heightening their sensitivity.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Rural pastoral character ■ Network of hedgerows with hedgerow trees ■ The Western Ouse Streams and Ashdown Forest BOA	

Landscape sensitivity		
SHELAA site ref.	**1111/3120**	**421/3120**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The pastoral fields are directly adjacent to medium and larger scale commercial development (Site 1111/3120), the modern residential edge of Maresfield (Site 421/3120) and the intersection of the A26/A22 (both sites), with significant influence on the rurality and tranquillity of the sites. There are no priority habitat or heritage assets recorded within the sites, indicating lower sensitivity. Site 421/3120 in particular is well contained within the wider landscape by the A22 to the south and west, a bowling club to the north and residential development to the north east and to the south east, where planning permission has been granted for 25 houses and work has commenced. Site 1111/3120 is more open, with clear intervisibility to existing larger scale commercial development and major roadways, indicating higher sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. Be set back from the Shortbridge Stream and areas within Flood Zone 3.	

	Take opportunities to screen development and limit impacts from existing large scale development and the A22/A26 corridors, particularly along the southern edge of Site 1111/3120. *Please also refer to the strategic landscape guidance for the wider assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Maresfield (north-west and east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.84: Absolute constraints within Maresfield (north-west and east)



Representative site photos



Site 551/3120: Sloping pastoral landform with wooded edges and long distance views north-east over rolling countryside and the Shortbridge Stream corridor, to the wooded High Weald AONB beyond.



Site 958/3120: Steeply sloping wooded site, primarily priority habitat deciduous woodland, looking east from Nursery Lane.

SHELAA site reference:	1000/3120	160/3120	656/3120	125/3120
	551/3120	958/3120	999/3120	713/3120
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located north-west and east of Maresfield, and generally have a similar sensitivity to the wider assessment area. However, well-enclosed sites in proximity to the A22 which are located within fringing low density development north west of Maresfield (Sites 656/3120, 125/3120 and 999/3120), have a lower sensitivity than the wider assessment unit. Sites to the north east of the town, on prominent open valley slopes with views to the High Weald AONB (Sites 551/3120, 958/2120) have a higher sensitivity than the wider assessment unit. The sites are located in an area of small scale pastoral fields, generally bound by dense woodland (often priority habitat), which is typical of the wider assessment unit and increases sensitivity. Sites 551/3120 and 958/3120 are located on a visually prominent slope east of Straight Half Mile with long reaching views to the east and intervisibility to pastoral countryside and the High Weald AONB, a sensitivity of the wider assessment unit, indicating higher sensitivity. Set within (Sites 1000/3120, 999/3120, 160/3120) and just beyond (Sites 125/3120, 656/3120) the loose- knit, low density residential fringe development to the north and north-west of Maresfield, these sites are relatively flat and have a visually enclosed character, indicating lower sensitivity. A lack of historic field patterns or recorded heritage assets, limited public access, the semi-enclosed character, and proximity to the A22 in the west indicate lower sensitivity, and are atypical of the wider assessment unit. Site 713/3120 is located north of the A272/Batts Bridge Road and in proximity to large scale commercial development (including hotel, waste recycling, distribution centre, and business park). The proximity to both the A22 and A272, as well as the large scale development south of the A272 influence the sense of tranquillity and rurality, and is atypical of the wider assessment unit, indicating lower sensitivity.			
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Areas of priority habitat deciduous woodlands ■ Strong network of hedgerows and hedgerow trees ■ Views to and from the High Weald AONB			

Landscape sensitivity		
SHELAA site ref.	**1000/3120**	**160/3120**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** These sites consist of gently undulating pasture bound by and containing priority habitat deciduous woodland, a sensitive landscape feature. They have a visually enclosed character, with moderate levels of tranquillity, decreasing their sensitivity to development. Located within the dispersed, low density settlement pattern north of Maresfield, potential development would not be at odds with the existing settlement pattern. The eastern half of Site 160/3120 is covered by dense priority habitat deciduous woodland, forming a boundary feature separating the site from the relatively busy Straight Half Mile roadway and results in higher sensitivity in this part of the site.	

	The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Reflect and relate to the dispersed and small-scale existing settlement pattern. Be carefully integrated into the landscape, utilising existing vegetation and new planting that is in character with the locality. Retain, protect and enhance all vegetation within and surrounding the sites, especially mature priority habitat deciduous woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Maresfield assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**656/3120**	**125/3120**	**999/3120**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**
Reasoning	**Reasoning** The relatively flat pastoral fields of these sites are bound by priority habitat deciduous woodland and Sites 656/3120 and 125/3120 are located within the Western Ouse Streams and Ashdown Forest BOA, increasing their sensitivity to development. The sites are located within the wooded fringes of low-density residential settlement, which further increases their sensitivity to development. All the sites are in close proximity to the A22 and existing residential properties, reducing the overall sense of rurality and tranquillity. The wooded edges provide a well-enclosed visual character, and there are no heritage assets or historic field patterns recorded on the sites, indicating lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising existing vegetation and new planting that is in character with the locality. Reflect and relate to the small-scale existing settlement pattern, ensuring it is well-sited and integrated into the surrounding landscape. Retain, protect and enhance all vegetation within and surrounding the site, especially mature priority habitat deciduous woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide landscape and ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. *Please also refer to the strategic landscape guidance for the wider Maresfield assessment unit.*		

Landscape sensitivity		
SHELAA site ref.	**551/3120**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** This site comprises of a pastoral field and is visually open on a prominent sloping landform with expansive views east across rural countryside, the wooded valley of Shortbridge Stream and the High Weald AONB beyond, which increases sensitivity. The site also provides some positive contribution to the rural setting of Maresfield. The entire site forms part of the Western Ouse Streams and Ashdown Forest BOA, increasing its sensitivity. The land in the northern and western part of the site is more exposed within the landscape, raising the site's sensitivity to development in these areas. The site is located adjacent to the busy Straight Half Mile, with moderate impacts on tranquillity. There are no recorded heritage features or areas of priority habitat within the site boundaries, indicating lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be located in proximity to the existing settlement edge to the south, away from steeper more prominent slopes and where development would be less visible and have less influence on landscape character. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide landscape and ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. Minimise the influence of development in views to and from the High Weald AONB, particularly in more exposed areas in the north of the site. *Please also refer to the strategic landscape guidance for the wider Maresfield assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**958/3120**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is located on a steeply sloping valley side, east of Nursery Lane, and is almost entirely covered by priority habitat deciduous woodland. However, the site is open to extensive views to the east. It is adjacent to the Shortbridge Stream corridor and ancient woodland (Hendall Wood). Some small commercial development is located directly west of the site but is screened by a thick band of woodland. The site currently provides a strong landscape feature to the western edge of Maresfield, and does not relate well to	

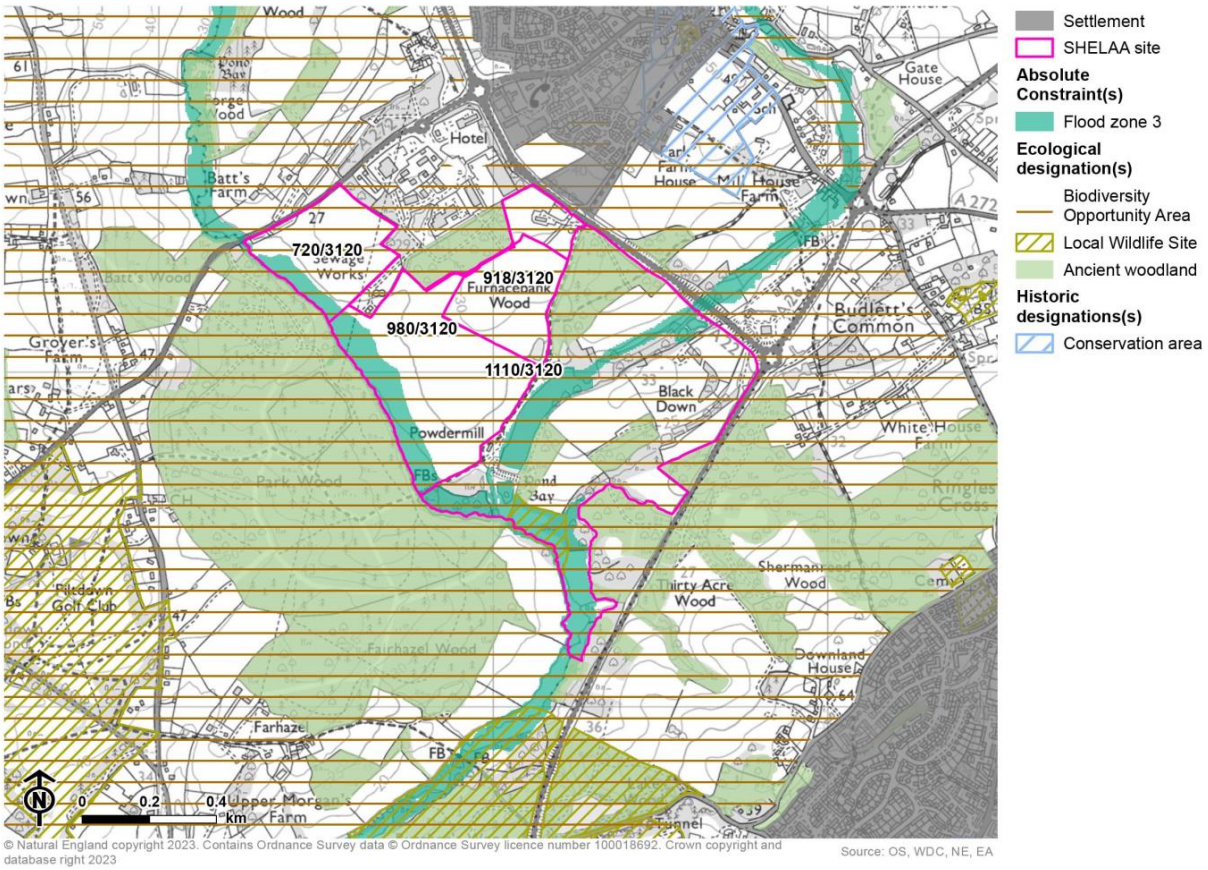
	the existing settlement pattern, which is generally contained west of Nursery Lane. These all indicate higher sensitivity. The wooded Shortbridge Stream corridor acts as a boundary feature and visually contains the site from the open countryside to the east. There are no recorded heritage assets or historic field patterns on site, and the site is visually enclosed in the north, indicating lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be sited away from Flood Zone 3, and retain and enhance all priority habitat deciduous woodland. Retain, protect and enhance all vegetation within and surrounding the site, especially priority habitat deciduous woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide landscape and ecological benefits. Be focused in the north of the site away from the steeper slopes, and where well enclosed by landform and vegetation, where development would be less visible and have less influence on landscape character. *Please also refer to the strategic landscape guidance for the wider Maresfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**713/3120**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site consists of a pastoral field located on a gently sloping landform and is bound by mature woodlands, with a visually enclosed character. It is located in close proximity to a small modern residential development to the east, major roadways, and is separated from a large commercial development by the A272, which impacts the sense of tranquillity and remoteness. The site is bordered by a band of dense woodland to the north, containing the site from the pastoral countryside beyond. These factors all indicate lower sensitivity. Priority habitat deciduous woodland covers the southern half of the site and provides a wide buffer to the A272, and the northern half lies in the Western Ouse Streams and Ashdown Forest BOA. These indicate higher sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially priority habitat deciduous woodlands, trees, and hedgerows, to maintain and enhance the contribution they make to the existing green infrastructure network within the area and to reduce any development's influence on landscape character and to provide landscape and ecological benefits. Be set back from ancient woodland to the north of the site, and provide appropriate buffers to protect the ancient woodland. Ensure recreational opportunities are not impacted and are enhanced where possible. Minimise visibility of any development from the public right of way. Take opportunities to reduce the impact of the A22/A272 to the south and east.	

	Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. *Please also refer to the strategic landscape guidance for the wider Maresfield assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Maresfield (south)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.85: Absolute constraints within Maresfield (south)



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Source: OS, WDC, NE, EA

Representative site photos



Site 1110/3120: Well-wooded area with a popular footpath and multiple water courses.



Site 918/3120: Visually open pastoral field bordered by large commercial development and ancient woodland to the west.

SHELAA site reference:	720/3120	1110/3120	980/3120	918/3120
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located south of the Maresfield settlement boundary and the A22 corridor, and east of the A272, with a similar sensitivity to the wider assessment unit. The eastern half of Site 1110/3120 has a higher sensitivity than the assessment unit due to its well wooded character and strong sense of rural tranquillity and remoteness. The sites are separated from Maresfield and Uckfield by the wooded corridors along the A22/A26, and have no relationship with the existing settlement edges, which increases sensitivity. Like the wider assessment unit, the sites are rural in character with mixed arable and pastoral fields bound by dense woodland and mature hedgerows which increases sensitivity. As noted in the assessment unit, the occurrence of field patterns of regular piecemeal enclosures, and particularly medieval assarts located to the east of the area along the stream corridor increases sensitivity. The wooded corridor along Shortbridge Stream to the east of the area is noted as a key landscape feature in the wider assessment unit. Located in a low-lying mixed farmland, the sites in the west are characterised by large modern field amalgamations which reduces sensitivity. Site 720/3120 and the western half of 980/3120, located adjacent to existing larger scale development in the north-west have lower sensitivity. Linear corridors along Batts Bridge Stream along the western edge of Sites 980/3129 and 1110/3120 and Shortbridge Stream in the east of Site 1110/3120 have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).			
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Priority and ancient woodland, at Furnacebank Wood and Grove Wood ■ Wooded stream valleys at Shortbridge Stream and Batts Bridge Stream ■ Areas of intact historic field patterns in the east, consisting of cohesive assarts. ■ Rural character with areas of tranquillity, particularly to the east ■ Role the landscape provides in preventing coalescence between Maresfield and Uckfield.			

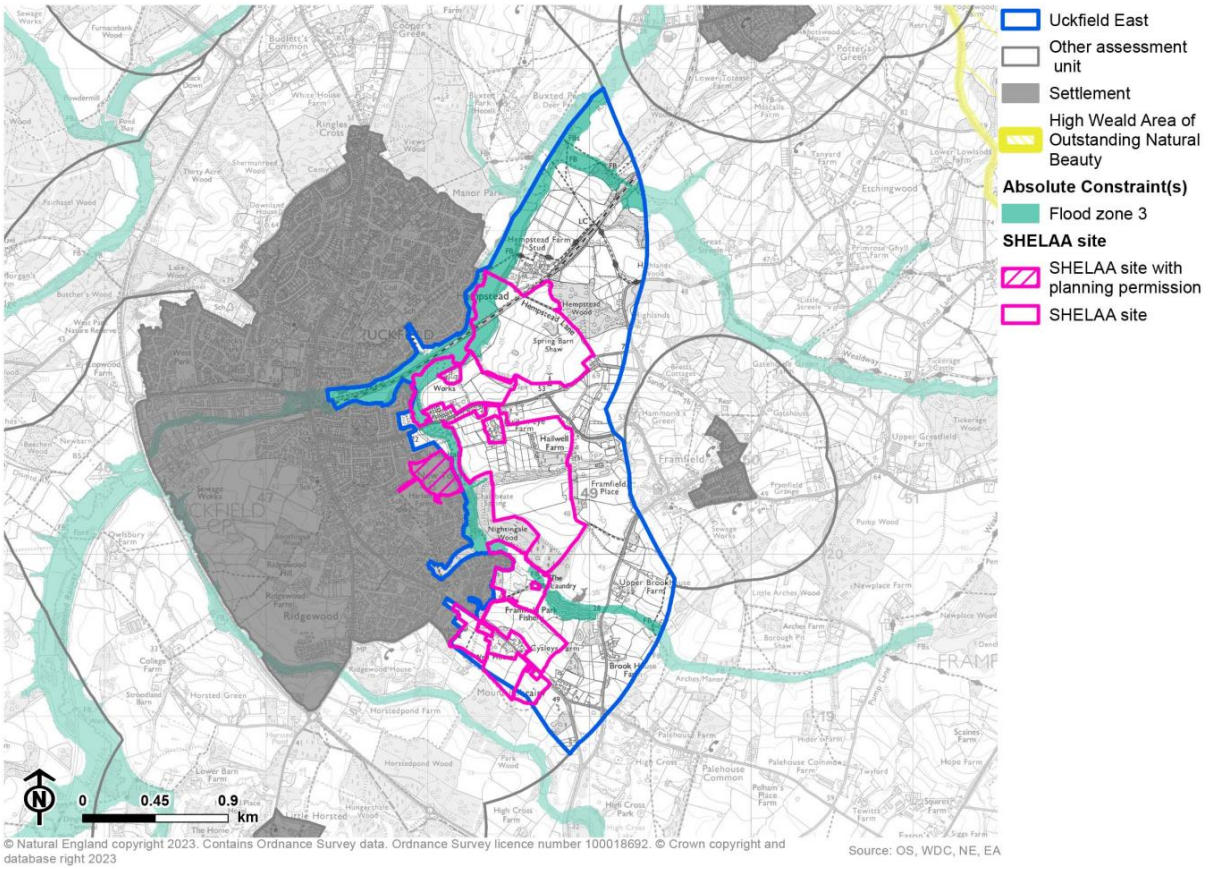
Landscape sensitivity		
SHELAA site ref.	**1110/3120 (east)**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The east of Site 1110/3120 possesses a well-wooded character, with a strong sense of tranquillity and remoteness, increasing its sensitivity to development. The site is separated from Maresfield and Uckfield by the wooded corridors of the A22/A26 and wooded valley sides, and potential development here would have no relationship with the existing settlement edge. The rural character of the site, with a relatively intact historic field pattern of assarts, areas of priority habitat and ancient woodland (at Furnacebank Wood, Grove Wood, Blackdown Wood, Thirty Acre Wood) and multiple water courses through the site increase sensitivity. A well-used public right of way passes along the stream corridor, which also is associated with an area of Flood Zone 3. Although there are minor impacts on tranquillity due to the proximity of the A26, the site retains a sense of remoteness and overall tranquillity, which increases sensitivity.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be carefully integrated into the landscape, utilising existing woodland or new planting, that is in character with the locality. Be located away from ancient and priority habitat woodlands, and ponds, with appropriate buffers. Ensure recreational opportunities are not impacted, and enhanced where possible. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Be set back from land within Flood Zone 3 in the south and centre of the site. *Please also refer to the strategic landscape guidance for the wider Maresfield and Wider LCA 6D assessment units.*

Landscape sensitivity				
SHELAA site ref.	**1110/3120 (west)**	**980/3120**	**918/3120**	**720/3120**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** Sites 980/3120, 918/3120, 720/3120 and the western half of 1110/3120 are located south of the A26 and east of the A272 within relatively flat, open modern field amalgamations in arable and pastoral use, rising from 25m AOD in the west to 35m AOD in the east. They are influenced by the proximity of existing large scale commercial development and the A272/A22 intersection to the north. These factors impact overall sense of remoteness and tranquillity and indicate lower sensitivity. The sites have an open visual character with intermittent clear views in from both the A272 and A22, and the public right of way. Areas of ancient and priority habitat woodland border Site 918/3120 to the east and west. A corridor along the western edge of the sites is classed as Flood Zone 3. There is currently little development across the sites, and although they are adjacent to an area of existing large-scale development to the north, the development is well enclosed from the sites by a thick band of woodland. These indicate higher sensitivity. The characteristics described above result in a similar landscape sensitivity to medium-scale residential, and a higher landscape sensitivity to commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be sited on low lying flat fields or lower slopes, where well-enclosed by vegetation where development would be less visible and have less influence on landscape character. Be carefully integrated into the landscape, utilising existing woodland and / or new planting, that is in character with the locality. Be set back from areas of ancient woodland to the east and west, and provide appropriate buffers to the ancient woodland. Be set back from Flood Zone 3 along the western and southern edge of the sites. *Please also refer to the strategic landscape guidance for the wider Maresfield and Wider LCA 6D assessment units.*			

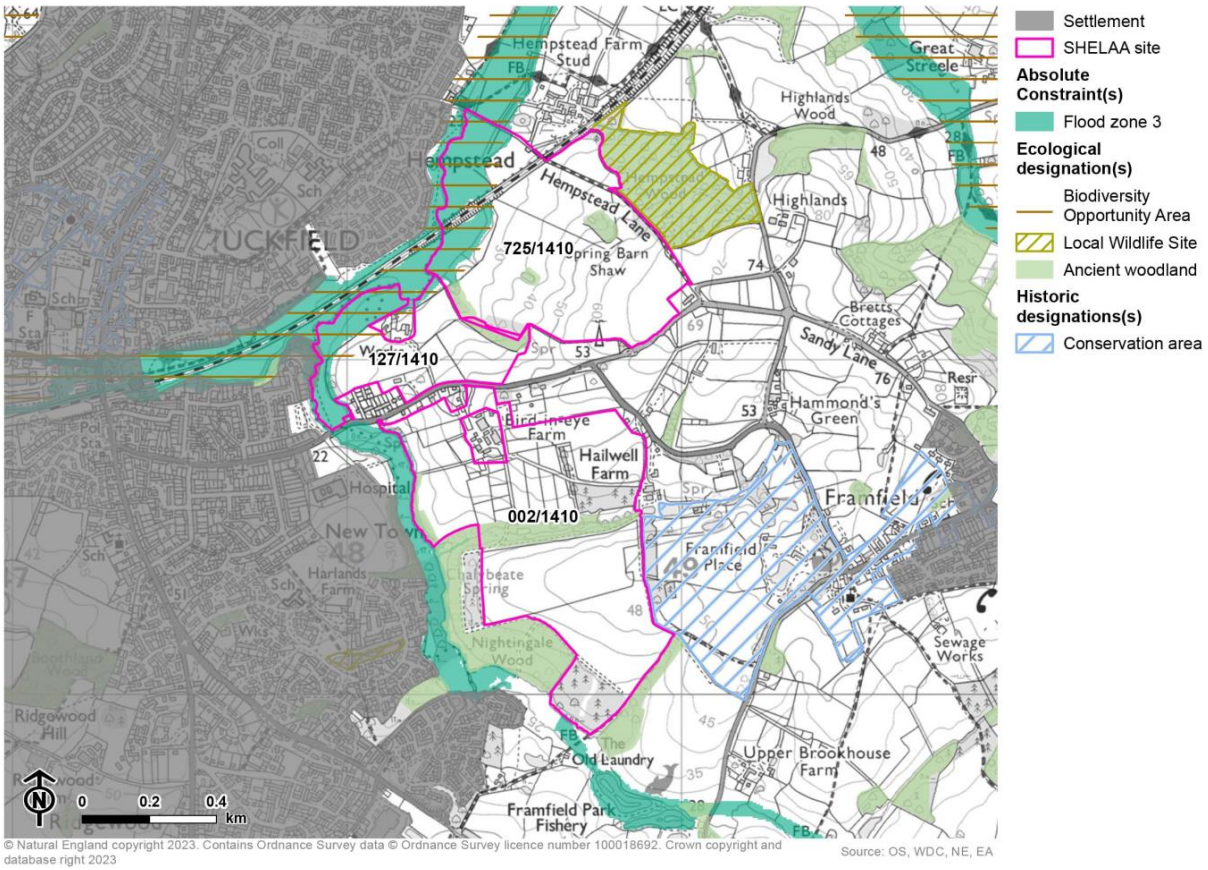
Uckfield East Assessment Unit

Figure B.86: SHELAA sites within Uckfield East



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield East (east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.87: Absolute constraints within Uckfield East (east)



Representative site photos



Site 127/1410: Sloping pastoral fields bound by mature woodlands.



Site 725/1410: Long-reaching views over pastoral fields and wooded river valleys.

SHELAA site reference:	725/1410	127/1410	002/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the east of Uckfield and share many of the characteristics of the wider Uckfield East assessment unit, although those parts of the sites on higher slopes further from the settlement edge (the south-eastern corner of Site 725/1410 and the southern part of Site 127/1410) are particularly sensitive as they are visible from Uckfield and within the wider landscape. The sites lie within undulating mixed farmland associated with the valley landform of the River Uck and Framfield Stream, which is typical of the assessment unit. The open valley slopes, particularly at higher elevations, are visually prominent, and provide an attractive backdrop to the existing settlement, and are identified as a key sensitivity for the wider assessment unit, as well as the sites themselves. Ecologically valued small deciduous woodlands, many of ancient origin, and linear woodlands along stream valleys, are typical of the wider assessment unit and increase the sites' sensitivity to development. The wooded course of the Framfield stream and River Uck valley also provides a strong settlement boundary for the wider assessment unit and heighten the sites' sensitivity to development. The open character of the floodplain meadows along the River Uck valley are sensitive to change and long distance views to and from Uckfield from rural roads to the east, and the public access along Hempstead Lane, are also indicators of higher sensitivity for the sites and the wider assessment unit. However, the large-scale field pattern resulting from modern field amalgamation and a lack of historic field patterns or historic features (which are common in the wider assessment unit) indicates lower sensitivity. The proximity of the sites, particularly at lower elevations in the north and west, to the urban edge of Uckfield, the presence of existing development extending from the settlement and the presence of the railway line also indicate lower sensitivity. Areas along the north-western and western site boundaries of Sites 725/1410 and 127/1410 have been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3).		
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The prominent open slopes of the more elevated valley sides which provide an attractive rural setting to Uckfield. ■ Mature deciduous woodland, including the ancient woodlands of Hempstead Wood on the north-eastern boundary of Site 725/1410, Nightingale Shaw within Site 002/1410 and Spring Barn Shaw within both Site 725/1410 and Site 127/1410 ■ Riparian woodlands extending along the River Uck and Framfield Stream and other watercourses and the role they play in defining and screening the settlement edge of Uckfield. ■ Open character of the floodplain along the River Uck ■ The strong network of thick hedgerows, mature hedgerow and roadside trees, and copses ■ Rural tranquillity away from the settlement edge ■ The open character of the landscape, with views from the edge of Uckfield and the public footpath along Hempstead Lane		

Landscape sensitivity		
SHELAA site ref.	**725/1410**	**127/1410 (east)**

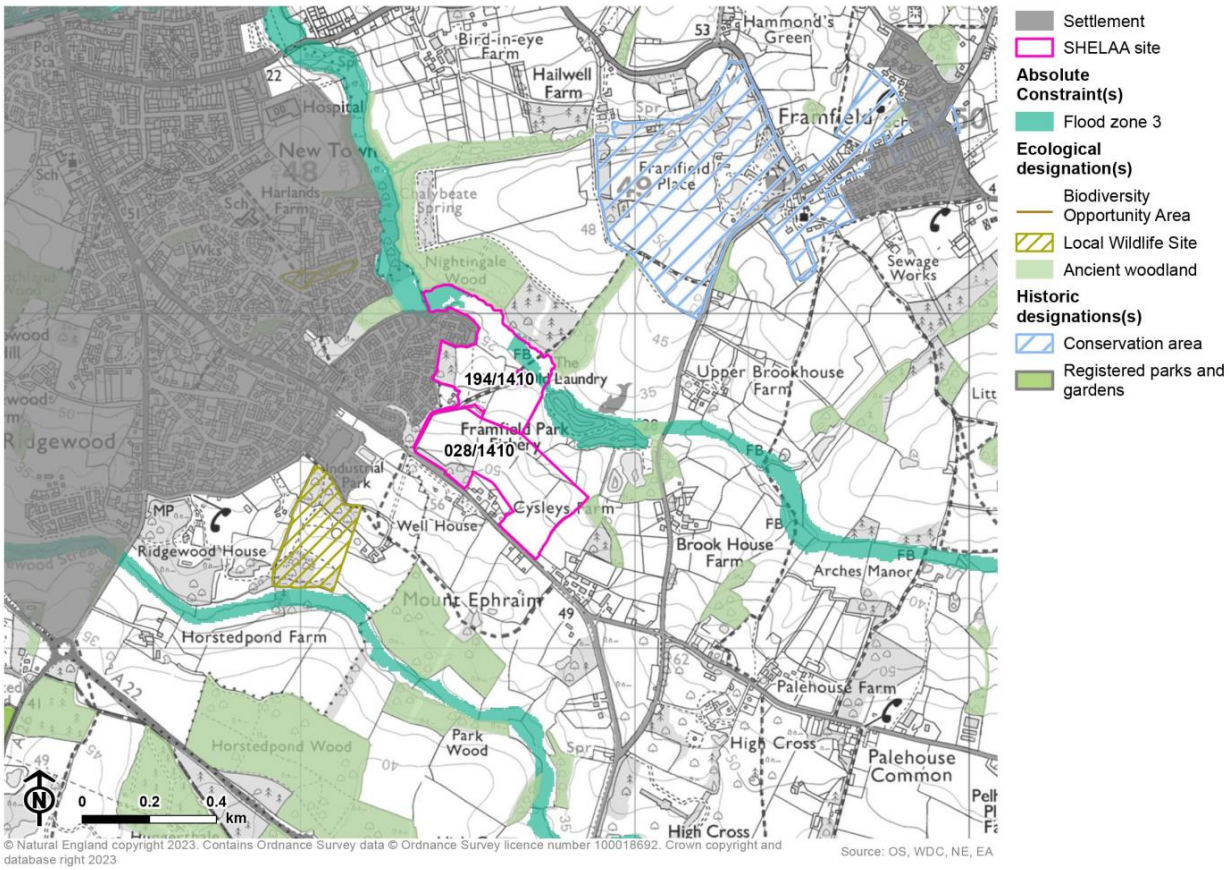
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The elevated open slopes of Site 725/1410, particularly in the south-eastern corner, and the southern half of Site 127/1410, along Sandy Lane and Bird in Eye Hill are visually prominent within the landscape and provide a rural setting to Uckfield, as well as long distance views westwards towards the town. The wooded river valley of the Uck forms a strong boundary to the settlement, and the sites play a role in the separation between Uckfield and the smaller village of Framfield to the south-east. Mature trees and copses, including areas of ancient woodland, within the sites and winding rural lanes along the eastern boundaries add to the rural character, increasing sensitivity. Three Grade II and one Grade II* listed buildings are located to the north of the site and their setting would need to be considered if development were to come forward. Existing development at Bird in Eye Hill (Site 127/1410), including commercial uses and small-scale fabrication operations, decreases sensitivity for a localised part of the site. An area along the north-western boundary of Site 725/1410 has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid the steep open valley sides of the sites (particularly the south-east of Site 725/1410), due to their visual prominence and the rural setting they provide to the wider settlement and surrounding landscape. Be set back from the river valley of the River Uck, where riparian woodland provides a strong boundary feature along the existing settlement edge, and retain its open floodplain character. Be set back from Flood Zone 3 along the north-western edge of Site 725/1410. Maintain the rural context provided by the east of Site 725/1410 between the settlements of Uckfield and Framfield. Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows. Development should be set back from ancient woodland within and adjacent to the sites and provide suitable and appropriate buffers to the ancient woodlands. Enhance public access providing opportunities to experience longer views from upper slopes. Minimise visibility of any development from the promoted Wealdway and the public right of way along Hempstead Lane. Consider the impact of any development on the setting of the Grade II and Grade II* listed buildings located to the north of Site 725/1410. *Please also refer to the strategic landscape guidance for the wider Uckfield East assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**002/1410**	**127/1410 (west)**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning**	

	The north-eastern and south-eastern parts of Site 002/1410 are located at a higher elevation and form part of the rural context to outward views from the edge of Uckfield, increasing the site's sensitivity. Development in the south of Site 002/1410 would be perceived as crossing the soft boundary feature formed by ancient woodland at Nightingale Shaw, which lines an incised watercourse that bisects the centre of the site running from west to east, also increasing sensitivity. The southern part of Site 002/1410 is located adjacent to the Framfield Conservation Area to the east, increasing sensitivity. The Grade II listed Oasthouse to the North West of Bird In Eye Farmhouse is surrounded by the north of Site 002/1410, however existing commercial development at the former farmstead exerts an existing influence on the setting of the building. A public right of way passes along the southern boundary of Site 002/1410, increasing sensitivity. The western extents of Site 002/1410, and the western half of Site 127/1410, are located at a lower elevation and are influenced by the proximity of Uckfield. These parts of the sites are generally well contained by vegetation which lines a tributary of the River Uck, located to the west of the sites. The presence of existing development, including commercial/employment uses and small-scale fabrication operations, extending along Bird in Eye Hill (Site 127/1410) and around former farmsteads (Site 002/1410), with relatively large-scale fields divided by horse tape, decrease sensitivity. Many internal field boundaries within Site 002/1410 have deteriorated and been replaced with post and wire fencing, which decreases sensitivity. An area along the north-western and western site boundary of Site 127/1410 has been excluded from the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be focused on low lying flat fields, or lower slopes in close proximity to the settlement edge of Uckfield (the northern part of site 002/1410 and western part of site 127/1410), well enclosed by landform and vegetation where development would be less visible and have less influence on landscape character. Retain, protect and enhance the mature hedgerows and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Restore deteriorated internal field boundaries within Site 002/1410 with planting that is in keeping with the local character. Be set back from Flood Zone 3 in the north-west and west of Site 127/1410. Take opportunities to reduce the visual impact of the railway (Site 127/1410), and existing urban edge development for both sites. Provide suitable and appropriate buffers to the ancient woodland within the sites. Minimise visibility of development in key outward views west from the Framfield Conservation Area. Maintain the rural character of views from the public right of way which passes to the south of Site 002/1410. *Please also refer to the strategic landscape guidance for the wider Uckfield East assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield East (south-east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.88: Absolute constraints within Uckfield East (south-east)



Representative site photos



Site 194/1410: A pond associated with Framfield Stream is surrounded by mature woodland and scrub vegetation, viewed from a public right of way.



Site 028/1410: A sloping arable field with a wooded backdrop, with power lines overhead, viewed from a public right of way.

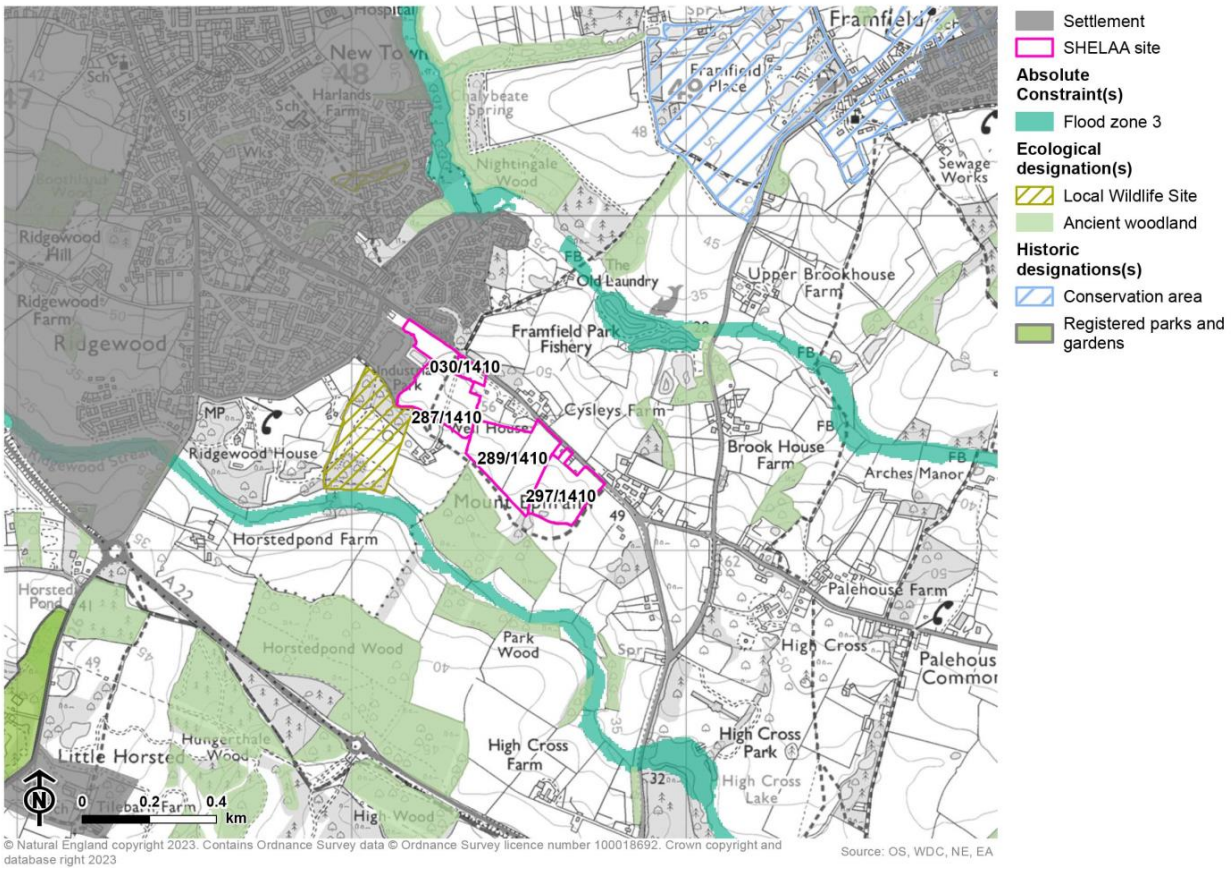
SHELAA site reference:	194/1410	028/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the east of Eastbourne Road and are considered to be of a similar sensitivity to the wider Uckfield East assessment unit. The sites are located within an undulating landscape associated with Framfield Stream, in an area of small to medium scale mixed pastoral and arable fields bound by hedgerows and with pockets of mature woodland, some of which is ancient in origin which is similar to the wider assessment unit and raises sensitivity. As noted in the wider assessment unit, the historic field pattern of small to medium scale assarts, and the rural backdrop that the area forms for the south-eastern edge of Uckfield, which is well contained by woodland, indicates higher sensitivity. As noted in the wider assessment unit, open falling slopes on the southern edge of Uckfield (particularly Site 028/1410) are visually prominent in the local landscape which raises sensitivity. The Grade II listed Cysleys Farmhouse is located in the south of Site 028/1410 and the rural backdrop the site provides, raises sensitivity. However, the influence of modern agricultural development and of nearby 20th century development on the edge of Uckfield lower sensitivity. Unlike the wider assessment unit, Site 194/1410 is more visually enclosed due to landform and dense woodland reducing sensitivity. A small area in the north of Site 194/1410 along Framfield Stream has been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The undulating valley landform ■ Mature deciduous woodlands (many of which are ancient in origin) ■ The strong network of thick hedgerows and hedgerow trees ■ The intact historic field pattern particularly assarts to the south. ■ The prominent open valley slopes in the south of the assessment unit, which provide a rural setting to the settlement (particularly along Eastbourne Road	

Landscape sensitivity		
SHELAA site ref.	**028/1410**	**194/1410**
Sensitivity rating	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The historic field pattern of small to medium scale assarts, mature woodland with pockets of ancient woodland within the sites and adjacent to them, the public rights of way passing through Site 194/1410 and in proximity to Site 028/1410, and contribution to the rural wooded setting of Uckfield indicate higher sensitivity of the sites to development. There is also a pond present in the centre of Site 194/1410 surrounded by woodland. Development within Site 028/1410 may also affect the setting of the Cysleys Farmhouse Grade II listed building, which is located in the south of the site. The southern edge of Site 028/1410 is also visually prominent particularly from Eastbourne Road, increasing sensitivity in this part of the site. The woodland along the north and west site boundaries limits views in from the wider landscape, and existing modern agricultural development in proximity to the site has some influence on the pastoral character, decreasing sensitivity. The proximity of Eastbourne Road and the settlement edge of Uckfield also influences the pastoral character and decreases sensitivity.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands along the northern and western site boundaries, trees, and hedgerows. Be set back from, and provide suitable and appropriate buffers to, the ancient woodland, both within and adjacent to the sites. Retain the historic field pattern of assarts and preserve and enhance hedgerows. Consider views from the public rights of way, both within Site 194/1410 and in the wider countryside. Minimise the influence of development in outward views from Uckfield, maintaining the wooded character of the landscape. Avoid the south-west of Site 028/1410 due to its prominence in views within the wider landscape and the presence of Cysleys Farmhouse Grade II listed building. *Please also refer to the strategic landscape guidance for the wider Uckfield East assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield East (south-east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.89: Absolute constraints within Uckfield East (south-east)



Representative site photos



Site 287/1410: Pastoral fields bound by mature hedgerow trees, with partial intervisibility to adjacent Ridgewood Industrial Park.



Site 287/1410: Pastoral fields with pockets of woodland, looking south to rising wooded slopes in the distance.

SHELAA site reference:	287/1410	030/1410	289/1410	297/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie south of Eastbourne Road, east of the modern Uckfield settlement edge and are considered to have a similar sensitivity to the wider Uckfield East assessment unit, apart from Site 030/1410 which is of higher sensitivity as it comprises mature woodland that is recorded as priority habitat. The sites are located on an undulating valley side, associated with Ridgewood Stream, in mixed pastoral and arable fields, with mature hedgerows and wooded edges, which are typical of the wider assessment area. Historic field patterns are recorded as cohesive assarts, with a smaller area of informal parkland in the north at Site 030/1410, which is typical of the wider assessment unit and raises sensitivity. As noted in the wider assessment unit the landscape to the south of Uckfield is visually prominent, which increases sensitivity (Sites 289/1410 and 297/1410 are particularly visually prominent in the wider landscape) and there are views into the sites from public rights of way in proximity to the sites and from the Eastbourne Road. The sites provide a rural backdrop to the settlement edge of Uckfield. However, proximity of the sites to large-scale commercial development at Ridgewood Industrial Park, with clear intervisibility, detracts from the rural character of the sites which reduces sensitivity. Similar to the wider assessment unit, there are few areas of priority habitat across the sites (except for small areas of priority habitat deciduous woodland in the north along Eastbourne Road, and to the south along New Road) which reduces sensitivity.			
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The undulating valley landform ■ Mature deciduous woodland ■ The strong network of thick hedgerows with hedgerow trees. ■ Intact historic field patterns. ■ The network of public rights of way			

Landscape sensitivity		
SHELAA site ref.	**287/1410**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The wooded boundaries, presence of a public right of way through the centre of the site, proximity to a Local Wildlife Site to the south (Ridgewood Clay Pits), relatively intact historic assart field pattern and contribution to the rural setting of Uckfield indicate this site has higher sensitivity to development. However, the semi-enclosed character, absence of recorded priority habitat, and intermittent intervisibility to larger commercial structures at Ridgewood Industrial Park on the western site boundary reduce sensitivity. The north of the site is less sensitive given its proximity to existing development / structures and Eastbourne Road and there may be opportunities to soften the exposed industrial settlement edge with new planting. The characteristics described above result in a similar landscape sensitivity to medium-scale residential, and a higher landscape sensitivity to commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands along the southern, northern and western site boundaries, trees, and hedgerows. Development should be set back from priority habitat deciduous woodland outside the site. Retain the historic field pattern of assarts and preserve and enhance hedgerows. Be located so as to retain southerly views from the existing public rights of way. Minimise the influence of development on the eastern approach to Uckfield, maintaining the pastoral and wooded character of the landscape. *Please also refer to the strategic landscape guidance for the wider Uckfield East assessment unit.*	

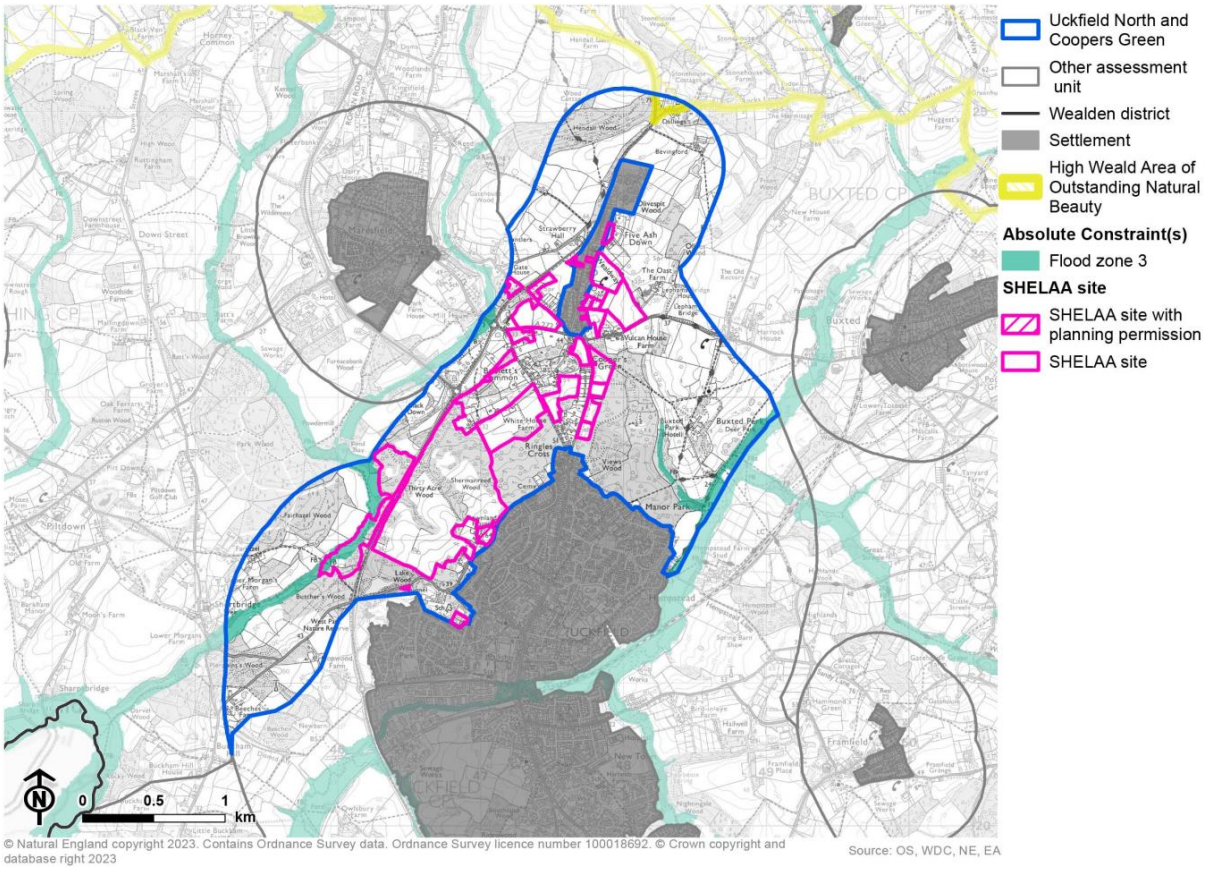
Landscape sensitivity		
SHELAA site ref.	**030/1410**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** Site 030/1410 comprises of a small field and is almost entirely covered with woodland that is recorded as priority habitat deciduous woodland. The site provides an attractive landscape feature on the approach to Uckfield from Eastbourne Road and it is particularly prominent in wider views within the landscape because of its ridge-top location. **The site(s) is unlikely to be able to accommodate significant development.**	
Outline landscape	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:**	

mitigation / guidance	Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows. Development should be set back from priority habitat deciduous woodland. Minimise the influence of development on the eastern approach to Uckfield, maintaining the pastoral and wooded character of the landscape.

Landscape sensitivity		
SHELAA site ref.	**289/1410**	**297/1410**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The rural character and setting, long distance views to the wider landscape to the south, mature hedgerows and hedgerow trees, historic field patterns, and public access indicate higher sensitivity. Views from Eastbourne Road to and across the sites are open and unobstructed, afforded by a lack of mature trees along this edge, resulting in a prominent character within the wider landscape and higher sensitivity. There are no heritage features recorded within the site boundaries, and there are limited areas of priority habitat. These indicate lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature vegetation along Eastbourne Road and use this to enclose new development so that it integrates into the surrounding landscape, provides screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Consider views of the any development in longer views from the wider landscape. Retain, protect and enhance the network of mature hedgerows and hedgerow trees within the sites as well as on the boundaries, which currently lacks mature tree screening. *Please also refer to the strategic landscape guidance for the wider Uckfield East assessment unit.*	

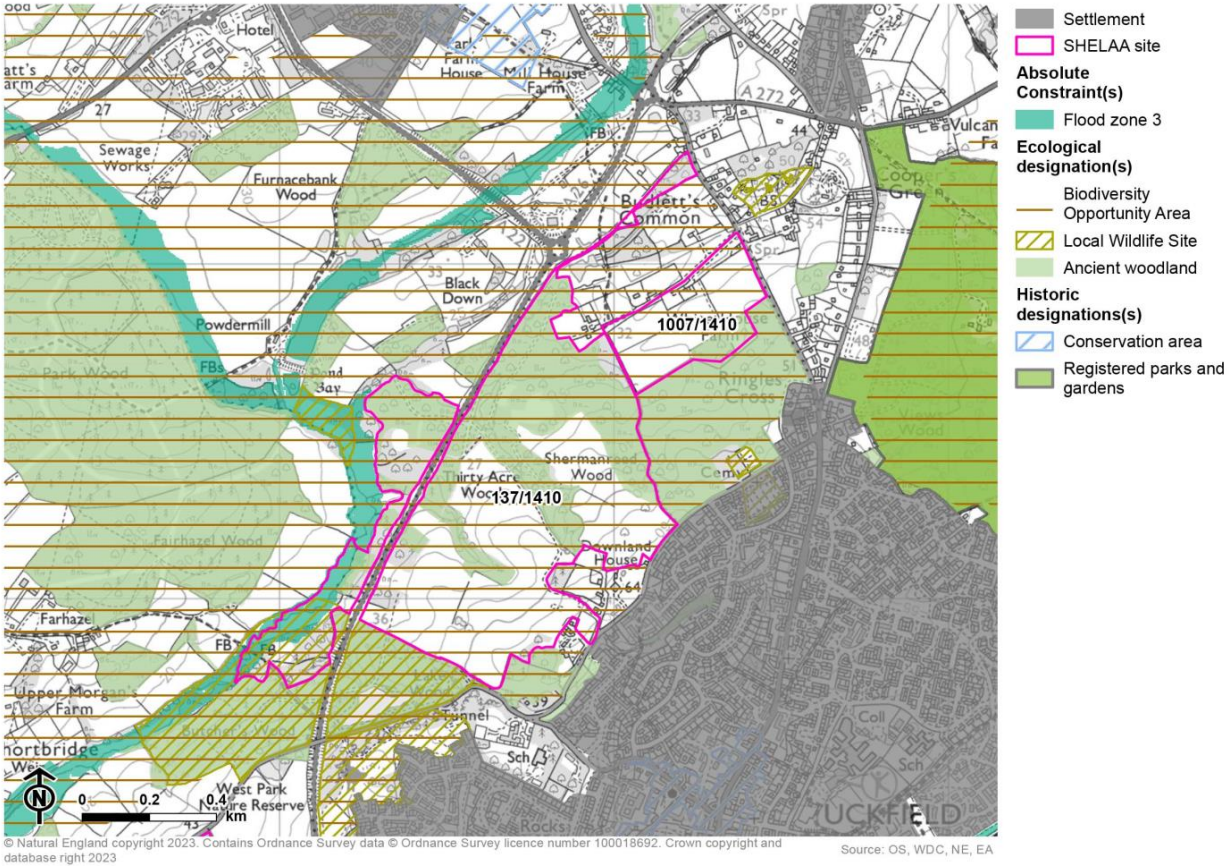
Uckfield North Assessment Unit

Figure B.90: SHELAA sites within Uckfield North



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield North (north-west)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.91: Absolute constraints within Uckfield North (north-west)



Representative site photos



Site 137/1410: Sloping areas of improved grassland and scrub are bound by woodland, looking south-east toward Snatts Road and its residential properties.



Site 1007/1410: Pastoral field bound by priority habitat deciduous woodland as seen from a public right of way, looking north toward White House Farm.

SHELAA site reference:	137/1410	1007/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located to the north-west of Uckfield. Site 1007/1410 is considered to be of similar sensitivity to the wider Uckfield North assessment unit, although Site 137/1410 is of a higher sensitivity due to the concentration of historic cohesive assarts and extensive deciduous woodlands (including priority habitat woodland and large areas of ancient woodland) as well as the prominent sloping landform. The sites are located on a prominent valley slope within an area of ridge and valley landforms (typical of the north of the wider assessment unit), which indicates higher sensitivity. The sites consist of pastoral fields bound by mature hedgerows and hedgerow trees with an historic field pattern of regular piece meal enclosures with small areas of planned private enclosures (Site 1007/1410), and cohesive assarts (Site 137/1410) which is typical of the wider assessment unit and increases sensitivity. As noted in the wider assessment unit, there are extensive areas woodland (with ancient semi-natural concentrated in Site 137/1110) and this wooded sloped area is identified as part of the Western Ouse Streams and Ashdown Forest BOA which increases sensitivity. The sites are adjacent to the north-west settlement edge of Uckfield, and form part of the wooded rural setting to the settlement. Within the sites there is a strong sense of tranquillity and remoteness, with limited evidence of human activity or development, indicating higher sensitivity, which is typical of the wider assessment unit. Like the wider assessment unit, the undulating landform, areas of woodland and hedgerows provide an enclosed visual character, with dense woodland along Snatts Road limits views into the sites from the adjacent residential properties to the east, which reduces sensitivity, although there are clear views into the sites from the public rights which pass north-south between the sites. Typical of the wider assessment unit, there are no historic features, which lowers sensitivity.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The undulating ridge and valley landform in the north. ■ Numerous areas of ancient and priority habitat deciduous woodlands ■ Extensive network of mature, intact hedgerows ■ Intact historic field patterns, particularly assarts. ■ Rural character with areas of tranquillity	

Landscape sensitivity		
SHELAA site ref.	**137/1410**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** This site forms an attractive area of rural landscape on the fringes of Uckfield. It is located on a sloping valley side, rising from 25m AOD along the A22 corridor to 60m AOD along Snatts Road in the east, and development on the steeper valley sides would extend the north-west settlement edge of Uckfield down into the valley across the ridgeline, crossing a significant topographical boundary feature. The site consists of pastoral fields bound by mature hedgerows with a historic field pattern of cohesive assarts interspersed with regular piece meal enclosures which increases sensitivity. There are views into the site from the public footpath which crosses it, also indicating higher sensitivity. The site is heavily wooded with a third of the site covered by ancient woodland, (Budletts Wood, Shermanreed Wood, Thirty Acre Shaw and Longwood Gill Wood) which extend from the north-west of the	

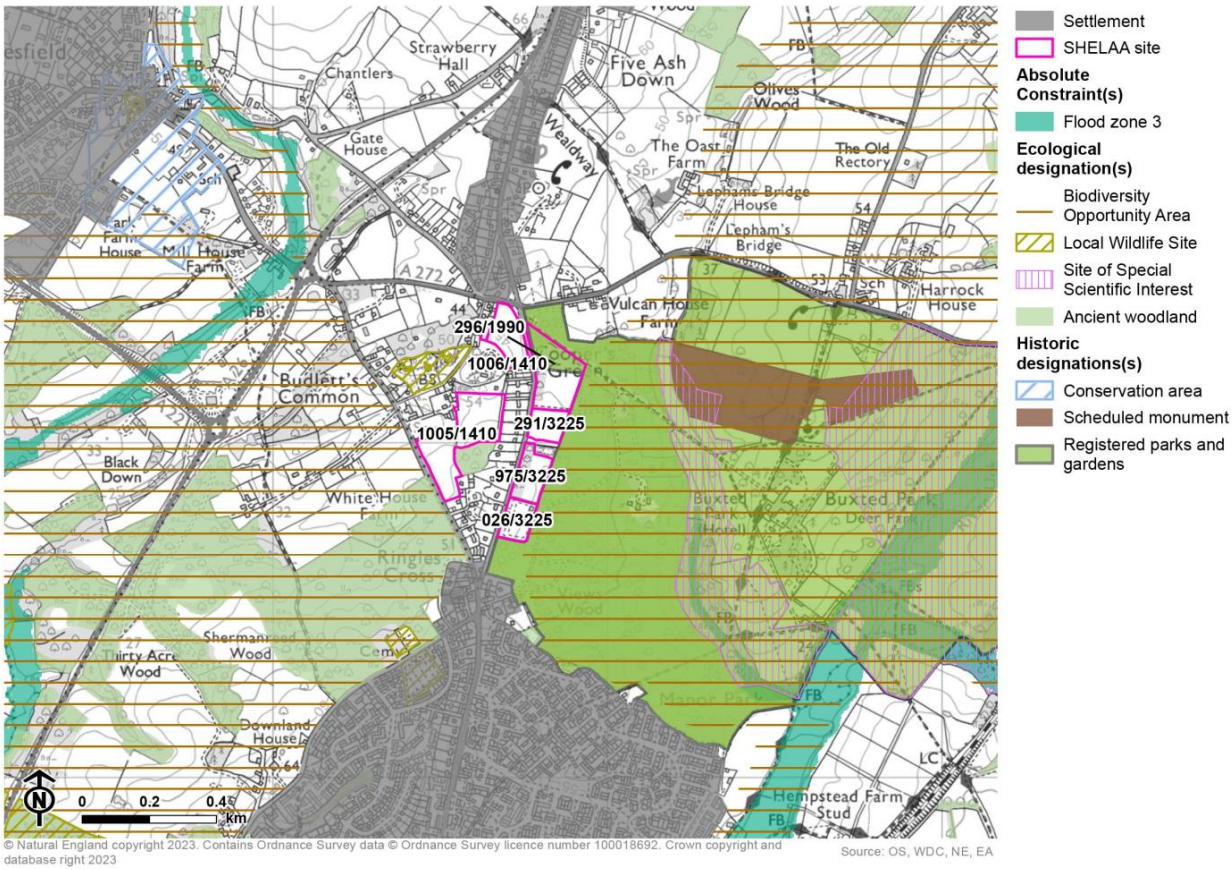
	site in several linear 'fingers' through the centre and north of the site. Paygate Wood (ancient woodland) adjoins the eastern boundary of the site. The site is part of the Western Ouse Streams and Ashdown Forest BOA. This all heightens the sensitivity of the site. A large band of priority habitat semi-improved grassland crosses the south of the site fronting onto Snatts Road which is a key landscape feature and increases sensitivity. The portion of the site, on the western side of the A22, also has areas of flood zones 2 and 3 historic cohesive assarts (Site 137/1410) interspersed with regular piece meal enclosures. Whilst the site is outside of the High Weald AONB, the AONB is visible from the eastern portion of the site due to the sites' elevated position in this location, indicating higher sensitivity in the east of the site. The enclosed nature of the site (particularly the substantial tree screening on the site's western boundary adjacent to the A22), and lack of historic features lowers sensitivity to some degree. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance areas of priority habitat deciduous woodland, grassland and mature vegetation e.g. along the A26 and along the southern boundary, to provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. Retain the rural character of the public rights of way through the site. Be located away from the steeper areas in the south and east of the site, minimising the influence of development in views to and from the High Weald AONB. Be set back from areas of ancient woodland in the north, west, and areas of the east, and appropriate buffers provided to protect the ancient woodland. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1007/1410**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site comprises a pastoral field bound by hedgerows and mature tree with a historic field pattern of regular piece meal enclosures with small areas of planned private enclosures. Priority habitat deciduous woodland borders the site to the west and Paygate Wood ancient woodland lies in the south. The whole site is within the Western Ouse Streams and Ashdown Forest BOA. A Grade II listed building lies 100m north along London Road, with limited intervisibility to the site. These factors increase sensitivity. Factors which lower the sensitivity of the site relate to the gently rising topography, rising from 30m AOD along the northern edge to 40m AOD in the south. The site's proximity to existing residential and commercial development along London Road, the presence of overhead power lines at the eastern site boundary, and existing low-density residential development (White House Farm), with caravans located on the southern edge of the site, introduce human activity to the landscape which lowers sensitivity. The site is semi-enclosed within the landscape by mature trees, with limited views from the public right of way along the western boundary and intermittent views from London Road, where a mature hedgerow bounds the site.	

	The characteristics included above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance existing vegetation within the site, including priority habitat deciduous woodland to the west, and use new planting to provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Undertake, where possible and appropriate, opportunities identified in the Western Ouse Streams and Ashdown Forest BOA as part of any development. Retain recreational access along the western site boundary, and consider ways to open up the landscape for further recreation. Set back from ancient woodland (Paygate Wood) on the site's southern boundary and Budletts Wood on the western boundary, and provide suitable and appropriate buffers to protect the ancient woodland. Retain and reinforce where possible the mature trees surrounding the site and the hedgerow along the site frontage with London Road. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield North (Ringles Cross)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.92: Absolute constraints within Uckfield North (Ringles Cross)



Representative site photos



Site 026/3225: View looking east from Five Ash Down road of a field in pasture use, containing an informal track and overhead power lines.



Site 001/3225: Pastoral field bound by priority habitat deciduous woodland and mature hedgerows, as seen from Five Ash Down road looking east toward Buxted Park.

SHELAA site reference:	026/3225	975/3225	291/3225	001/3225	1006/1410	296/1990	1005/1410
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites stretch north-south between Coopers Green and Ringles Cross and are considered to have a lower sensitivity than the wider Uckfield North assessment unit due to their smooth landforms, a lack of historic features, and visually enclosed characters. The landscape pattern of pastoral fields (grazing for horses and sheep), bound by hedgerows and hedgerow trees, interspersed with mature priority habitat deciduous woodland, much of which is ancient (Views Wood), is typical of the wider assessment unit and increases sensitivity. A historic field pattern of regular piecemeal enclosure is prominent across the sites and is typical of the wider assessment unit. Sites east of Five Ashes Down road (Site 026/3225, 975/3225, 291/3225, and 001/3225) border Buxted Park, a Grade II* Registered Park and Garden containing large areas of ancient assart woodlands and priority habitat deciduous woodland, which indicates higher sensitivity. Unlike the sloping landform of the wider assessment unit, the sites are generally flat which lowers sensitivity. Like the wider assessment unit, they have a semi-enclosed character, due to mature hedgerow trees and ancient and deciduous woodland, with intermittent views in from London Road and Five Ash Down road, which lowers sensitivity. Typical of the wider assessment unit, there are no heritage assets recorded within the sites, indicating lower sensitivity. Site 026/3225 contains a racing track and recreational football pitch, and the sites lie in proximity to the Five Ash Down road in an area with existing linear residential development extending from Ringles Cross, which detracts from rural character, and lowers sensitivity. Development would not be at odds with the existing linear low-rise settlement pattern along Five Ash Down road.						
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Numerous areas of ancient and priority habitat deciduous woodlands ■ Rural setting provided to the historic parkland at Buxted Park ■ The rural character of the wider landscape						

Landscape sensitivity				
SHELAA site ref.	**026/3225**	**975/3225**	**291/3225**	**001/3225**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**	
Reasoning	**Reasoning** Comprised of pastoral fields in grazing use, as well as a racetrack and recreation football pitch (Site 026/3225), these sites provide some positive contribution to the rural setting of adjacent residential properties. Intact hedgerows, and mature hedgerow trees form internal field, and external site, boundaries and provide a buffer from Five Ash Down road. A large area of ancient and priority habitat deciduous woodland (Views Wood) associated with Buxted Park, forms the eastern boundary of all the sites, whilst an area of priority habitat deciduous woodland occupies the north of Site 001/3225. All of these factors indicate higher sensitivity of the sites to development. These sites are, however, relatively flat and gently undulating between 45m AOD and 50m AOD. Their proximity to existing development and Five Ash Down road places the sites within the context of human activity, and the sites do not form a visually distinctive skyline or contribute to the separation of settlements. No recorded heritage assets or public rights of way are within the site boundaries, although the Grade II* listed Buxted Park and Gardens is located adjacent to east of the sites. These factors all indicate lower sensitivity of the sites.			

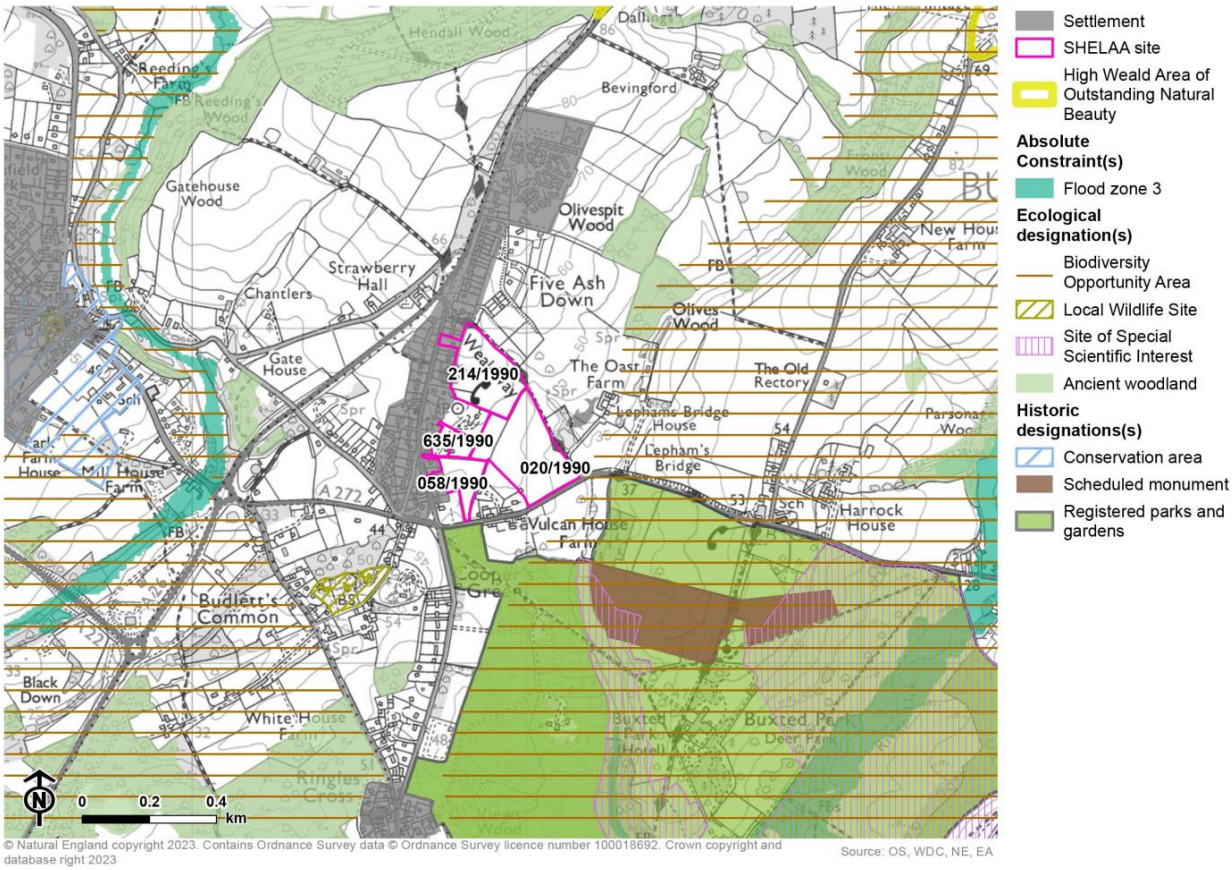
	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from the ancient woodland (Views Wood) associated with Buxted Park bordering the sites on their eastern boundaries and the southern boundary of Site 026/3225. Provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance hedgerows, hedgerow trees and mature vegetation, especially along Five Ash Down Road, to integrate development into the landscape, Provide screening to the site, contribute to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Set development back from Five Ash Down Road, in keeping with the existing pattern of linear residential development along the road. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**1006/1410**	**290/1990**	**296/1990**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**	
Reasoning	**Reasoning** These sites comprising pastoral fields, are located within Coopers Green, at the intersection of Budletts Lane and Five Ash Down road. Site 1006/1410 has planning permission for residential development. Low density residential development in proximity to the sites to the west, south and to the north across Budletts Lane introduces human activity to the context of the sites. Mature hedgerows and trees along the roadways enclose the sites, limiting views in. There are no recorded heritage assets, public right of ways, or areas of priority habitat or ancient woodland within the site boundaries. These all indicate lower sensitivity. An area of priority habitat deciduous woodland borders the sites to the south, increasing sensitivity at this edge. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance roadside mature hedgerows, trees and vegetation, including along Five Ash Down Road. Use these to integrate development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Set development back from adjacent priority habitat deciduous woodland. Be set back from Five Ash Down Road, in keeping with the existing pattern of residential linear development along the road. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*		

Landscape sensitivity		
SHELAA site ref.	**1005/1410**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** Comprising a medium-scale pastoral field, the site is located between the diverging roads of Five Ash Down Road and London Road. The site is relatively flat and visually enclosed by mature vegetation to most of its boundaries, which screen views from existing residential properties which back onto the site in the east and west. Proximity to the existing modern settlement edge of Ringles Cross indicates lower sensitivity. There are no recorded heritage assets within the site boundaries, and no public rights of way. These indicate lower sensitivity. Development on the site could be perceived as infill development. Priority habitat deciduous woodland borders the site to the north, and ancient and priority habitat deciduous woodland borders the site to the south, indicating localised sensitivity at these edges. A Local Wildlife Site lies approximately 40m to the north-west at Budlett's Common Rocks. These factors indicate higher sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows and trees . Use these to integrate development into the landscape, To maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from adjacent ancient woodland (Round Wood), and provide appropriate buffers to protect the ancient woodland. Strengthen landscape buffers to the east and north to protect existing residential development. Consider the relationship of the development with the relatively linear settlement pattern along London Road and Five Ash Down. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield North (Ringles Cross)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.93: Absolute constraints within Uckfield North



Representative site photos



Site 045/1990: Relatively flat field surrounded by mature trees and hedgerows.



Site 058/1990: Pastoral field bordered by modern residential development with a wooded backdrop.

SHELAA site reference:	635/1990	045/1990	214/1990	020/1990	058/1990
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located adjacent to (behind) existing modern ribbon development between Coopers Green and Ringles Cross. The sites generally have a lower sensitivity than the wider Uckfield North assessment unit, except for Site 020/1990 which has a higher sensitivity due to its visual prominence within the landscape and the setting it provides to the historic buildings in Coopers Green and to Buxted Park. Unlike the wider assessment unit, the sites are relatively flat, gently rising from 35m AOD in the south-east to 55m AOD in the north. There is existing small-scale residential development on Sites 045/1990 and 635/1990, in character with the surrounding low density low-rise development, and this detracts from the rural character of these sites which is not typical of the wider assessment unit and reduces sensitivity. Compared with the wider assessment unit, there is relatively little priority habitat deciduous woodland, but vegetation does enclose the sites, limiting views in from the surrounding roadways or residential properties. This enclosed character is typical of the wider assessment unit and lowers sensitivity. The sites contain a mix of small and medium scale pastoral fields, bound by mature hedgerows and trees with a historic field pattern which consists primarily of informal regular piece meal enclosure, which is typical of the wider assessment unit, and contributes to the rural setting in proximity to Coopers Green. There are no heritage assets recorded within the site boundaries. However, the landscape provides a rural backdrop to Coopers Green and its historic buildings including several Grade II listed buildings along Five Ash Down road and Budletts Lane, although with limited intervisibility, a characteristic consistent with the wider assessment unit. The Grade II* Buxted Park is located south-east of the sites. The Wealdway long distance footpath passes along the northern edge of Sites 214/1990 and 020/1990, with intermittent views into the sites, a typical sensitivity of the wider assessment unit.				
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The strong network of hedgerows and hedgerow trees. ■ The intact historic field pattern. ■ The rural character the landscape provides to Coopers Green and its historic buildings. ■ The recreational opportunities offered by The Wealdway.				

Landscape sensitivity		
SHELAA site ref.	**214/1990**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site comprises a relatively large, flat pastoral field to the east of ribbon development along Five Ash Down road at Coopers Green. The site is generally enclosed by vegetation and well screened within the wider landscape, indicating lower sensitivity to development, although there are intermittent views from residential properties immediately west of the site. Existing residential development to the west and the lack of recorded heritage assets or priority habitats within the site boundaries indicates lower sensitivity. However, a cluster of Grade II listed buildings is located to the south-west. Despite intervening vegetation, there is some intervisibility with the site which does increase sensitivity at this edge.	

	Other features of higher sensitivity include the rural setting the site provides to Coopers Green Oast Farm and houses along Five Ash Down road. The promoted Wealdway public right of way passes along the eastern boundary of the site, with semi-open views where not screened by vegetation, indicating higher sensitivity along this edge. The field is bound by mature hedgerows and hedgerow trees, with mature trees along Budletts Lane. These characteristics increase the site's sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees and hedgerows. Use these and new planting to integrate new development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the Wealdway in the east to retain the rural character of this public right of way. Consider the heritage setting of the Grade II listed buildings close to the site, particularly Kiona when siting development. Consider the siting and design to minimise views into the site from residential properties in close proximity. Consider the relationship of any development with the low-density linear settlement pattern of Coopers Green. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*

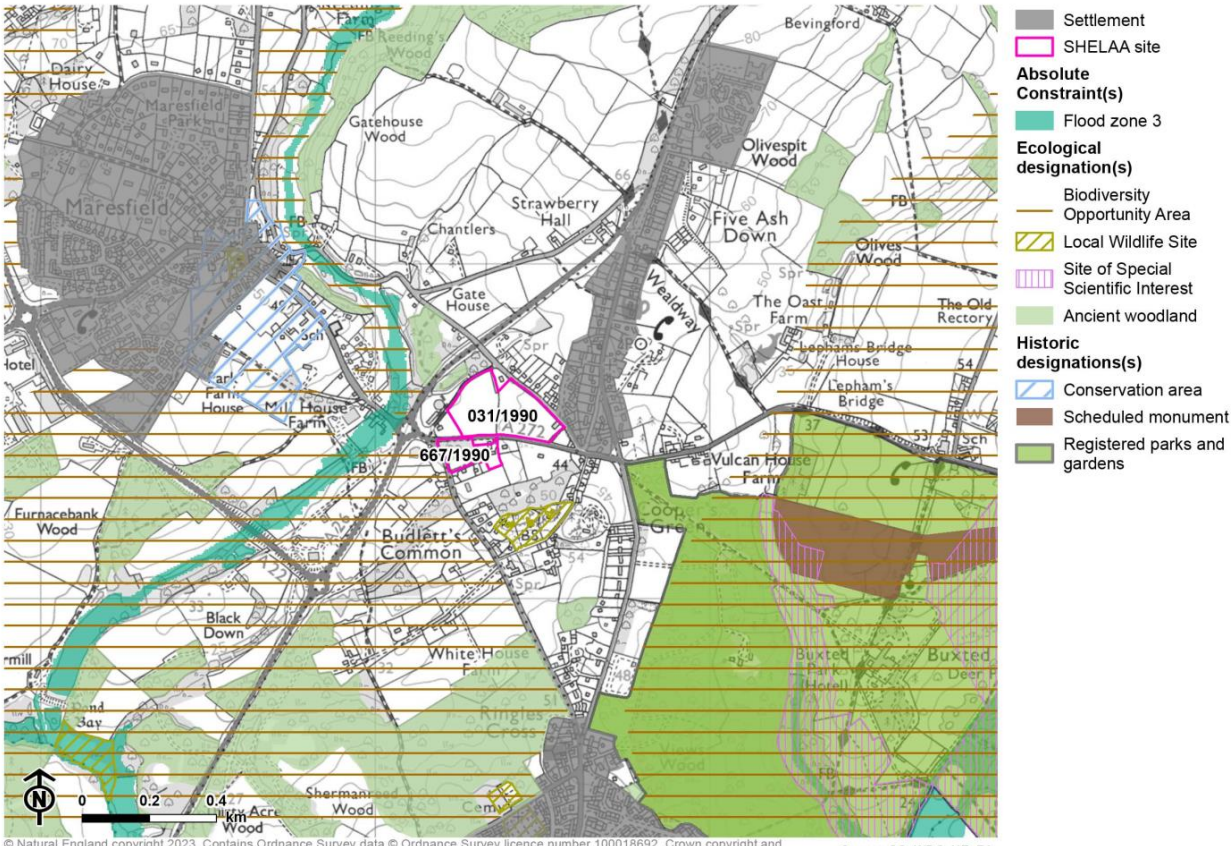
Landscape sensitivity		
SHELAA site ref.	**020/1990**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is generally enclosed by vegetation, however the elevated landform gently rising to the north away from the A272 has some limited prominence within the surrounding landscape, increasing the sites visibility in this part.. The fields are bound by mature hedgerows and hedgerow trees, with mature trees along Budletts Lane. The promoted Wealdway public right of way passes along the eastern boundary of the site, with semi-open views where not screened by vegetation. There are intermittent views from the east from the Oast Farm shop, as well as glimpsed views from the Grade II* Buxted Park to the south-east, indicating localised sensitivity at this edge. Other features of higher sensitivity include the rural setting the site provides to Coopers Green and Five Ash Down, and the historic setting to the cluster of Grade II listed buildings to the south-west (Treleaven, The Pottery, Coopers Green House) and east (Lepham's Bridge House), although intervisibility is limited by mature vegetation along the western site boundary. These characteristics increase the sites sensitivity to development. There are no heritage assets or priority habitats within the site boundaries, which indicates lower sensitivity. The more enclosed character at the south-western edge of the site indicates localised lower sensitivity in the south west part of the site. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

mitigation / guidance	Retain, protect and enhance mature trees and hedgerows. Use these and new planting to integrate new development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the Wealdway in the east to retain the rural character of this public right of way. Consider the heritage setting of the Grade II listed buildings close to the site and the Grade II* Buxted Park Registered Park and Garden. Consider the siting and design to minimise the views into the site from residential properties in proximity. Consider the relationship of any development with the low-density linear settlement pattern of Coopers Green. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**635/1990**	**045/1990**	**058/1990**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**
Reasoning	**Reasoning** These sites comprise smaller pastoral and scrub fields, to the immediate east of the existing linear settlement of Coopers Green, although Site 635/1990 is separated by a small field and residential property from the settlement edge. Sites 635/1990 and 045/1990 contain existing residential dwellings, and Site 058/1990 is adjacent to existing modern residential development to the west, which detracts from the rural character of the immediate area. The sites are bound by mature hedges and smaller scale garden vegetation, with dense woodland to the east and south of Site 058/1990 resulting in a more enclosed character. There are no recorded historic features within the sites. These characteristics lower sensitivity. Grade II listed buildings lies to the south-east and south-west of Site 058/1990, although intervisibility is somewhat limited due to screening by mature hedgerows and trees. This indicates some degree of higher sensitivity, although the site is relatively screened from the listed buildings. Coopers Green has a largely linear settlement pattern, and only the west of these sites conforms to that pattern, indicating higher sensitivity in the east. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees and hedgerows along site boundaries. Use these, together with new planting, to integrate new development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the heritage setting of the Grade II listed buildings when siting development in Site 058/1990. Minimise the influence of development in views from residential properties to the west and south of the sites when considering the siting and design of development. Be located in the west of the sites to fit with the existing linear settlement pattern along Five Ash Down Road. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*		

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield North (Budlett's Common)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.94: Absolute constraints within Uckfield North (Budlett's Common)



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Source: OS, WDC, NE, EA

Representative site photos



Site 031/1990: Mature trees sit within a relatively open, undulating understorey, with informal footpaths crossing the site.



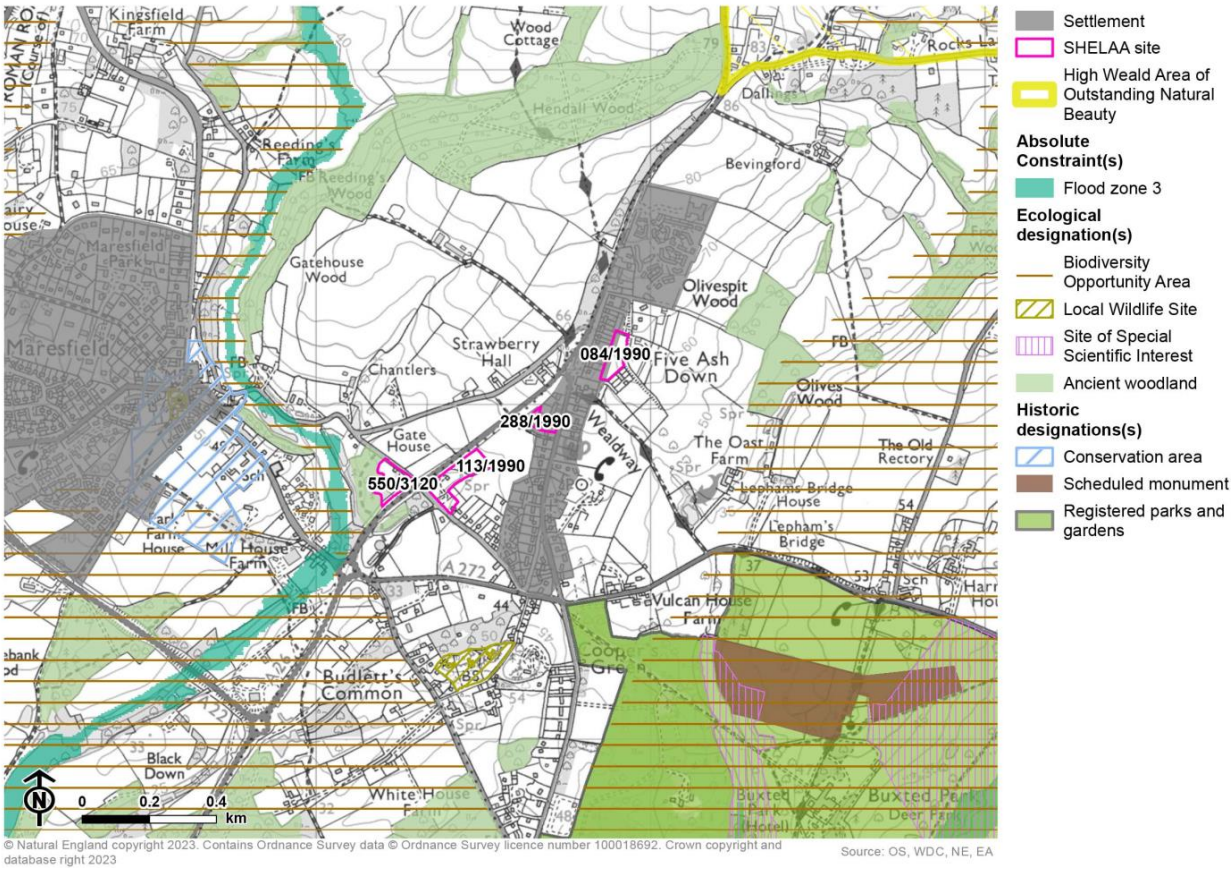
Site 667/1990: Mature trees are scattered throughout the field, enclosed by dense roadside vegetation and adjacent to an existing residential structure.

SHELAA site reference:	031/1990	667/1990
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	These sites are located west of Coopers Green, on either side of the A272 and are considered to have a slightly higher sensitivity than the wider assessment unit due to extensive areas of priority habitat woodland and recreational opportunities. Unlike the wider assessment unit, priority habitat deciduous woodland covers the majority of both sites, with some mature trees set in grassland, and dense roadside vegetation around Site 667/1990. The sites are located in proximity to the wooded A26 corridor, and form part of the wooded setting which encloses and contains the low density residential development in Coopers Green / Ringles Cross to the east. Site 031/1990 offers recreation opportunities with several informal footpaths passing through the site and a bridleway along the northern edge. Despite proximity to existing development and relatively busy roads, both sites retain a localised sense of tranquillity. Like the wider assessment unit, both sites retain an enclosed character with dense vegetation limiting views in, which reduces sensitivity, including with residential development in proximity to the sites along the A272 and London Road and large scale commercial development adjacent to Site 031/1990 in the north-west, which influences rural character reducing sensitivity. Unlike the wider assessment unit, they are relatively flat, gently undulating between 35m AOD and 30m AOD which lowers sensitivity.	
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Priority habitat deciduous woodlands, some with TPO trees ■ The strong network of thick hedgerows with hedgerow trees ■ The rural character of the sites / area with recreational opportunities. ■ The sense of separation between the settlements of Maresfield, Coopers Green and Ringles Cross.	

Landscape sensitivity		
SHELAA site ref.	**031/1990**	**667/1990**
Sensitivity rating	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The extensive areas of priority habitat deciduous woodland (including a Tree Preservation order on Site 031/1990 to its frontage with Millwood Lane to the north east, and over the northern third of Site 667/1990) indicate higher sensitivity. the relatively strong sense of tranquillity (despite proximity to the A26, London Road and the A272), informal recreational opportunities due to the network of footpaths, and location in proximity to two Grade II listed building – Stone Cottage and Blackhouse Farmhouse - with intermittent intervisibility (on the western boundary of Site 667/1990), indicate the sites have a higher sensitivity to development. The existing and future role of the sites in providing a wooded gap between Maresfield and Coopers Green also indicates higher sensitivity. Both sites are relatively flat (undulating between 35m AOD and 30m AOD), which lowers sensitivity. Their enclosed characters, and some influence of modern development due to surrounding residential properties and large-scale commercial development adjacent to Site 031/1990 in the north-west (although well-screened by dense vegetation), together with a lack of recorded heritage features within the site boundaries, lowers sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees and hedgerows. Use these, together with new planting, to integrate new development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain and protect priority habitat deciduous woodland within the site boundaries. Locate development close to the existing settlement edge of Coopers Green. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Uckfield North (Five Ash Down)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**H**	**H**

Figure B.95: Absolute constraints within Uckfield North (Five Ash Down)



Representative site photos



Site 550/3120: Hedgerows screen views into the wooded site, along a public right of way.



Site 113/1990: Mature trees and roadside vegetation provide a buffer between the sawmill on site and the A26.

SHELAA site reference:	084/1990	288/1990	113/1990	550/3120
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites are located near Five Ash Down and have fewer of the sensitivities of the wider Uckfield North assessment unit, lacking topographical complexities, sense of rurality or tranquillity, and containing existing development, resulting in a lower sensitivity. However, a large portion of Site 550/3120 is covered by priority habitat deciduous woodland and is bordered to the west by Mill Wood ancient woodland, indicating higher sensitivity for this site. Unlike the wider assessment unit, the sites are relatively flat, and are set within the urban fringe of Coopers Green and contain existing small-scale development, which lowers sensitivity. The proximity to the A26 and settlement edge has a moderate impact on the tranquillity and sense of rurality of the sites. Like the wider assessment unit the sites have an enclosed character due to the mature woodland along the site boundaries, which reduces sensitivity. Sites 288/1990 and 084/1990 are set back from the Five Ash Down road behind existing residential ribbon development, which influences rural character and reduces sensitivity. Key landscape features which are typical of the wider assessment unit and increase sensitivity include the mature woodland along the boundaries of the sites. Sites 113/1990 and 550/3120 are located west of Five Ash Down, and somewhat contribute to the sense of separation between the settlement edge and the loosely settled urban fringe of Maresfield to the east.			
Key sensitive features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Priority habitat deciduous woodlands			

Landscape sensitivity		
SHELAA site ref.	**113/1990**	
Sensitivity rating for small-scale residential	**Low sensitivity**	**L**
Reasoning	**Reasoning** The site is located to the west of Coopers Green/Five Ash Down. The site is flat at approximately 40m AOD and enclosed by mature hedgerows and trees. It is currently in use as a sawmill with several medium to large-scale industrial structures, and is impacted by proximity to the A26, which influences overall tranquillity across the site. The enclosed character, presence of existing commercial development, lack of heritage features or historic field patterns, and proximity to the A26 indicate lower sensitivity. The characteristics described above result in a similar landscape sensitivity to medium-scale residential and commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees and hedgerows and together with new planting. Use this to integrate new development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from Millwood Lane to fit with the existing low density residential settlement pattern.	

	Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.

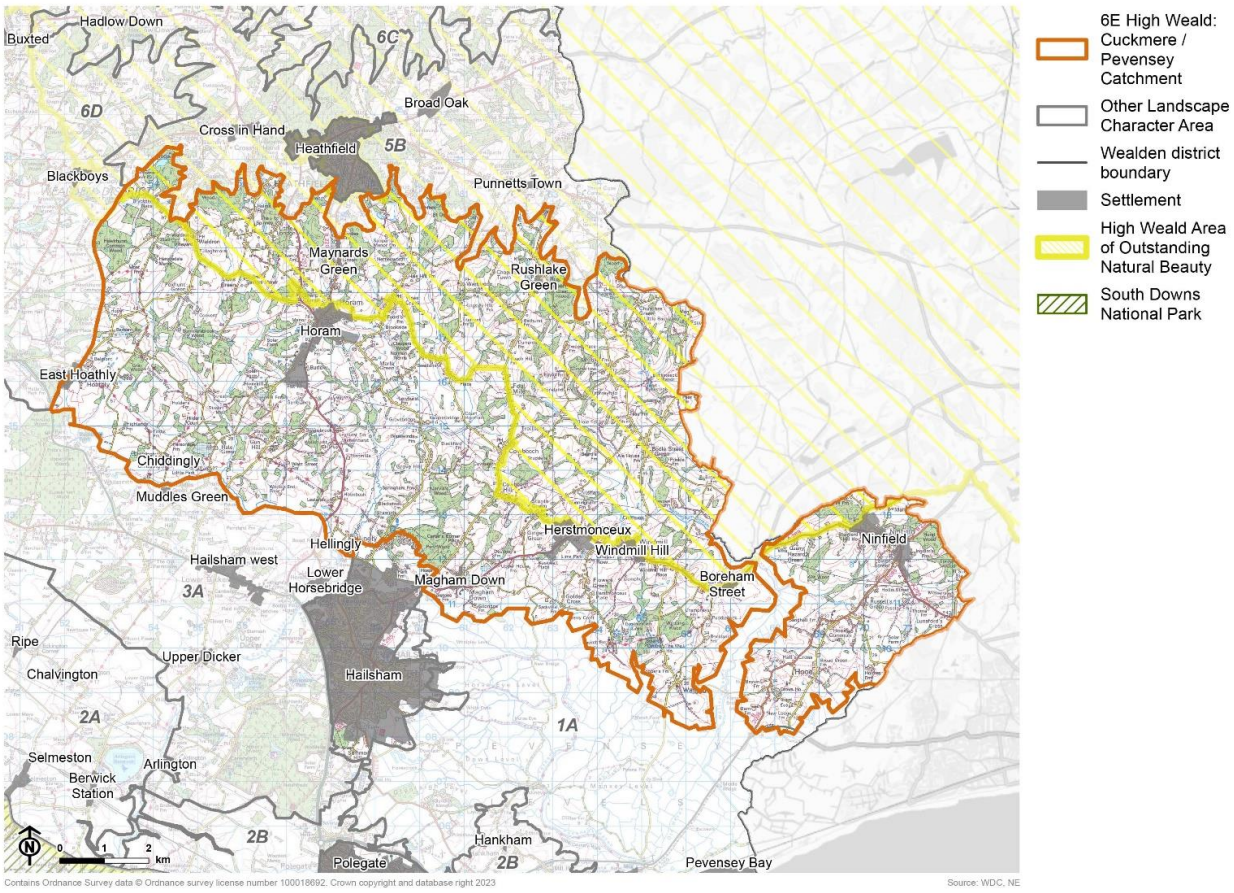
Landscape sensitivity		
SHELAA site ref.	**550/3120**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is located to the west of Coopers Green. The site is relatively flat at approximately 40m AOD, and is enclosed by mature hedgerows and trees. It contains two small residential dwellings, and is situated within existing low density residential development stretching between Maresfield and Coopers Green. The site is impacted by proximity to the A26, which influences overall tranquillity across the site. The enclosed character, presence of existing development, lack of heritage features or historic field patterns, and proximity to the A26 indicate lower sensitivity. However, a wide swathe of mature, priority habitat deciduous woodland covers the southern half of the site and is a key landscape feature which increases sensitivity in this part of the site. The site is bordered to the west by Mill Wood ancient woodland, indicating higher sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees and hedgerows and together with new planting, use to integrate new development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain and protect the priority habitat deciduous woodland in the south of the site. Be sited to fit with the low density residential development along Millwood Lane. Be set back from Mill Wood ancient woodland on the western boundary, and an appropriate buffer provided to protect the ancient woodland. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**084/1990**	**288/1990**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The sites are relatively flat between 50m AOD and 60m AOD. Both sites contain existing residential and ancillary structures as well as a stable block and equestrian land (Site 084/1990) and are located behind	

	the existing residential ribbon development along Five Ash Down road. The semi-enclosed character and proximity to existing small scale residential development indicates lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees and hedgerows and together with new planting use to integrate new development into the landscape, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be located to fit with the low density residential development along Five Ash Down Road. *Please also refer to the strategic landscape guidance for the wider Uckfield North assessment unit.*

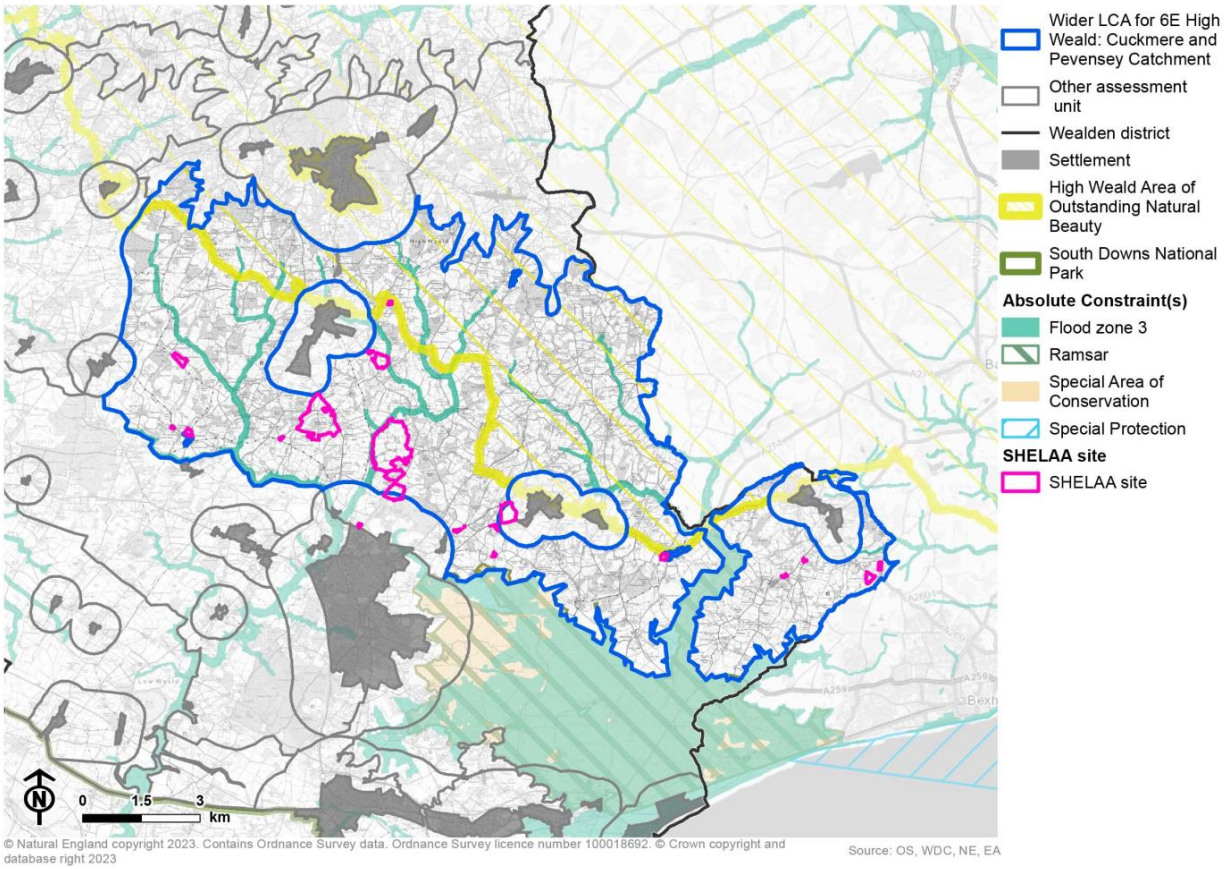
LCA 6E: High Weald – Cuckmere / Pevensey Catchment

Figure B.96: Location of LCA 6E: High Weald – Cuckmere / Pevensey Catchment



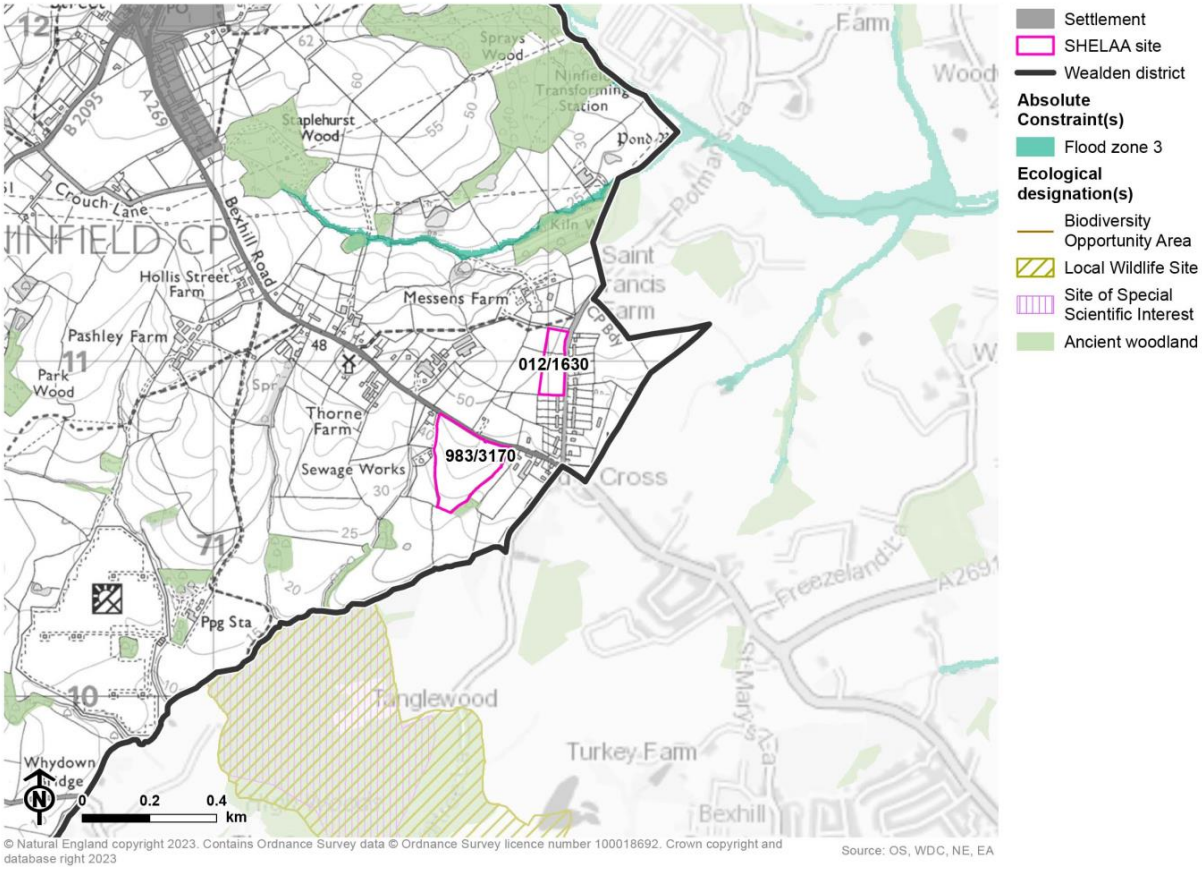
LCA 6E: Wider Area Assessment Unit

Figure B.97: SHELAA sites within LCA 6E: Wider Area



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (Lunsford Cross)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	H	**H**	**H**

Figure B.98: Absolute constraints within wider LCA 6E (Lunsford Cross)



Representative site photos



Site 012/1630: View into the site from the settlement edge on Potman's Lane.



Site 983/1630: Roadside vegetation restricts views into the site, although there are occasional glimpses of the South Downs National Park on the horizon.

SHELAA site reference:	983/1630	012/1630
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the east and south of Lunsford's Cross, and are atypical of the wider assessment unit due to the proximity to local roads and development, lack of recorded priority habitats and historic features, and no public access. Like the wider assessment unit, Site 983/1630 has a steeply sloping landform, which increases sensitivity. The sites are located in pastoral fields, currently used for horse grazing, with an assart field pattern which is largely intact and bounded by strong hedgerows or woodland, which increases sensitivity. Typical of the wider assessment unit, the sites provide a rural backdrop and approach to Lunsford's Cross, which increases sensitivity. Unlike the wider assessment unit, Site 012/1630 is largely flat, which decreases sensitivity. Neither site contains recorded priority habitats nor recorded historic features, and there is no public access or rights of way through or adjacent to the sites, and traffic on the A269 reduces tranquillity, which is atypical of the wider assessment unit and decreases sensitivity. Similar to the wider assessment unit, the sites have a partially enclosed character due to roadside vegetation, with some long views from Site 983/1630 to the South Downs National Park, and to wooded hills in the west. Development on Site 012/1610 would not be at odds with the linear ridgetop settlement pattern of Lunsford's Cross, which decreases sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site(s) could affect: ■ The complex ridge and valley landscape (Site 983/1630). ■ Mature deciduous woodland (many of which are ancient in origin) interconnecting with shaws and hedgerows (Site 983/1630). ■ The strongly dispersed settlement pattern. ■ The wooded and rural backdrop provided to numerous scattered small villages. ■ The rural character with areas of remoteness and tranquillity. ■ Intervisibility with the South Downs National Park (Site 983/1630).	

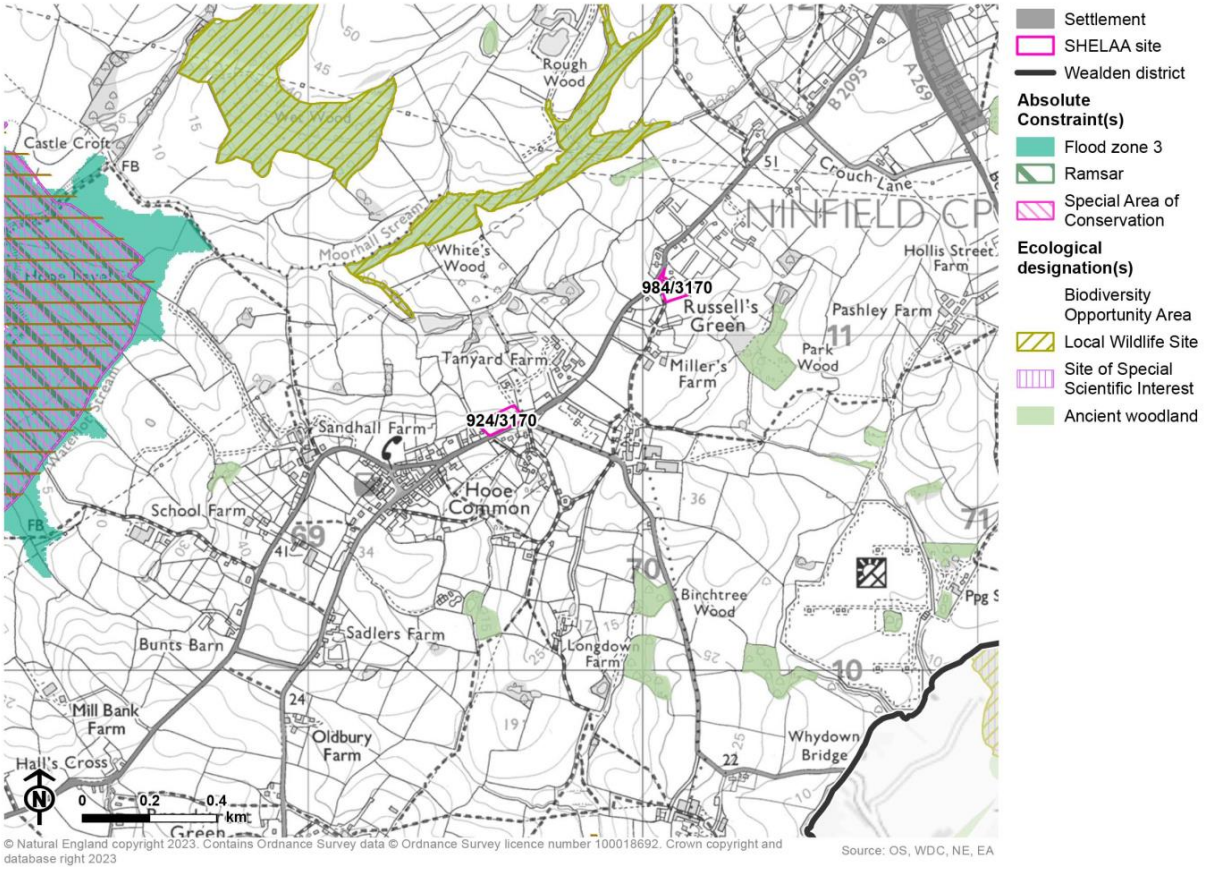
Landscape sensitivity		
SHELAA site ref.	**012/1630**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is generally flat, around 50m AOD, contains no recorded priority habitats or historic features, and has no public access which decreases sensitivity. Potential development on the site would not be at odds with the exposed linear settlement pattern of Lunsford's Cross which reduces sensitivity. The site is in rural land use for horse grazing and retains its historic cohesive assart field pattern. There are mature hedgerows and hedgerow trees within the site, and a hedgerow along Potman's Lane which increases sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows and mature hedgerow trees in the site. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Conserve the linear settlement pattern of Lunsford's Cross. Be set back from Potman's Lane to reflect the settlement pattern of houses on the eastern side of the road. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**983/1630**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is located in a pastoral field (in use for horse grazing) with a sloping landform (falling from 45m AOD in the north to 35m AOD in the south) bounded by hedgerows and shaws to the east, south and north, with Brook Cottage Shaw ancient woodland and priority habitat deciduous woodland to the east, which increases sensitivity. The site has a historic aggregate assart field pattern, which is intact, and long views are available across the site to the South Downs National Park as well as views to wooded hills to the west, which increases sensitivity. The site is isolated from current development in the linear ridgetop village of Lunsford's Cross, which also increases sensitivity. There are no recorded priority habitats or historic features within the site, and there is no public access through the site. The site is adjacent to a busy road (A269) and contains an existing residential property which lower sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

mitigation / guidance	Be set back from ancient woodland at Brook Cottage Shaw and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance all mature hedgerows, trees and roadside vegetation along Bexhill Road. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Focus any development along Ninfield Road, at the highest point of the site to fit with the ribbon development along Bexhill Road and keep development off the valley sides. Retain long distance views across the site to the South Downs National Park from Bexhill Road. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (Hooe / Russell Green)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	H	**H**	**H**

Figure B.99: Absolute constraints within wider LCA 6E (Hooe / Russell Green)



Representative site photos



Site 984/1630: The site is entirely enclosed from view by mature vegetation



Site 924/1630: Open grassland with clear views into the site from the B2095 and to the wooded hills of the High Weald AONB.

SHELAA site reference:	924/1630	984/1630
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites between Hooe Common and Russell's Green and are atypical of the wider LSA assessment unit due to the flat topography, and lack of recorded priority habitats and historic features. Similar to the wider assessment unit, the sites are located within pastoral fields, bound by mature hedgerows with hedgerow trees, and have historic field patterns, with Site 924/1630 recorded as an historic vineyard, and Site 984/1640 characterised by regular piecemeal enclosure which increases sensitivity (although the historic boundaries for both sites have been partially altered). The sites are both rural in character, with high tranquillity and experience of dark night skies which is typical of the wider assessment unit and increases sensitivity. From Site 924/1630 there are long views over the surrounding landscape, including north and north-east to the High Weald AONB, which increases sensitivity to development. Unlike the wider assessment unit, both sites are flat to gently sloping, with no recorded priority habitats or historic features which decreases sensitivity. Site 984/1630 is enclosed by mature hedgerows and roadside vegetation, which screen views from the public footpath which runs along the western boundary. Potential development on the sites would relate to the existing settlement form – Site 984/1630 lies within the loosely dispersed settlement pattern of Russell's Green, while Site 924/1630 is adjacent to the largely linear settlement of Hooe Common along Top Road, which reduces sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ The strongly dispersed settlement pattern. ■ The strong network of public rights of way. ■ The rural character with areas of remoteness and tranquillity. ■ Intervisibility with some areas of the High Weald AONB.	

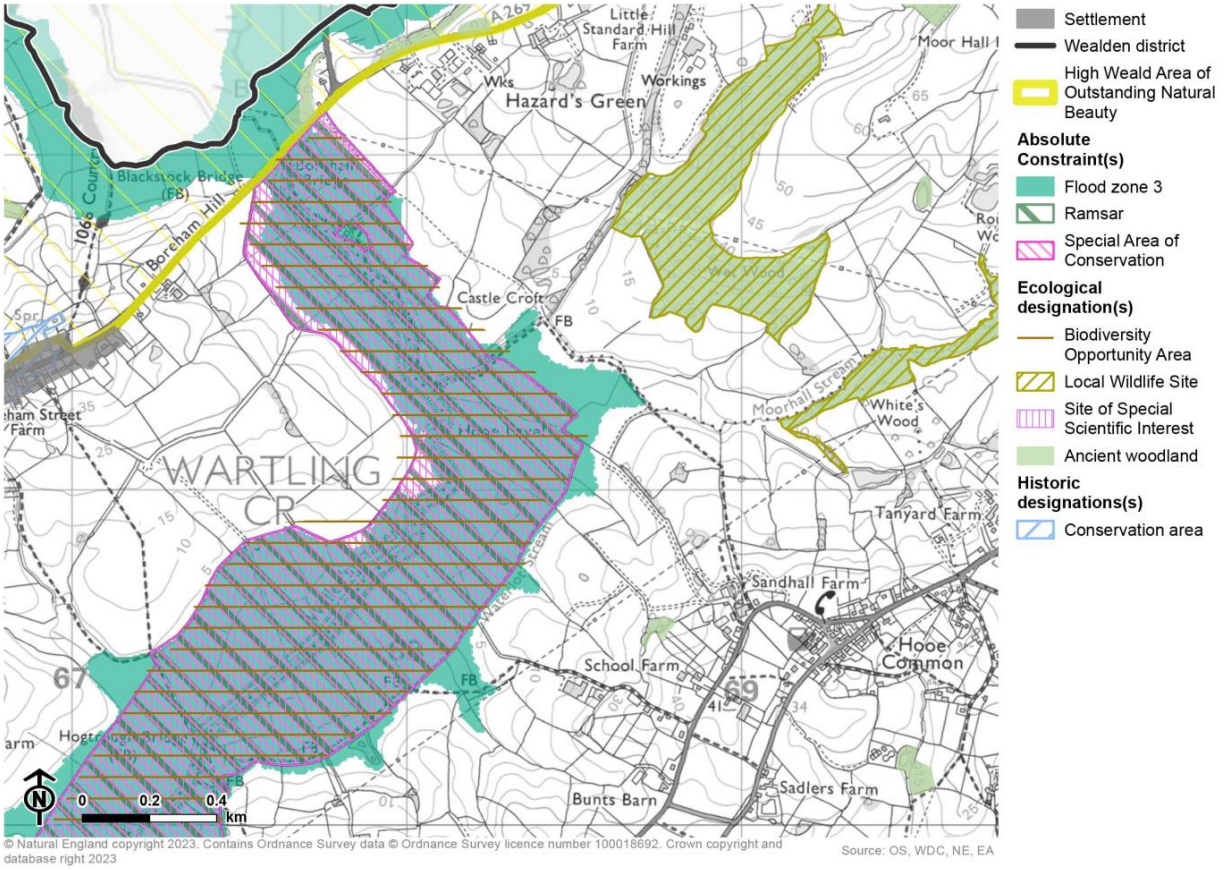
Landscape sensitivity		
SHELAA site ref.	**984/1630**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is located in a pasture field, characterised by regular piecemeal enclosure (although the historic boundaries have been partially altered) and is rural in character, with mature hedgerows and hedgerow trees along the boundaries which increase sensitivity. The site is used for horse grazing and subdivided by horse tape, with a very gently sloping landform, and contains no recorded priority habitats or historic features. It is enclosed by mature vegetation, which screens it from view from the public right of way that runs along the western boundary and potential development would not be at odds with the loose dispersed settlement pattern of Russell's Green, which lowers sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site should:** Retain, protect and enhance boundary vegetation surrounding the site. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing	

	field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the public right of way along the western boundary to retain its rural character. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**924/1630**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is located in a pastoral field bound with mature hedgerows and hedgerow trees, with long views over the surrounding landscape, including north and north-east to the High Weald AONB, which increases sensitivity. The site is rural in character and contributes to the separation of the hamlets of Hooe Common and Russel's Green, ,which increases sensitivity. The site is gently sloping and contains no recorded priority habitats or historic features The historic field pattern has been partially altered, and there is no public access into the site which decreases sensitivity. The site lies next to the B2095 Hooe Road, which reduces tranquillity to some extent and lowers sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance boundary vegetation including roadside vegetation and hedgerow trees along the B2095 Hooe Road. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the B2095 Hooe Road to reflect the existing development to the east of Top Road. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (Boreham Street)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	H	**H**	**H**

Figure B.100: Absolute constraints within wider LCA 6E Boreham Street



Representative site photos



Site 248/1820: Field used as an overflow car park and pasture, with mature internal field boundaries



Site 248/1820: The south of the site is in use as a camping site, with occasional long-distance views to the High Weald AONB to the east.

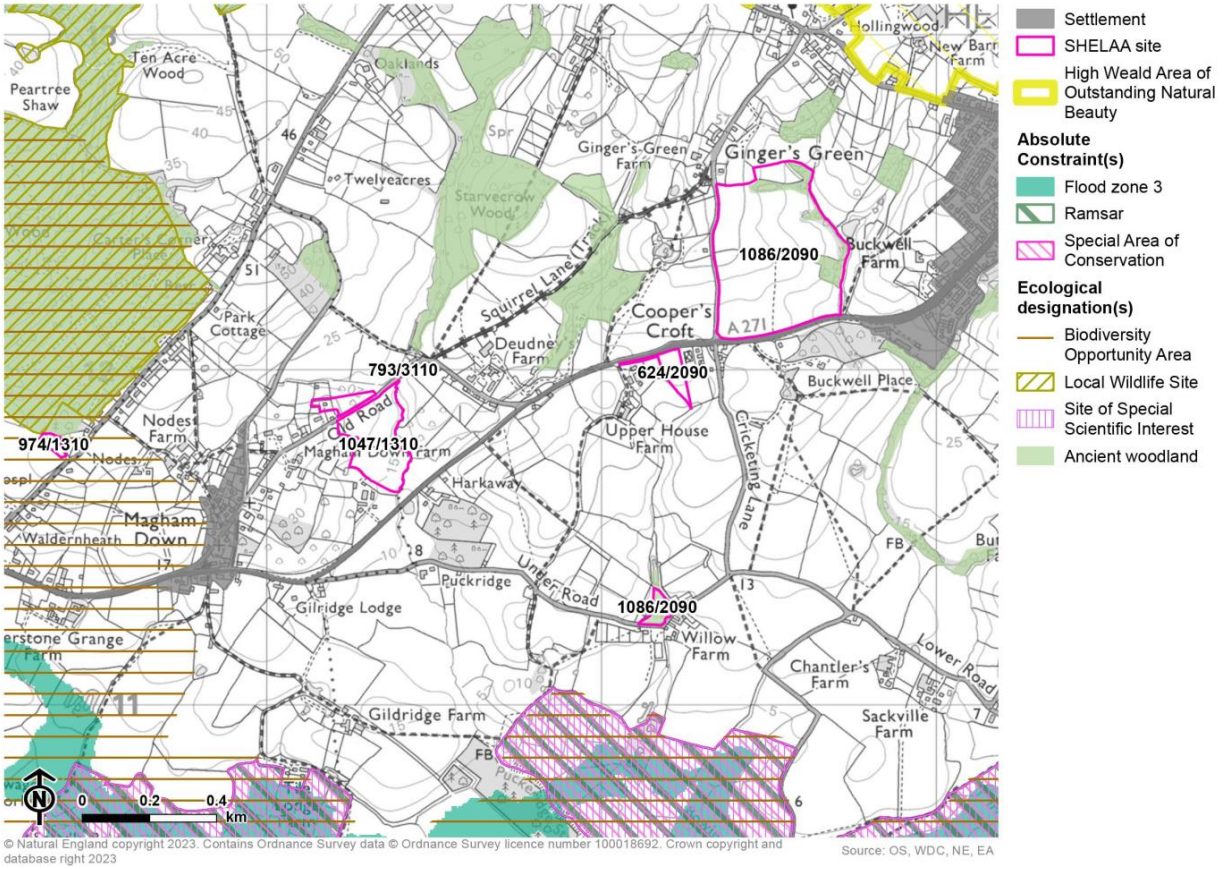
SHELAA site reference:	248/1820
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site is considered to be of similar sensitivity to the wider assessment unit. Typical of the assessment unit, the site is located in a pasture field which forms part of the wider rural and tranquil landscape, with a good experience of dark night skies, and is located in pastoral fields with mature internal hedgerow boundaries and strong vegetation line Boreham Hill on the northern boundary, with an intact historic field pattern, formed by regular piecemeal enclosure. There is no public access to the site, but the 1066 Country Way runs along Boreham Hill, on the northern boundary. As noted in the wider assessment unit analysis, the site is in an area with some intervisibility with the High Weald AONB which lies immediately to the north and there are some views to the Pevensey Levels to the east, which increase sensitivity. The north of the site, including the Bulls Head Inn and a telephone kiosk (both Grade II listed), lies within the Boreham Street Conservation Area and the Conservation Area Appraisal notes that the site forms part of the rural setting to Boreham Street, which largely retains its historic ridgetop settlement form, which increases sensitivity. Unlike the wider assessment unit, the site has a simple landform around 45m AOD, with no recorded priority habitats and its rural character is influenced by the pub car park and beer garden as well as traffic on the A271 which reduces sensitivity to an extent.
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ The wooded and rural backdrop provided to the numerous scattered small villages. ■ The rural character with areas of remoteness and tranquillity. ■ Location of the north of the assessment unit within the High Weald AONB and intervisibility with some areas of the High Weald AONB.

Landscape sensitivity		
SHELAA site ref.	**248/1820**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** The pasture field with mature hedgerow boundaries and through the centre of the site, intact historic piecemeal enclosure field pattern, historic features within the site (including the Bull Head Inn and telephone kiosk), inclusion of the north of the site within the Boreham Street Conservation Area, the rural setting the site provides to the village, and rural character with high levels of tranquillity and dark night skies increases sensitivity. The site has no recorded priority habitats, and no public access into the site, and much of the site is visually enclosed by mature hedgerows which decreases sensitivity. The northeast of the site contains existing development, although this is of historic value. The north of the site lies along the A271, and fits within the existing ridgetop settlement pattern along the A271. These characteristics, particularly in the north-east of the site, lower sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Retain, protect and enhance all mature hedgerows and roadside vegetation along Boreham Street. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within	

	the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the rural backdrop provided by the site to the Conservation Area, and its historic buildings, particularly the Bulls Head Inn and telephone kiosk when planning building and planting locations. Be located in the north-east, along A271 Boreham Hill to fit with the linear settlement pattern of Boreham Street. Use local materials and sensitive layout of spaces and soft landscaping to minimise any views from the High Weald AONB Retain long distance views across the site to the High Weald AONB and the Pevensey Levels. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (Magham Down)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	H	**H**	**H**

Figure B.101: Absolute constraints within wider LCA 6E Magham Down



Representative site photos



Site 1040/3110: Semi-enclosed undulating pasture field with views across a small river valley.



Site 1047/3110: Mature hedgerows on the edge of the rural Old Road

SHELAA site reference:	1040/3110	1047/3110	793/3110	624/2090	1086/2090
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites share some of the sensitivities identified in the wider LSA assessment unit but are generally atypical of the wider assessment unit due to the lack of historic features, lack of public access and proximity to the A271, which reduces tranquillity and rurality of the sites. The sites lie between Magham Down and Herstmonceux, and like the wider assessment unit, have a variable topography, with sites in the west (Sites 1040/3110, 1047/3110 and 793/3110) more steeply sloping as part of a small river valley, and sites in the east (Sites 1086/29090 and 624/2090) more gradually sloping. Typical of the wider assessment unit, the sites are in pasture and arable use (except for Site 1086/2090 which is heavily vegetated) with a mixed historic field pattern of orchard, woodland and regular piecemeal enclosure, bound by mature hedgerows, hedgerow trees and roadside vegetation, which increases sensitivity. Like the wider assessment unit, the sites have a strong rural character, and contributes to the rural setting of Magham Down, which increases sensitivity. Unlike the wider assessment unit, none of the sites contain any recorded historic features, there is no public access to the sites and rural tranquillity is reduced by proximity to busy rural roads, especially the A271, which reduces sensitivity. Like the wider assessment unit, the sites are generally semi-enclosed by hedgerows and roadside vegetation, with limited long-distance views which reduces sensitivity. The settlement pattern within the wider landscape is of small-scale development extending from the hamlets along rural roads.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site(s) could affect: ■ The complex ridge and valley landform. ■ Mature deciduous woodlands (many of which are ancient in origin), interconnecting with shaws and hedgerows (particularly ancient woodland in Site 1086/2090) ■ The wooded and rural backdrop provided to the numerous scattered small villages. ■ The rural character with areas of remoteness and tranquillity.				

Landscape sensitivity		
SHELAA site ref.	**793/3110**	**1040/3110**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The sites have a sloping topography which forms part of a small river valley, with open views across it. There is an intact historic field pattern of regular piecemeal enclosure, and the sites are bounded by mature trees. A rural character is present within these sites. These factors all increase their sensitivity to development. The vegetation within the sites and along the boundaries are not recorded as priority habitats, and the sites have no recorded heritage assets within them. Site 793/3110 is enclosed from Old Road by mature roadside vegetation and hedgerows, and there is no public access to the sites. These factors reduce sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows and roadside vegetation. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce	

	the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain the dispersed linear settlement pattern along Old Road, locating any development in a linear form to the south of the sites. Retain views to higher ground to the north across the river valley. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1047/3110**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site comprises of agricultural land used for pasture and paddocks, with Puckeridge Stream running along the southern boundary of the site. The steeply sloping, undulating topography which rises to the north-west from Puckeridge Stream and the use of the site for pasture increase sensitivity. Key landscape features include a priority habitat traditional orchard, mature hedgerows along the site boundaries with hedgerow trees, riparian vegetation along Puckeridge Stream, and roadside vegetation along Old Road in the north. . The site has a strong rural character, and provides rural separation between development along New Road and Old Road. It also provides a rural approach to Magham Down to the west. The site has no recorded heritage assets. It is largely enclosed from view by the mature vegetation, and has no public access, which lowers sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain and enhance priority habitat traditional orchard within the site. Retain, protect and enhance traditional orchards, mature hedgerows and hedgerow trees, riparian vegetation along Puckeridge Stream and roadside vegetation. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain the linear dispersed settlement pattern along Old Road, and locate any development in the north of the site. Set development back from the A271 Hailsham Road to fit with the existing settlement pattern. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*	

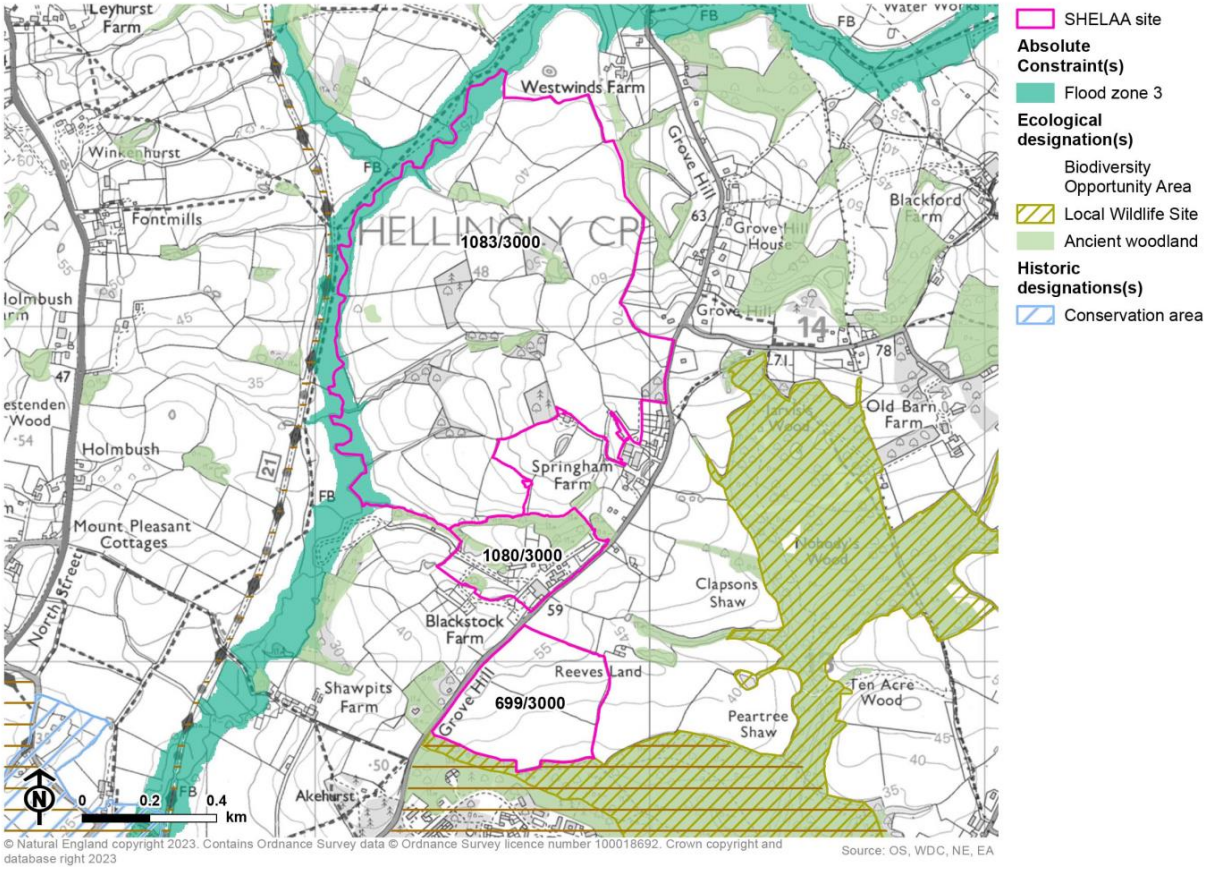
Landscape sensitivity		
SHELAA site ref.	**1086/2090**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** The whole of the site is identified as part of Willow Farm Shaw ancient woodland, and is therefore unsuitable for development.	

	The site is unlikely to be able to accommodate significant development.
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Where possible, retain all ancient woodland, and provide a buffer around the ancient woodland to protect it.

Landscape sensitivity		
SHELAA site ref.	**624/2090**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site comprises grazing land to the south-west of Herstmonceux and to the south of the Hailsham Road (A271). The site sits to the south of the A271. Features which increase sensitivity are the sloping topography and rural character due to its use as a pasture field with mature hedgerows along the southern boundary. The tranquillity of the site is disrupted by its proximity to the A271 Hailsham Road which reduces sensitivity. The site has an enclosed character due to high roadside hedgerows, a lack of recorded priority habitats or historic features, and is located between existing development along Hailsham Road, including new housing at Coopers Croft, which all lower sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain, protect and enhance mature vegetation along the A271 Hailsham Road to integrate development into the landscape. Be located in the north of the site along the ridgeline to fit with the existing development pattern along the A271 Hailsham Road. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (Grove Hill)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	H	**H**	**H**

Figure B.102: Absolute constraints within wider LCA 6E Grove Hill



Representative site photos



Site 699/3000: Undulating arable fields with Park Wood forming a wooded backdrop



Site 108/3000: Existing development at Blackstock Farm, with views to the South Downs National Park in the background

SHELAA site reference:	699/3000	1080/3000	1083/3000
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	Site 1083 is considered to be of similar sensitivity to the wider assessment unit, with Sites 699/3000 and 1080/3000 considered to be of slightly lower sensitivity due to their location next to Blackstock Farm. The sites are located within an undulating rural area of arable fields rising from the Cuckmere River and its tributaries, with a generally mixed historic field pattern of assarts and planned private enclosure with priority habitat deciduous woodland (much of which is ancient) both within the sites or adjacent to them, which is typical of the wider assessment unit and increases sensitivity. Potential development on the sites could be at odds with the existing settlement form of Hailsham, as Park Wood to the south provides a strong boundary feature to the town, which increases sensitivity. Like the wider assessment unit, there are some long-distance views to the South Downs National Park to the south-west, which increases sensitivity. None of the sites contain recorded heritage assets or provide public access (except for a public right of way to the west of Site 1083/3000) which reduces sensitivity. As noted in the wider assessment unit, roadside vegetation, and woodland result in a semi-enclosed character although there are views into the sites from Grove Hill. Existing development in the form of low-lying commercial buildings at Blackstock Farm in Site 1080/3000 detracts from rural character to an extent and tranquillity is disturbed by traffic on Grove Hill, which reduces sensitivity.		
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ The complex ridge and valley landform. ■ Mature deciduous woodlands (many of ancient origin) interconnecting with shaws and hedgerows. ■ The rural character with areas of remoteness and tranquillity. ■ Intervisibility with the South Downs National Park.		

Landscape sensitivity		
SHELAA site ref.	**699/3000**	**1080/3000**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The sites lie along Grove Hill, north of Hailsham. They are formed of arable fields. Site 1080/300 contains priority habitat deciduous woodland and ancient woodland. The ancient woodland of Park Wood, also designated as a LWS, lies immediately south of Site 699/3000. Both sites have a mixed historic field pattern of planned private enclosure in Site 699/3000 and assarts in Site 1080/3000, bounded with mature hedgerows and hedgerow trees. The sites are strongly undulating, and have long views to the west towards the South Downs National Park. There are open views to the sites from Grove Hill. The sites are also separated from Hailsham by Park Wood, which creates a rural character. These factors all increase sensitivity of both sites to development. Features which increase sensitivity of the sites include the recorded within Site 1080/300 and the ancient woodland at Park Wood (designated as a Local Wildlife Site and covered by the Cuckmere and Pevensey Link BOA) which lies adjacent to Site 699/3000, the mixed historic field pattern the undulating topography which allows, views into the sites from Grove Hill, separation from Hailsham by Park Wood and distance from any other settlement. The sites also have a rural character and are relatively tranquil.	

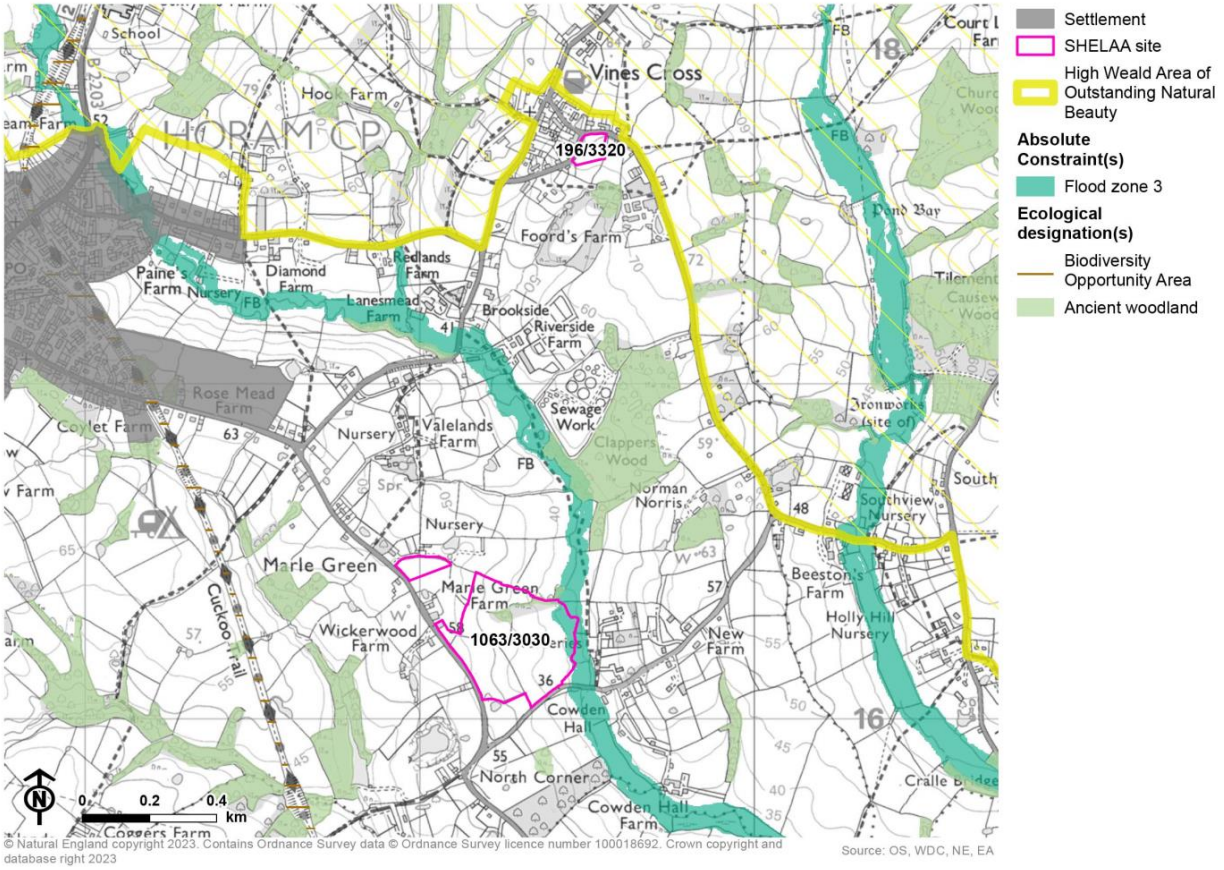
	The sites have no recorded heritage assets, and no public access. Traffic along Grove Hill also reduces the sense of tranquillity. Site 1080/3000 contains existing commercial development at Blackstock Farm. These factors decrease sensitivity to an extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodland within Site 1080/300, and be set back from the ancient woodland on the southern boundary of Site 699/3000. An appropriate buffer to the ancient woodland should be provided to protect it. Retain, protect and enhance priority habitat deciduous woodland within Site 1080/3000 and mature hedgerows within both sites. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain, protect and enhance mature roadside vegetation along Grove Hill to integrate development into the landscape. Retain views to South Downs National Park. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1083/3000**	
Sensitivity rating for small-scale residential	**High sensitivity**	**H**
Reasoning	**Reasoning** This large site lies north of Blackstock Farm and is bounded by the Cuckmere River to the west. It consists of pasture fields. The strongly undulating topography rises from the River Cuckmere to a high point of 70m AOD in the east of the site. The rural pasture fields, bounded by mature hedgerows are interspersed with scattered priority habitat deciduous woodland and ancient woodlands. The historic assart field pattern in the east is intact. The site also has no relationship with existing settlement at Hellingly or Hailsham. These factors all increase sensitivity. The site has no recorded heritage assets, is largely enclosed from view and has no public access and some areas of modern field amalgamation in the west. These factors lower sensitivity to some extent. The west of the site contains Flood Zone 3 associated with the Cuckmere River, which is an absolute constraint. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Be set back from Flood Zone 3 in the west. Be set back from the ancient woodlands, and provide an appropriate buffer to protect the ancient woodlands.. Retain, protect and enhance priority habitat deciduous woodland, mature hedgerows and vegetation. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits.	

	Be located on lower ground to avoid views of development from the wider landscape. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (east of Horam)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	H	**H**	**H**

Figure B.103: Absolute constraints within wider LCA 6E East of Horam



Representative site photos



Site 196/3320: Mature hedgerows on Ballsocks Lane and Foords Lane restrict views into the site.



Site 1063/3030: Pasture with wooded edges of the High Weald AONB visible across the river valley

SHELAA site reference:	196/3320	1063/3030
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites contain some of the sensitivities identified in the wider assessment unit. However, overall, the sites have a lower sensitivity than the wider assessment unit due to limited priority habitats, no recorded historic features and proximity to existing development. Located in a rural location typified by dispersed farmsteads between Marle Green and Vines Cross, these sites have sloping topography, which forms part of the wider undulating ridge and valley landscape which increases sensitivity. Like the wider assessment unit. the sites are located in an area of pasture and arable fields, with a historic field pattern of regular piecemeal enclosure and assarts, bounded by mature hedgerows which increases sensitivity. There are very few modern influences on the sites, which experience good levels of tranquillity and dark night skies, and they contribute positively to the wider rural character of the landscape, which is typical of the wider assessment area and increases sensitivity. There are some views to the rising slopes of the High Weald AONB from Site 1063/3030 which increases the sensitivity of this site. However, unlike the wider assessment unit, the sites contain few priority habitats (with the exception of the ancient woodland at Marle Green Farm Shaw in Site 1063/3030) and no recorded historic features, which decreases sensitivity. Site 196/3320 has a generally enclosed character and is located adjacent to modern development at Vines Cross which decreases sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ The complex ridge and valley landform. ■ Mature deciduous woodlands (many of which are ancient in origin) interconnecting with shaws and hedgerows (particularly ancient woodland in Site 1063/3030). ■ The rural character with areas of remoteness and tranquillity. ■ Intervisibility with some areas of the High Weald AONB (Site 1063/3030).	

Landscape sensitivity		
SHELAA site ref.	**196/3320**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site has no recorded priority habitats or historic features and has no public access. The site has an enclosed character, with existing hedgerows and tree belts (particularly to the south) and existing housing in Vines Cross restricting any long-distance views. Although existing development within Vines Cross is concentrated between Foords Lane, Ballsocks Lane and Nettlesworth Lane, development extends outside of this triangle and potential development on this site would not be at odds with the existing settlement form. These characteristics indicate lower sensitivity to development. The gently sloping topography, use as a pasture field, strong hedgerows and mature trees on the southern boundary, rural character, and open views into the site from Ballsocks Lane and Foords Lane increase sensitivity to some extent. The site is also in close proximity to the High Weald AONB, which increases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

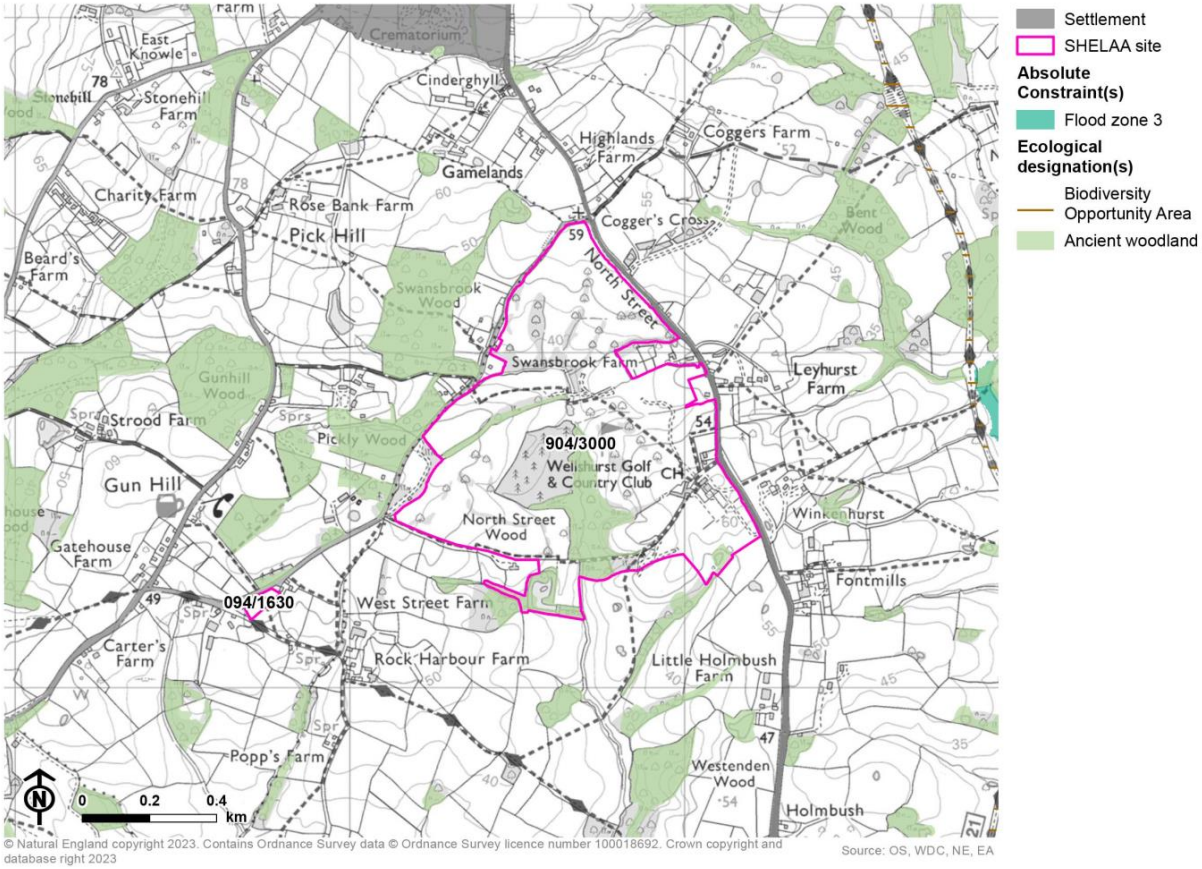
mitigation / guidance	Retain, protect and enhance mature hedgerows, particularly to the south of the site and roadside vegetation along Ballsocks Lane and Foords Lane. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Use local materials and sensitive layout of spaces and soft landscaping to minimise views from the High Weald AONB. Be setback from Foords Lane to reflect the existing set back of houses on the northern side of the road. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1063/3030**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site lies between Cowden Hall Lane and Marle Green. It consists of pasture and arable fields, with Marle Green Farm Shaw ancient woodland in the north and north-east. Topography is sloping, rising from 35m AOD in the east at the Waldron Gill to 55m AOD in the west. The site remains in rural land uses, and has an intact historic field pattern of aggregate assart (apart from the south-east of the site). There are open views into the site from Marle Green and Cowden Hall Lane, and some long-distance views to the rising slopes of the High Weald AONB to the east. The site is located within an area of dispersed farmsteads along Cowden Hall Lane and Marle Green. These factors all increase sensitivity. The site has no recorded historic features and no public access, and is semi-enclosed by roadside vegetation along Marle Green. These factors lower sensitivity to some extent. Flood Zone 3 associated with the Waldron Gill covers the east of the site and is an absolute constraint. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Flood Zone 3 along Waldron Gill in the east. Be set back from Marle Green Farm Shaw ancient woodland, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance mature hedgerows and roadside vegetation on Cowden Hall Lane and Marle Green. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain long views from Cowden Hall Lane and Marle Green across the site to the High Weald AONB. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (south of Horam)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**

	H	H	H

Figure B.104: Absolute constraints within wider LCA 6E South of Horam



Representative site photos



Site 904/3000: Wellshurst Golf Club, with mature trees, long distance views to the South Downs National Park to the west and the club house in the south-east.



Site 094/1630: A parkland character with mature in-field trees.

SHELAA site reference:	904/3000	094/1630
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites are considered to be of lower sensitivity than the wider assessment unit, due to the enclosed nature of the sites, proximity to the A267 and modern land uses. Like the wider assessment unit, the sites have a tranquil rural character and retain a good experience of dark night skies which increases sensitivity. The sites provide a rural backdrop to Grade II listed farmhouses on Swansbrook Lane and North Street and public rights of way cross both sites providing access, which increases sensitivity. Potential development of the sites could be at odds with the local settlement pattern of low-density and dispersed housing, increasing sensitivity. Site 904/300 is located in an area with undulating landform which contains a number of priority habitat deciduous woodlands and ancient woodlands, and there are occasional long-distance views to the South Downs National Park, which is typical of the wider assessment unit and increases sensitivity. Site 094/1630 retains its historic field pattern of piecemeal enclosure, which is typical of the wider assessment unit. Roadside vegetation, woodlands and trees create a largely enclosed character to the sites, with only occasional views into the sites from Swansbrook Lane and North Street which decreases sensitivity. Unlike the wider assessment unit, neither site contains any recorded historic features which also decreases sensitivity. Unlike the wider assessment unit, Site 094/1630 has no recorded priority habitats which decreases sensitivity, while the historic field pattern of Site 904/3000 has been interrupted by its present use as a golf course and traffic along the busy A267 North Street, impacts tranquillity on the east of this site, which reduces sensitivity.	
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ The complex ridge and valley landform. ■ Mature deciduous woodland, including ancient woodlands in Site 904/3000, interconnecting with shaws and hedgerows. ■ Strong network of public rights of way. ■ The rural character with areas of tranquillity.	

	■ Intervisibility with the South Downs National Park.

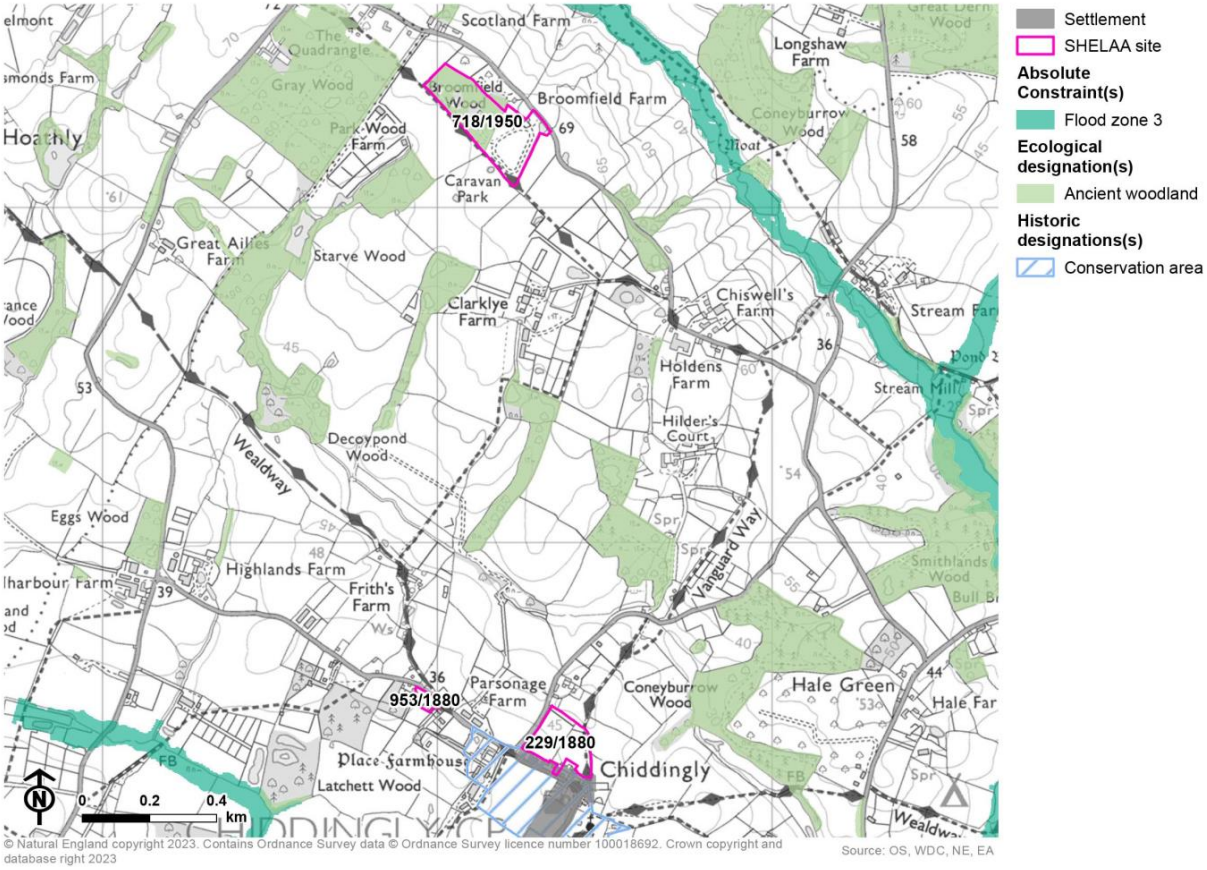
Landscape sensitivity		
SHELAA site ref.	**904/3030**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site lies between Swansbrook Lane and North Street, on undulating land (between 35m and 65m AOD), rising from small streams which run roughly east-west and north-south, and increases sensitivity. It contains priority habitat deciduous woodland and ancient woodland at Swansbrook Farm Shaw, North Street Wood, The Walletts and Little Holmbush Farm Shaw in the south which increases sensitivity. The site provides the rural backdrop to the Grade II listed Holmbush House within the east of the site, and to Grade II listed Swanstree Farmhouse and Cherry Tree House outside the site to the east and west. A number of public rights of way run through the site and there are occasional views to the South Downs National Park from the north of the site along Swansbrook Lane and the south of the site, which increases sensitivity. The limited recorded historic features within the site (with the exception of Holmbush House), limited historic field pattern due to its current use as a golf course, and generally enclosed character due to the wooded character of the site and roadside vegetation lower sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodlands at Swansbrook Farm Shaw, North Street Wood, The Walletts and Little Holmbush Farm Shaw. Appropriate buffers should be provided to protect the ancient woodlands. Retain, protect and enhance mature hedgerows and roadside vegetation on North Street and Swansbrook Lane. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain and protect the rural backdrop provided to Grade II listed Holmbush House within the site, and to the Grade II listed farmhouses to the east and west of the site. Retain and protect the rural character of the public rights of way which cross the site. Retain long views from the north of Swansbrook Lane and from the south of the site to the South Downs National Park. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**094/1630**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning**	

	The mature in-field trees within the site and strong roadside vegetation along Swansbrook Lane, historic field pattern of regular piece meal enclosure, rural backdrop the site provides to the adjacent Grade II listed Prices Farmhouse, and public right of way through the site increase sensitivity to some extent. Features of lower sensitivity include the flat landform, around 50m AOD, lack of recorded priority habitats or historic features, enclosed character and lack of long-distance views. Potential development on the site could be designed so that it would not be at odds with the dispersed low-density settlement pattern of the wider landscape. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows, trees and roadside vegetation along Swansbrook Lane. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the public right of way to retain its rural character. Retain, protect and enhance vegetation on the eastern boundary to retain the rural setting provided to Grade II listed Prices Farmhouse. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Wider 6E (Chiddingly)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	H	**H**	**H**

Figure B.105: Absolute constraints within wider LCA 6E Chiddingly



Representative site photos



Site 229/1880: Pasture lying behind existing houses on Highlands Lane. Mature internal hedgerows limit long-distance views.



Site 953/1880: A site enclosed by hedgerows along Highlands Lane, in use as a caravan pitch.

SHELAA site reference:	953/1880	229/1880	718/1950
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	While the sites have some of the sensitivities identified in the wider LSA assessment unit, they are considered to be of slightly lower sensitivity than the wider assessment unit due to the limited priority habitats, lack of historic features and semi-enclosed character. The sites are located north of Chiddingly, in an area of pastoral fields with a historic field pattern of regular piecemeal enclosure bound by mature hedgerows, which is typical of the wider assessment unit and increases sensitivity. The surrounding settlement pattern of dispersed small-scale villages and farmsteads on rural roads is consistent with the wider assessment unit and increases sensitivity. The sites contribute to the rural setting of the villages and farmsteads, (particularly Site 229/1880 which lies adjacent to the Chiddingly Conservation Area). The sites all have access on public rights of way, have a rural character with a good experience of tranquillity and dark night skies which is typical of the wider assessment unit and increases sensitivity. The sites have a simple landform, with few recorded priority habitats (except for Site 718/1950) and no recorded historic features which is not typical of the wider assessment unit and decreases sensitivity. There is no built development on the sites, but Sites 718/1950 and 953/1880 have existing hardstanding from their use for camping and caravanning, and the sites are semi-enclosed by roadside vegetation and hedgerows decreasing sensitivity.		
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site could affect: ■ Mature deciduous woodlands (many of which are ancient in origin) interconnecting with shaws and hedgerows (Site 718/1950). ■ The strongly dispersed settlement pattern. ■ The wooded and rural backdrop provided by the assessment unit to the numerous scattered small villages. ■ The strong network of public rights of way. ■ The rural character with areas of tranquillity. ■ Intervisibility with some areas of the South Downs National Park.		

Landscape sensitivity		
SHELAA site ref.	**718/1950**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The key landscape features including ancient woodland at Broomfield Wood in the west of the site and mature hedgerow trees along stalker Lane increase sensitivity. The historic field pattern of regular piecemeal enclosure bound by mature hedgerows, public access provided by the Vanguard Way promoted route which runs along the southern boundary, and the tranquil rural character with an experience of dark skies also increase sensitivity. The generally simple landform (although forming a part of the rising slope from the stream valley to the north east), lack of recorded historic features, existing hardstanding from current land use for camping/caravanning, enclosed character and lack of long-distance views reduce sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Broomfield Wood ancient woodland, and provide an appropriate buffer to protect the ancient woodland. Be set back from Vanguard Way along the southern boundary, to retain its rural character. Retain, protect and enhance mature hedgerows and roadside vegetation on Stalkers Lane. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

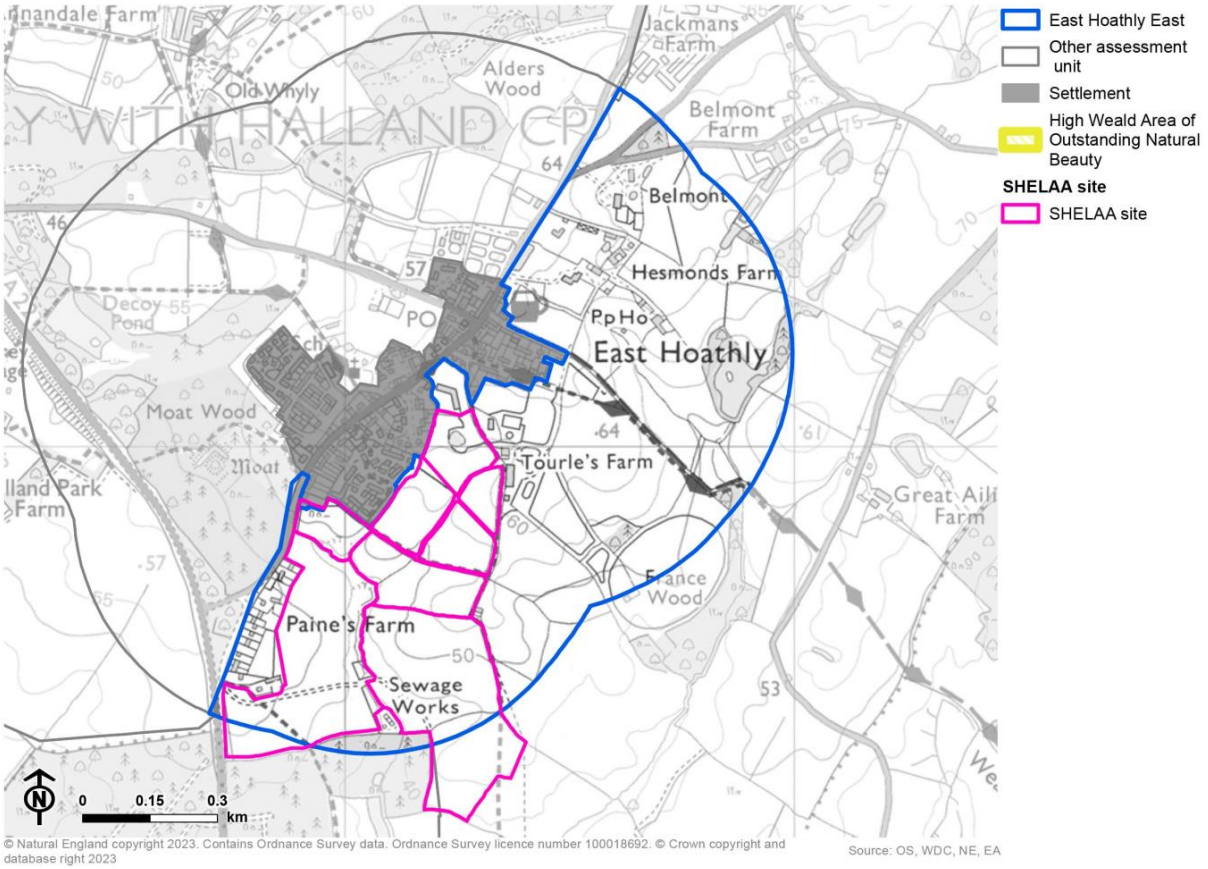
Landscape sensitivity		
SHELAA site ref.	**229/1880**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Features which increase sensitivity include key landscape features such as mature hedgerows, as well as the intact historic field pattern, the public access provided via the Vanguard Way along the eastern boundary, and long views south to the South Downs National Park on the horizon. The site has a good experience of dark skies and tranquillity, and provides part of the rural backdrop to the Chiddingly Conservation Area which increases sensitivity, and potential development on the site would be at odds with the existing historic linear settlement pattern of the historic village. The lack of recorded priority habitats and historic features, and semi-enclosed character due to mature vegetation restricting views from Parsonage Lane reduce sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale resdiential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Vanguard Way along the eastern boundary, to retain its rural character. Retain, protect and enhance mature hedgerows and roadside vegetation on Parsonage Lane. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the rural backdrop the site provides to Chiddingly, especially to the Conservation Area. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**953/1880**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning**	

	Factors which increase sensitivity are the partially intact historic field pattern of regular piecemeal enclosure, open views into the site from Highlands Lane, good experience of dark skies and tranquillity, and long-distance views to the South Downs National Park. Potential development on the site could be at odds with the existing dispersed linear settlement pattern. The lack of recorded priority habitats and historic features, and presence of hardstanding on the site due to its use as a camping/caravan site reduces sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site should:** Retain, protect and enhance hedgerows along Highlands Lane. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set linearly along Highlands Lane to retain the existing dispersed linear settlement pattern. Retain views from Highlands Lane to the South Downs National Park on the horizon. *Please also refer to the strategic landscape guidance for the Wider LCA 6E assessment unit.*

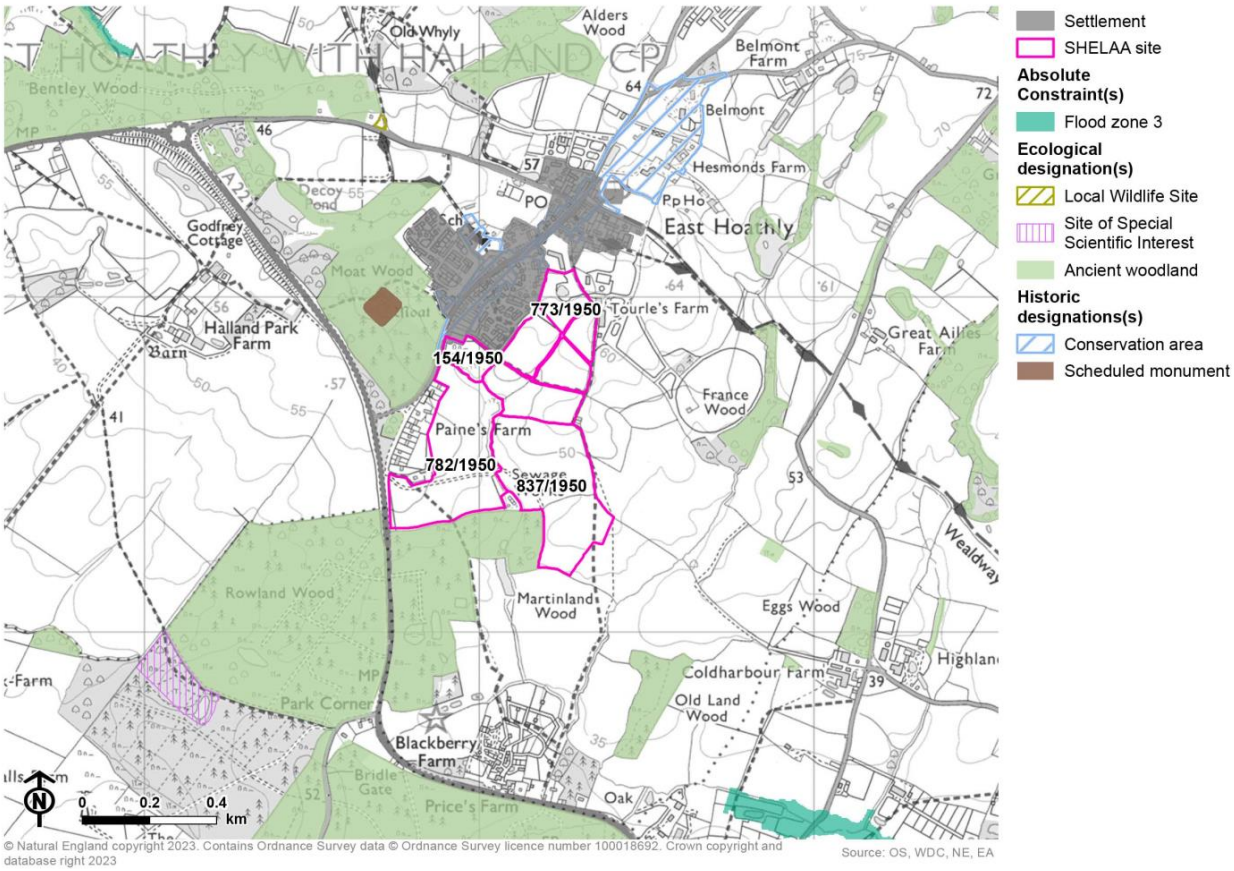
East Hoathly East Assessment Unit

Figure B.106: SHELAA sites within East Hoathly East



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**East Hoathly East**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.107: Absolute constraints within East Hoathly (east)



Representative site photos



Site 154/1950: Pastoral fields along the southern settlement edge looking towards the Conservation Area.



Site 782/1950: Pastoral fields with strongly wooded boundary located near the A22.

SHELAA site reference:	782/1950	154/1950	773/1950 (east)	837/1950
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located on gently undulating mixed farmland to the east of the historic linear village of East Hoathly and are mostly typical of the wider assessment area of East Hoathly East. The pastoral character of the landscape which adjoins the existing settlement, including areas adjacent to the Conservation Area boundary, and historic field pattern of small to medium scale assarts are key sensitivities for these sites and the wider assessment unit. As noted for the wider assessment unit, the occasional intervisibility with the South Downs National Park, network of public rights of way and rural character with areas of tranquillity and dark skies also increase sensitivity. However, the semi-enclosed character of the landscape, presence of some field amalgamation in the south-east, and occasional influence of modern residential development and horse paddocks which reduces the sense of rurality are typical of the wider assessment unit and decrease sensitivity.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ the pastoral character of the landscape which adjoins the settlement. ■ the strong network of thick hedgerows with hedgerow trees ■ the historic field pattern of small to medium scale assarts, particularly in the centre of the assessment unit. ■ the historic character of East Hoathly which is well integrated with the surrounding landscape. ■ views from the network of public rights of way, including the promoted Wealdway. ■ the strong rural character with some areas of remoteness and tranquillity and dark night skies, away from the A22 ■ views towards the South Downs National Park, experienced from the eastern edge of the East Hoathly Conservation Area and public rights of way, and distant views towards the historic settlement from elevated locations within the South Downs National Park			

Landscape sensitivity		
SHELAA site ref.	**154/1950**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Site 154/1950 is located adjacent to the historic southern settlement edge of East Hoathly (defined by the Conservation Area); however the settlement edge is relatively exposed in this area, with minimal woodland and vegetation softening the buildings and fence lines along the settlement edge, which decreases sensitivity. The settlement edge is also influenced by existing 20th century development, including employment use and residential development, to the east and ribbon development along South Street, which influences the rural character of the settlement edge and decreases sensitivity. Views to the South Downs National Park are screened by woodland along the A22 which decreases sensitivity. The site is located within a small scale assart fieldscape with wooded field boundaries and in field trees, which increases sensitivity (although there is some deterioration of hedgerows and reinforcement of field boundaries with post and wire fencing). There is a small group of mature trees in the centre of the site	

	which are protected by a Tree Preservation Order, increasing the sites sensitivity to development. Despite the vegetated field boundaries, the site is relatively open in character, particularly in views from the settlement edge to the north, South Street to the west and the wider landscape to the south, which also increases sensitivity to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature trees and hedgerows, using this to integrate new development into the landscape and to minimise visibility to / from the East Hoathly Conservation Area as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Take opportunities to enhance the historic settlement edge and approach to the East Hoathly Conservation Area. Minimise the visibility and influence of development within the site on the East Hoathly Conservation Area. Protect and provide suitable buffers to the group of mature, TPO protected trees in the centre of the site and incorporate them into any potential development design. *Please also refer to the strategic landscape guidance for the wider East Hoathly East assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**773/1950 (eastern fields, located to the east and south-east of South Street)**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The eastern components of Site 773/1950 are located within a small to medium scale assart fieldscape with mature field boundaries consisting of hedgerows and woodland, which form part of the pastoral setting to East Hoathly. A number of public rights of way pass along the boundaries of the fields that comprise the site, from which occasional glimpsed distant views towards the South Downs National Park are afforded. The fields themselves are divided by mature tree boundaries and the western boundary (along Juziers Drive) has a Tree Preservation Order. A public right of way (Footpath 19) crosses the site, dividing the southern fields from the northern fields and there is also a public right of way (Footpath 18a) running along the eastern boundary of the northern fields. Furthermore, there is a small pond and area of woodland within the northern parcel of the site. All of these characteristics increase the sensitivity of these fields (site) to development. The site is enclosed by mature hedgerows and woodland, and its relationship to the historic settlement edge is limited by intervening 20th century development along the eastern settlement edge, which decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the mature hedgerows, woodland, and trees within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits.	

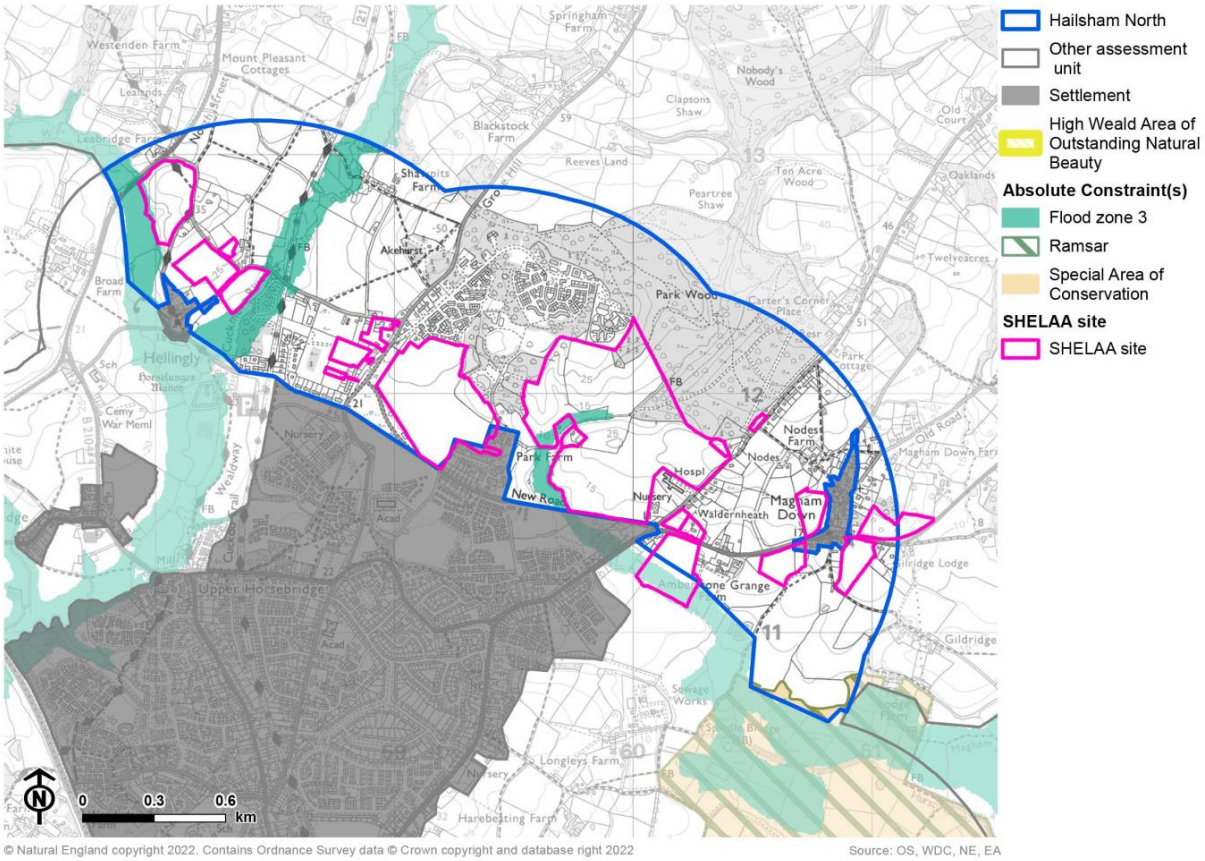
	Consider views from the public rights of way which pass through the site and along the site boundaries when considering the siting and design of any development. Minimise the influence of any development in distant views towards and from the South Downs National Park. Integrate and strengthen the mature tree boundaries that divide the fields into any potential development design, together with the existing public rights of way on site and to the eastern boundary. Protect the small pond and woodland within the northern parcel of the site and integrate into any development design. *Please also refer to the strategic landscape guidance for the wider East Hoathly East assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**782/1950**	**837/1950**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Site 782/1950 is located near existing ribbon development along South Street, where the settlement edge is relatively exposed in character to the wider landscape to the south and east. Site 837/1950 is located further east and is separated from the settlement edge by pastoral and arable fields with wooded boundaries. The northern part of Site 837/1950 is slightly elevated and more open in longer views from the surrounding landscape, including in longer views from the South Downs National Park to the south. The landscape pattern is influenced by modern field amalgamation, with other modern influences including the A22 and the pumping station, although woodland limits the influence of these components. The sites are relatively enclosed by woodland to the north, south, and south-west, also decreasing sensitivity. However, the woodland on the southern boundary of Site 782/1950 and part of the western boundary of Site 837/1950 is ancient woodland (Martinland Wood) which increases the sensitivity of the sites. The western boundary of Site 782/1950 is relatively open in character and residential properties located along South Street would have views east into Site 782/1950, which increases sensitivity. Public rights of way pass through both sites, in the south of Site 782/1950 and leading into Martinland Wood (Footpath 20) and through the east of Site 837/1950 (Footpath 18b). The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows as these provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Be set back from ancient woodland adjacent to the site, and provide appropriate buffers to protect the ancient woodland. Enhance the settlement edge with new planting that is in character with the locality, using native species where possible. Enhance and retain public access, providing further opportunities to experience areas of woodland to the south of the sites. Minimise the influence of development in views from residential properties along South Street when considering the siting and design of development, including utilising new planting that is in character with the locality.	

	Avoid being located in the north of Site 837/1950, to minimise the influence of development in distant views towards and from the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider East Hoathly East assessment unit.*

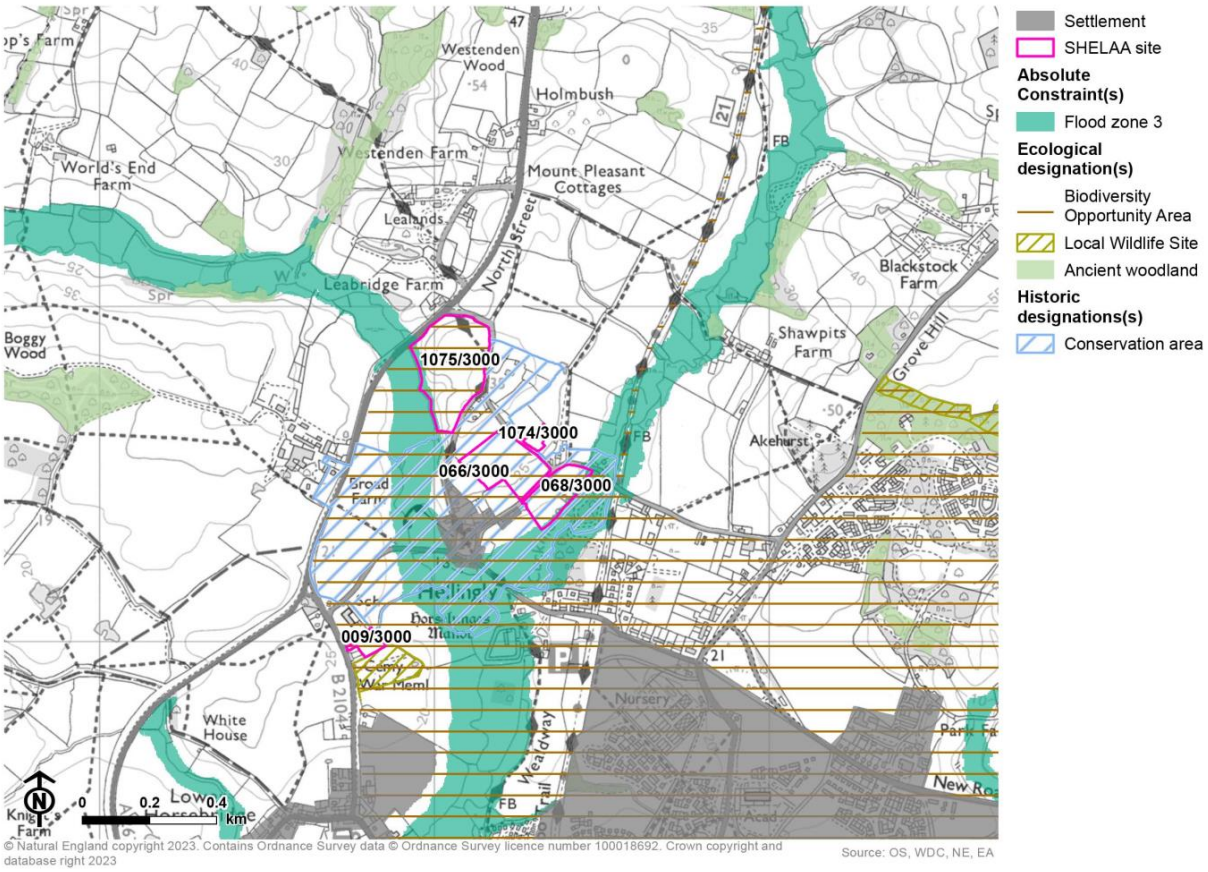
Hailsham North Assessment Unit

Figure B.108: SHELAA sites within Hailsham North



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham North (Hellingly)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.109: Absolute constraints within Hailsham North (Hellingly)



Representative site photos



Site 066/3000: Pasture fields on the edge of Hellingly, with mature hedgerow trees



Site 1075/3000: Undulating pasture fields with mature hedgerow trees, and distant views to the South Downs National Park

SHELAA site reference:	1075/3000	1074/3000	066/3000	068/3000
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	Small areas of the east of Site 068/3000 and the west of Site 1075/3000 are constrained by Flood Zone 3 from the Cuckmere valley. The sites lie to the north of Hellingly. Site 1074/3000 is typical of the wider assessment unit. The remaining sites are considered to be of higher sensitivity than the wider assessment unit due to their undulating landform, historic field patterns, rural character and provision of a rural backdrop to, or location within the Hellingly Conservation Area. In keeping with the wider assessment unit, Site 1075/3000 is steeply sloping, falling to the River Cuckmere which increases sensitivity. The rural character of all the sites, with a mixed land use of small-scale pasture and larger arable fields bound by thick hedgerows, and historic regular piecemeal enclosure pattern is typical of the wider assessment unit and increases their sensitivity. The sites (except for Site 1074/3000) are covered by the Pevensey and Cuckmere Valley Link BOA, which increases sensitivity, which is atypical of the wider assessment unit. Although there are no recorded historic features within the sites, there are a number of Grade II and II* listed buildings in close proximity, while Sites 066/3000 and 068/3000 lie within the Hellingly Conservation Area and provide a rural setting and approach to Hellingly from the north, as noted in the assessment unit, which increases sensitivity. The Wealdway crosses site 1075/3000, which is a key sensitivity of the wider assessment unit. Site 1075/3000 has long views to the South Downs National Park, which increases its sensitivity. Sites 068/3000, 066/3000 and 1074/3000 are relatively flat, which is not typical of the wider assessment unit and reduces sensitivity. The priority habitat deciduous woodland is less extensive within and around these sites than the wider assessment unit. Like the wider assessment unit, the impact of the proximity of the sites to the A267 North Street to the west on the tranquillity of the sites, the enclosed character of Sites 1074/3000, 066/3000 and 068/3000, and limited public access decreases sensitivity.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the site could affect: ■ Undulating landform incised by streams. ■ Strong network of thick hedgerows with hedgerow trees. ■ Intact historic irregular field patterns. ■ The historic character and form of Hellingly and its intact rural historic settlement edge. ■ The rural character of the sites, which provide a scenic backdrop to Hellingly. ■ The strong recreational opportunities, with a network of public rights of way, including the Wealdway long distance footpath. ■ Occasional long-distance views to the South Downs National Park from higher ground.			

Landscape sensitivity		
SHELAA site ref.	**066/3000**	**068/3000**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** A small area in the east of Site 068/3000 is within Flood Zone 3.	

	Features which increase the sensitivity of these sites are their inclusion as part of the Hellingly Conservation Area, their proximity to several Grade II and one Grade II* listed buildings, which lie in close proximity to their north-eastern boundaries along Vicarage Lane, their inclusion as part of the Pevensey and Cuckmere Valley Link BOA, the rural setting the sites provide to Hellingly, and the open views into the sites from Mill Lane and Vicarage Lane. The sites are relatively flat, are in use as arable fields and have no recorded historic features within them. The absence of any priority habitats on the sites or close to them, the lack of any public rights of way within the vicinity or on the sites and the semi-enclosed views into the sites from the settlement edge of Hellingly, reduce their sensitivity to some extent. Site 068/3000 in particular is visually well contained within the landscape with a strong perimeter of trees to the north and east. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Flood Zone 3 in Site 068/3000. Retain, protect and enhance hedgerows and roadside vegetation, and provide new planting, to enclose the sites from Mill Lane and Vicarage Road and integrate development into the landscape. Use the vegetation to enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and to provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Pevensey and Cuckmere Link BOA as part of any development. Be set back from Mill Lane and Vicarage Road to retain the rural setting and approach to Hellingly. Consider and where appropriate / possible mitigate the impact on the Hellingly Conservation Area, nearby historic buildings and historic rural setting of Hellingly. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1075/3000**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is in use as an arable field, and has no recorded historic features and with an enclosed character due to mature vegetation along Church Lane and Vicarage Lane. These reduce the sites sensitivity to some extent. Features of higher sensitivity include the sloping topography of this site, falling to the River Cuckmere from 35m on Vicarage Lane to 25m AOD in the west; small areas of priority habitat deciduous woodland within the site; its inclusion as part of the Pevensey and Cuckmere Valley Link BOA; long views across the river valley with a backdrop of the South Downs National Park and public access along the promoted Wealdway through the north-east of the site. The site has no connection to the nucleated settlement pattern of Hellingly and has no relationship with Hailsham to the south, which increases sensitivity. A small area in the west along the Cuckmere tributary is constrained by Flood Zone 3. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape	**Any development on the site(s) should:**	

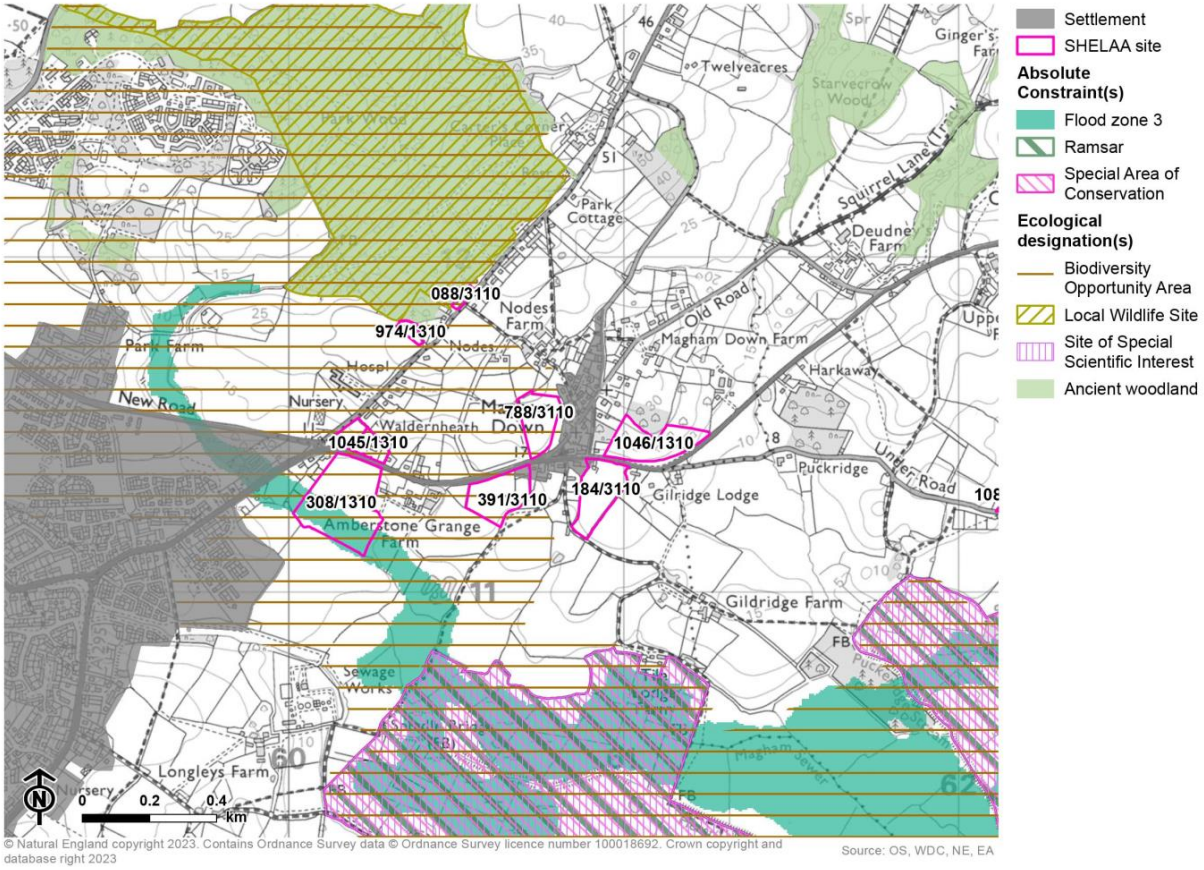
mitigation / guidance	Be set back from areas of Flood Zone 3 in the west. Retain, protect and enhance all priority habitat deciduous woodland, mature hedgerows and roadside vegetation, using these to integrate development into the landscape, .enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Pevensey and Cuckmere Link BOA as part of any development. Design buildings and planting to minimise the impact on the Hellingly Conservation Area and historic rural setting of Hellingly, considering the scale, design, materials, choice and location of development and any planting. Retain and enhance access along the Wealdway through the site, retaining long views to the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**1074/3000**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is largely flat, has no recorded historic features or priority habitats, no public access and is enclosed from view by mature hedgerows along Vicarage Lane. These factors all indicate lower sensitivity. Features which increase the site's sensitivity are its rural pastoral character, mature hedgerows and vegetation, proximity to the Grade II listed Stone House Farmhouse, separation from the settlement edge of Hellingly and proximity to the Hellingly Conservation Area. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** **=** Consider the impact on the setting to the Grade II listed Stone House Farmhouse to the east and the Hellingly Conservation Area to the south. Retain, protect and enhance the hedgerows and vegetation on the site boundaries, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham North (Magham Down)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**


M
MH
H

Figure B.110: Absolute constraints within Hailsham North (Magham Down)



Representative site photos



Site 788/3110: Semi-enclosed sloping field subdivided for horse grazing with some mature hedgerow trees.



Site 184/3110: Open arable fields on settlement edge of Magham Down

SHELAA site reference:	088/3110	252/1310	1045/1310	391/3110
	184/3110	974/1310	1046/3110	788/3110	308/1310
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The south of Site 308/1310 is constrained by Flood Zone 3. The sites lie on the eastern edge of Hailsham along New Road, and around Magham Down. The sites around Magham Down and Site 308/1310 are typical of the wider assessment unit, while the sites on the north-eastern edge of Hailsham (Sites 252/1310 and 1045/1310) and on Featherbed Lane (Sites 974/1310 and 088/3110) are of lower sensitivity than the wider assessment unit due to their location next to existing low density linear development along New Road and Featherbed Lane. As is typical for the wider assessment unit, the sites are primarily in use for pasture and arable farming, bound by thick hedgerows and mature hedgerow trees, and sites west of Magham Down (Sites 391/3110, 788/3110, 252/3110, 974/1310 and 308/3110) are within the Pevensey and Cuckmere Valley Link BOA. The south of Site 184/3110 is used as a playing field with football pitch and is not typical of the wider assessment unit. The sites have a mixed historic field pattern including orchards and regular piecemeal enclosure, like the wider assessment unit. The sites largely relate to the linear settlement pattern of Magham Down, as in the wider assessment unit. The sites contribute to the rural setting of Magham Down, and the separation between Magham Down and Hailsham, which are key sensitivities in the wider assessment unit and increase sensitivity. The occasional views to the South Downs National Park are also typical of the wider assessment unit. Unlike the wider assessment unit, the sites are generally flat or gently sloping and there are no priority habitats recorded, which decreases sensitivity. Like the wider assessment unit there are no recorded historic features within the sites, the rural characteristics of the sites are affected by the A271 and proximity to Magham Down, which decreases their visibility. Although the sites are enclosed or semi-enclosed by hedgerows and roadside vegetation, there are often views from roads into the sites.. Unlike the wider assessment unit, despite a number of public rights of way crossing through Magham Down, there is no public access to the sites. These characteristics indicate a reduced sensitivity.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Intact historic irregular field patterns. ■ The rural character of Magham Down and the wider area. ■ Occasional long-distance views to the South Downs National Park.			

Landscape sensitivity		
SHELAA site ref.	**252/1310**	**1045/1310**
Sensitivity rating	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The sites rise very gently to the north, have no public access, recorded historic features or priority habitats within them, and have a semi-enclosed character. There is existing residential development on Site 1045/1310, and both sites are adjacent to linear development along New Road and Featherbed Lane. These factors all indicate lower sensitivity to development of the sites. Features which increase sensitivity are the mature hedgerows along the site boundaries along the road network, New Road, designation as part of the Pevensey and Cuckmere Valley Link BOA, and historic field pattern in Site 252/1310.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows and roadside vegetation using these to integrate development into the landscape, maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Undertake where possible and appropriate, opportunities identified in the Pevensey and Cuckmere Valley Link BOA as part of any development. Retain the linear development pattern along New Road and Featherbed Lane. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**308/1310**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site rises very gently to the north, has no public access, recorded historic features or priority habitats within it, is impacted in the north by its proximity to New Road, and has a semi-enclosed character. These characteristics decrease sensitivity. Features which increase sensitivity are the mature hedgerows along the site boundaries along the road network, inclusion as part of the Pevensey and Cuckmere Valley Link BOA, the historic field pattern of regular piecemeal enclosure, the rural setting the site provides to Hailsham, the separation the site provides between Hailsham and Magham Down, and the visual connection to the Pevensey Levels to the east. Amberstone Grange, a Grade II listed building, lies to the east of the site, although there is limited intervisibility due to vegetation. The south of the site is covered by Flood Zone 3, an absolute constraint. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the mature hedgerows and roadside vegetation to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Undertake opportunities, as appropriate, identified in the Pevensey and Cuckmere Valley Link BOA as part of any development scheme. Be set back from Flood Zone 3 in the south. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*	

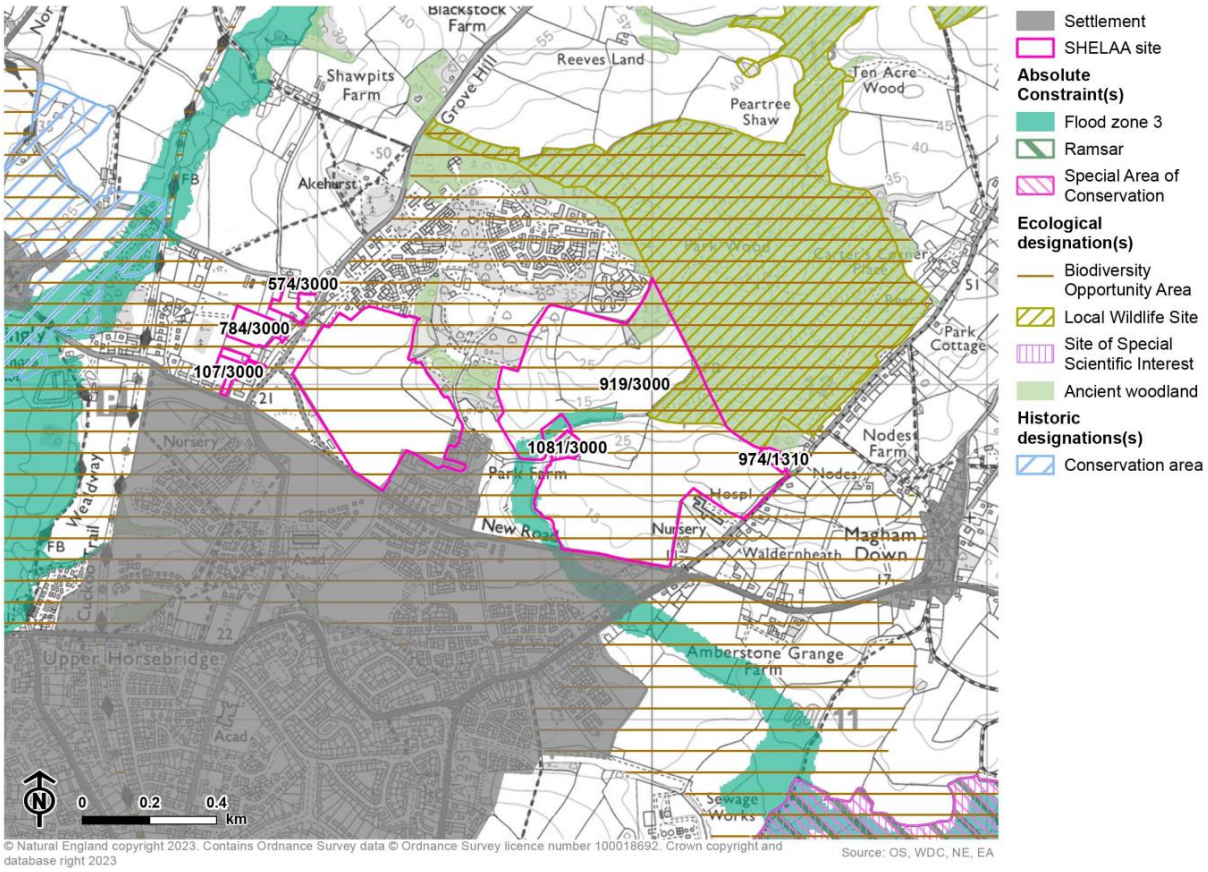
Landscape sensitivity		
SHELAA site ref.	**088/3110**	**974/31310**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The sites are generally flat, do not contain any recorded historic features, and have no public access. They are largely enclosed from view, although there are some views from Featherbed Lane into site 088/3110. The sites are adjacent to low density linear development along Featherbed Lane, and the sites do relate to this development. Site 088/3110 has an existing structure within it. These factors indicate lower sensitivity. Features which increase the sensitivity of the sites are the priority habitat deciduous woodland within site 088/3110, and proximity to Park Wood, which is designated as a Local Wildlife Site due to its priority habitat deciduous woodland, and as an ancient woodland. Both sites are also within the Pevensey and Cuckmere Valley Link BOA. A residential dwelling, Cherry House, is Grade II listed and is located to the east of Site 974/1310. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance the priority habitat deciduous woodland and roadside vegetation within and on the boundaries of the sites to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from ancient woodland within Park Wood bordering the sites to the north. Appropriate buffers to protect the ancient woodland should be provided. Undertake, where possible and appropriate, opportunities identified in the Pevensey and Cuckmere Valley Link BOA as part of any development. Retain the low-density linear development pattern along Featherbed Lane in any development scheme. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*	

Landscape sensitivity				
SHELAA site ref.	**391/3110**	**788/3110**	**1046/3110**	**184/3110**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** A small part of Site 184/3110 has planning permission for residential development. Features which increase the sensitivity of these sites are the mature hedgerow boundaries and trees and the inclusion of Sites 788/3110 and 391/3110 within the Pevensey and Cuckmere Valley Link BOA. Site 1046/3110 contains a number of trees, although they are not recorded as priority habitat. The sites all have historic field patterns including orchards and regular piecemeal enclosure. There are occasional long views south to the South Downs National Park (particularly from the south of Site 184/3110). The sites all contribute to the rural setting of Magham Down, and Sites 391/3110 and 788/3110 contribute to the			

	separation of Magham Down and Amberstone. Site 184/3110 also has an open character. These features increase the sensitivity of all these sites. The sites are semi-enclosed (except for Site 184/3110), with no public access, and no recorded historic features or priority habitats within the sites. These characteristics reduce sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows and roadside vegetation, within the sites and on the site boundaries, to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Sites 788/3110 and 391/3110 - Undertake, where possible and appropriate, opportunities identified in the Pevensey and Cuckmere Valley Link BOA as part of any development. Be designed to relate to the existing settlement form of Magham Down. Provide recreational routes and public access into the sites, linking to adjacent public rights of way. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Hailsham North (Park Road)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.111: Absolute constraints within Hailsham North (Park Road)



Representative site photos



Site 919/3000: Sloping arable fields with Park Wood forming wooded backdrop



Site 574/3000: Unused land off Park Road, with some mature trees

SHELAA site reference:	919/3000	1081/3000	574/3000	784/3000	1588/3000	107/3000
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The centre of the east of Site 919/3000 is covered by Flood Zone 3, an absolute constraint. The sites lie north of New Road/Park Road to the north of Hailsham. Sites 1081/3000 and 919/3000 are typical of the wider assessment unit, while sites along Park Road (Sites 574/3000, 784/3000, 1082/3000, and 107/3000) are of lower sensitivity as they are more closely related to the existing settlement pattern. Unlike the wider assessment unit, the sites are generally flat, with the exception of the valley landform of Site 919/3000, which is incised by a tributary of the Hurst Haven. Unlike the wider assessment unit there are no priority habitats within the sites, again with the exception of Site 919/3000 which is typical of the assessment unit due to Park Wood ancient woodland, priority habitat deciduous woodland and a LWS which extends into the east of the site. Like the wider assessment unit, all the sites are covered by the Pevensey and Cuckmere Valley Link BOA and are in arable use. Like the wider assessment unit, the historic field pattern is of irregular piecemeal enclosure east of Park Road and regular piecemeal enclosure west of Park Road, although this has been disrupted by internal hedgerow loss and the construction of New Road. There are no recorded historic features within the sites however several Grade II listed buildings lie between the two land parcels that form Site 919/3000. The sites lie to the north of the new settlement edge of Hailsham and are visually related to the new settlement edge of Hailsham along North Road. Like the wider assessment unit, the sites contribute to the rural setting of Hailsham; however the wooded backdrop of Park Wood is the most important feature in the setting to the north of Hailsham. Unlike the wider assessment unit there is no public access to the sites, and limited public rights of way, which reduces sensitivity. The sites are semi-enclosed by vegetation along New Road and Park Road although there are some clear views into the site from the roads, which reduces sensitivity. Like the assessment unit, the rural characteristics of the sites are affected by proximity to Hailsham in the south and existing residential development at Woodside to the north of the sites.					
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ Undulating landform with incised streams (of Site 919/3000 only) ■ Priority habitat deciduous woodland, including ancient woodland at Park Wood. ■ Strong network of thick hedgerows with hedgerow trees. ■ Park Wood is a strong boundary feature between Hailsham and the wider rural area.					

Landscape sensitivity				
SHELAA site ref.	**574/3000**	**784/3000**	**1082/3000**	**107/3000**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**	
Reasoning	**Reasoning** The sites are generally flat, do not contain any recorded historic features or priority habitats, and have no public access. The sites are all largely enclosed from view by existing residential development, although there are some views from Park Road into the sites, particularly Site 784/3000. Site 574/300 and Site 784/3000 are adjacent to a small industrial estate to the north, although intervisibility is limited by vegetation. . Park Road and Mill Lane have a low density and linear development pattern, and development			

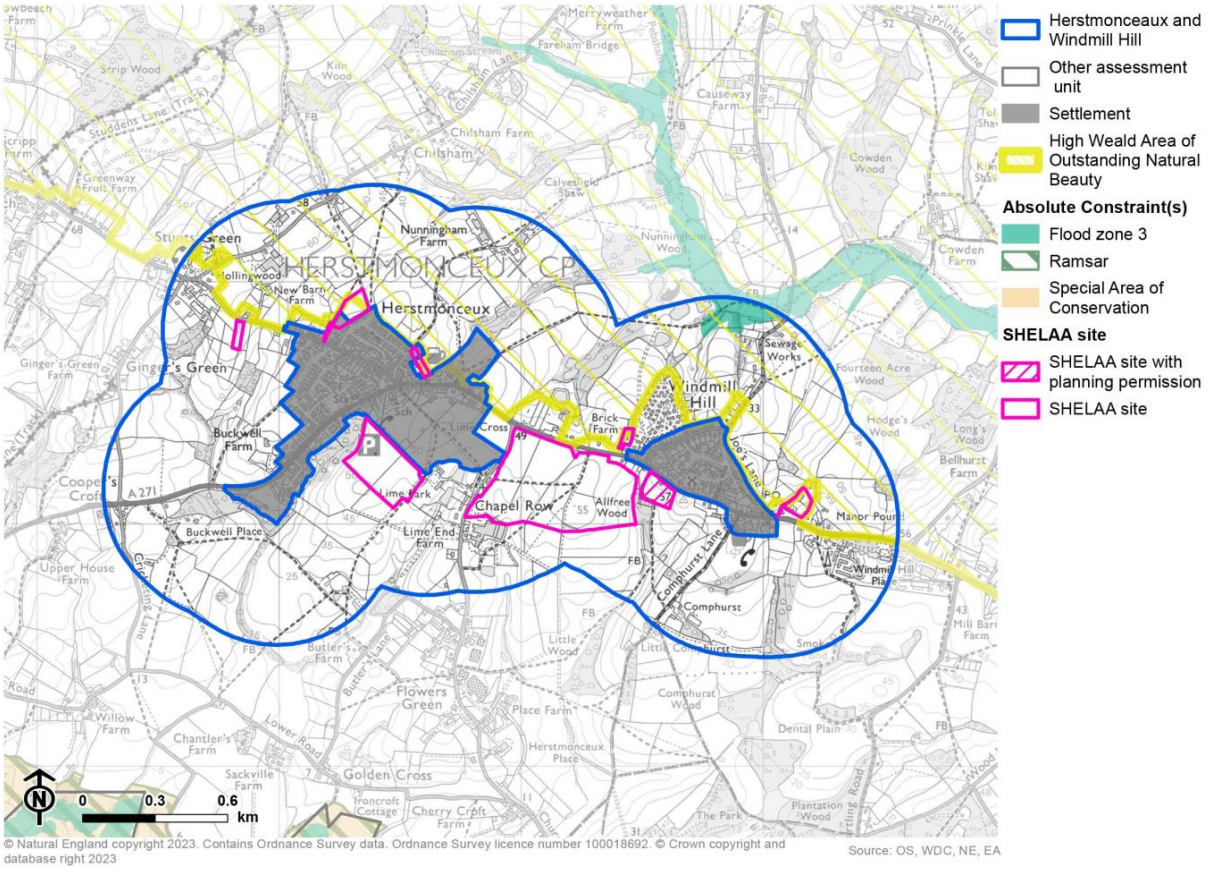
	of these sites would not be at odds with this settlement pattern. These factors all indicate lower sensitivity to development. A small industrial estate lies to the north of Site 784/3000, however intervisibility is largely screened by mature vegetation. Features which increase the sensitivity of all the sites are the mature hedgerows on site boundaries, and in-field trees. The sites are all designated as part of the Pevensey and Cuckmere Valley Link BOA. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature hedgerows and trees both on site boundaries and within the sites. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Restore internal hedgerows that have been lost wherever possible, to strengthen the landscape character of the area and for ecological benefits. Undertake, where possible and appropriate, opportunities identified in the Pevensey and Cuckmere Valley Link BOA as part of any development. Consider opportunities to integrate with Danecroft Place to the west. Enhance recreation possibilities within the sites, including links to nearby public rights of way such as the Cuckoo Trail. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**919/3000**	**1081/3000**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The sites are semi-contained by mature trees and hedgerows, have a lack of recorded historic features within the sites and no public access, which reduce their sensitivity. The west of Site 919/3000 is adjacent to existing development on Park Road to the south, and to Woodside in the north, and has a flatter topography than the eastern part of the site. The west of Site 919/3000 therefore has a slightly lower sensitivity. Site 1981/300 contains a house and barn, and is enclosed by mature vegetation, which reduces sensitivity. Features which increase the sites sensitivity to development are the ancient woodland and priority habitat deciduous woodland designated as part of the Park Wood LWS and Pevensey and Cuckmere Valley Link BOA (within Site 919/3000). Mature hedgerows and riparian vegetation within the sites, roadside vegetation along New Road and Featherbed Lane, the undulating valley landform, partially intact historic field pattern of irregular piecemeal enclosure, and contribution the sites provide to the rural setting of Hailsham also all increase sensitivity. Partially obscured views into the sites are possible from a footpath in Park Wood along the north-eastern boundary. The east of Site 919/3000 is more exposed in the wider landscape, with long range views provided from the ridge in the centre over the surrounding area, meaning it has a higher sensitivity. Grade II listed buildings (the Granary and Oast House, Sussex Barn and Cherry Tree) close to the centre and eastern boundary of Site 919/3000 also increase sensitivity. The centre of the east of Site 919/3000 around Hurst Haven is constrained as Flood Zone 3. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Flood Zone 3. Be set back from ancient woodland within Park Wood, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance priority habitat deciduous woodland, mature hedgerows and roadside vegetation. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Undertake, where possible, opportunities identified in the Pevensey and Cuckmere Valley Link BOA, as part of any development. Be focused in the west of Site 919/3000 to relate to the existing settlement along Park Road and at Woodside to the north of the site. Design buildings and planting to relate to the existing settlement edge of Hailsham to the south and Woodside to the north, considering scale, design, materials, choice and location of planting. Provide recreational routes and public access into the sites, linking to adjacent public rights of way and Hellingly Country Park. *Please also refer to the strategic landscape guidance for the wider Hailsham North assessment unit.*

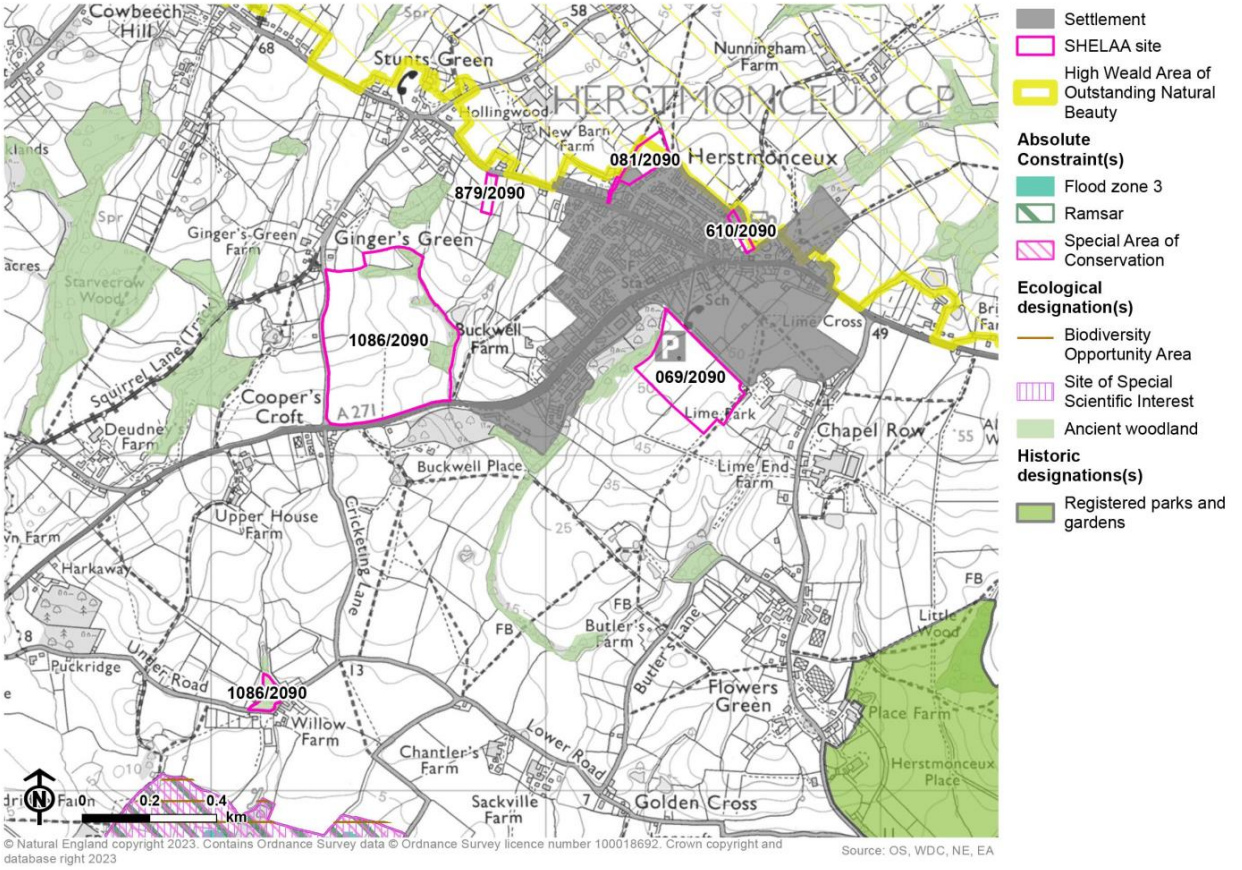
Herstmonceux and Windmill Hill Assessment Unit

Figure B.112: SHELAA sites within Herstmonceux and Windmill Hill



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Herstmonceux (and Windmill Hill)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.113: Absolute constraints within Herstmonceux (and Windmill Hill)



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Source: OS, WDC, NE, EA

Representative site photos



Site 069/2090: Open pasture fields with long views across Pevensey Levels to South Downs National Park



Site 1086/2090: Undulating pasture and arable fields with mature trees

SHELAA site reference:	1086/2090	879/2090	610/2090	081/2090	069/2090
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the south, east and west of Herstmonceux, and are generally considered to have a similar sensitivity to the wider assessment unit. The sites are located within an undulating area of pastoral and arable fields which forms part of the wider ridge and valley landscape, and they predominantly have an intact historic field pattern (except Site 069/2090), with strong hedgerows and wooded shaws, which is typical of the wider assessment unit and increases sensitivity. Like the wider assessment unit, the sites are generally rural and tranquil, and form part of the rural context to Herstmonceux, which increases their sensitivity. As noted in the wider assessment unit, numerous public rights of way pass through or near the sites, and views are available from more open sites north of the village to the wooded backdrop of the High Weald AONB (Site 081/2090) and from the south of the village to the South Downs National Park (Site 069/2090), which increases sensitivity. As noted in the wider assessment unit, development beyond the settlement edge, particularly extending off the ridgeline would be at odds with the settlement form and increases site sensitivity (particularly relevant to Sites 1086/2090 and 879/2090). Unlike the wider assessment unit, there are limited priority habitats (except for Site 1086/2090), and none of the sites contain recorded historic features. Like the wider assessment unit, the sites are often enclosed by roadside vegetation and hedgerows, which reduces their sensitivity.				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the site(s) could affect: ■ The distinctive landform of ridges and valleys. ■ Ecologically valued woodlands, including ancient woodland (particularly east of Site 1086/2090). ■ Intact historic field pattern, including assarts. ■ Pasture fields bound by strong hedgerows, shaws and hedgerow trees. ■ The rural setting to Herstmonceux and Windmill Hill. ■ Good access on public rights of way through the landscape. ■ Scenic rural character with limited modern intrusions. ■ Occasional views to the High Weald AONB and long views to the South Downs National Park.				

Landscape sensitivity		
SHELAA site ref.	**1086/2090**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is strongly sloping, rising from 15m AOD in the south-east and east along a tributary stream to 50m AOD in the north-west, and therefore the slope and these parts of the site are highly visible from the wider countryside increasing sensitivity. It is separated from the existing settlement at Herstmonceux, and extends off the ridgeline, therefore having a poor relationship with the existing settlement form of the village. The strong hedgerow boundaries, hedgerow trees and priority habitat deciduous woodland, some of ancient origin, in the east of the site are key landscape features which increase sensitivity, as does the historic field pattern of assarts within the site.	

	The enclosed character of the site, lack of heritage features (apart from the historic field pattern) and lack of public access reduce sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodland in the east of the site, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance landscape features, including priority habitat deciduous woodland, mature hedgerows and hedgerow trees. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Avoid development on the highest slopes in the north-west of the site, which have a strong intervisibility with, and are prominent in views of the surrounding landscape. Consider the relationship between development on the site and the existing settlement of Herstmonceux. *Please also refer to the strategic landscape guidance for the wider Herstmonceux and Windmill Hill assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**879/2090**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is a steeply sloping scrub field with a historic field pattern of assarts with wooded edges and contains key landscape features including mature trees and vegetation, which increases sensitivity. The site is separated from the settlement edge of Herstmonceux, and extends off the ridgeline, resulting in a poor relationship with the existing settlement form of the village, as well reducing the gap between Herstmonceux and Stunts Green which increases sensitivity. Factors which lower sensitivity are the lack of recorded priority habitats or historic features within the site. Despite the proximity of the site to the High Weald AONB, the very enclosed character and lack of public access means that it has little relationship with the protected landscape which lies to the north. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance landscape features, including wooded edges, mature trees and vegetation. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the relationship between development on the site and the existing settlement of Herstmonceux. Consider views between the site and the High Weald AONB to the north, providing appropriate screening where necessary. *Please also refer to the strategic landscape guidance for the wider Herstmonceux and Windmill Hill assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**069/2090**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site lies at the top of a south facing slope and falls from 50m to 5m AOD which increases sensitive. It is in pasture use and lies adjacent to priority habitat deciduous woodland and ancient woodland at Lime Wood to the west. The site occupies a prominent location within the wider landscape and is very open, with long open views south towards the South Downs National Park and public access on a footpath along the south-eastern boundary, which increases sensitivity. The topography of the site means that parts of the site, particularly in the south-east, are in an elevated position and are therefore exposed within the wider landscape, increasing the sensitivity of these particular areas of the site. Although adjacent to proposed development on the settlement boundary of Herstmonceux (SHELAA Site 040/2090), the site is separated from the settlement edge by mature vegetation. The lack of recorded priority habitats or heritage features within the site, and the field pattern formed by modern field amalgamation lowers sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Lime Wood ancient woodland in the west, and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance mature hedgerows and hedgerow trees, particularly on the north-eastern boundary. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the relationship between development on the site and the existing settlement of Herstmonceux. Be set back from the public right of way on the south-eastern boundary, to retain its rural character. Design buildings and planting to minimise views from the South Downs National Park, considering scale, design, materials, and choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Herstmonceux and Windmill Hill assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**610/2090**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is gently sloping to the east, and contains no recorded priority habitats or historic features, and lies adjacent to existing residential development on Bagham Lane and Gardner Street on the undefined settlement edge which lowers sensitivity.	

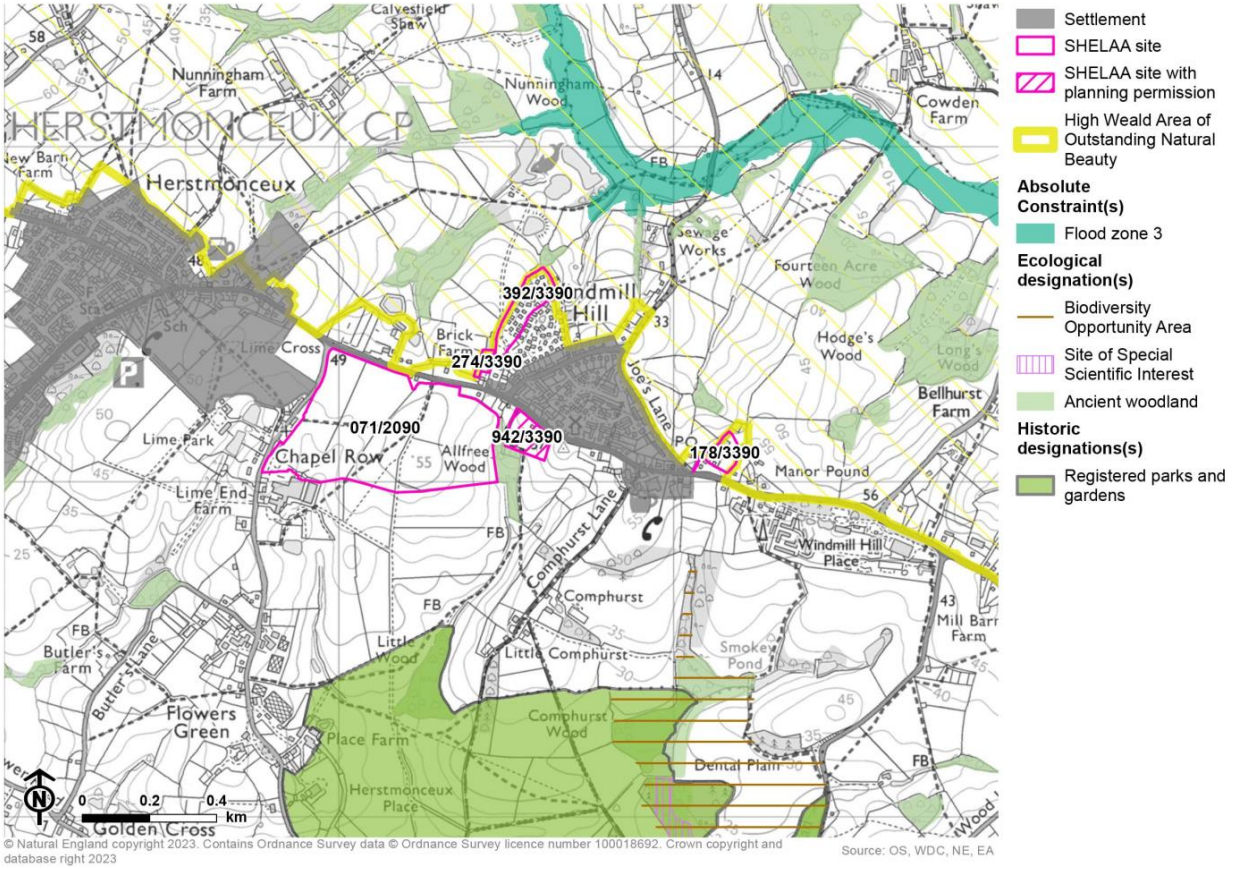
	The north of the site is located adjacent to the High Weald AONB, with some intervisibility and exposure, which increases the sensitivity of the north of the site. There are views into the site from Bagham Lane and Gardner Street, which increases sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature trees on the southern and western boundaries. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Use local materials and sensitive layout of spaces and soft landscaping where the site is visible from the High Weald AONB. Retain views from Gardner Street across the site to the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Herstmonceux and Windmill Hill assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**081/2090**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The south of the site has planning permission for residential development. The north-east of the site lies within the High Weald AONB and forms part of the undulating ridges of the High Weald AONB and there are long views from James Avenue across the site to the wooded hills of the wider High Weald AONB, which increases sensitivity. The exposed nature of the north and north-eastern parts of the site within the AONB means these areas have a higher sensitivity. The historic field pattern is of regular piecemeal enclosure, although there have been some changes to boundaries. There is public access along two footpaths, with clear views into the site, and the access route into the site, off West End, is located next to the Grade II listed Appleshaw, which increases sensitivity. Features which reduce sensitivity are the lack of recorded priority habitats and historic features within the site. Proximity to the exposed modern settlement edge of Herstmonceux at James Avenue and West End also reduces sensitivity. Views to electricity pylons also reduce the rural character of the site and its sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain vegetation and hedgerows within the site. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the setting of Grade II listed Appleshaw to the west of the access route into the site. Use local materials and sensitive layout of spaces and soft landscaping in any areas visible from the High Weald AONB. Consider the relationship between the site and views from the High Weald AONB. Retain the rural character of the existing public rights of way along the site boundary.	

	Retain long distance views from James Avenue and West End to the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Herstmonceux and Windmill Hill assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**(Herstmonceux and) Windmill Hill**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	MH	**H**	**H**

Figure B.114: Absolute constraints within (Herstmonceux) and Windmill Hill



Representative site photos



Site 071/2090: Pasture fields provide rural setting to Windmill Hill, with long views to South Downs National Park



Site 178/3390: Undulating fields bounded by variable hedgerows along rural roads with views to High Weald AONB

SHELAA site reference:	071/2090	392/3390	274/3390	942/3390	178/3390
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the south, west and east of Windmill Hill. Sites to the south of the village (Sites 071/2090 and 942/3390) are typical of the wider assessment unit, but sites to the north and east (Sites 392/3390, 274/3390 and 178/3390) have a lower sensitivity than the wider assessment unit due to their lack of priority habitats and historic features, and proximity to existing development. The sites are located within the undulating ridge and valley landscape typical of the wider landscape, largely in pasture use and bound by hedgerows and mature roadside vegetation, often along sunken lanes, which increases their sensitivity. The sites are generally rural in character and provide a rural backdrop to Windmill Hill and a number of Grade II listed farmhouses and cottages lie adjacent to the sites, which is in character with the wider assessment unit, and increases sensitivity. Like the wider assessment unit, the sites enjoy views either south to the South Downs National Park or north across the High Weald AONB (although in some places this is limited by vegetation), which increases sensitivity. Sites to the south of the village (Sites 071/2090 and 942/3390) are bounded by scattered deciduous woodland of ancient origin, and their sloping landform makes them prominent in the landscape, allowing long open views to the South Downs National Park which is in character with the wider assessment unit and increases their sensitivity. As noted in the wider assessment unit land / sites extending south of the ridgeline have a poor relationship with the existing settlement form of Windmill Hill and this increases sensitivity. Public rights of way run through these sites, also increasingly sensitivity. Unlike the wider assessment unit, there are no recorded heritage features or recorded priority habitats within the sites and the historic field pattern has been altered by the expansion of Herstmonceux and Windmill Hill (except for Site 942/3390, which retains its historic field pattern) which reduces sensitivity. Unlike the wider assessment unit, the rural character of sites to the north and east of the village (Sites 392/3390, 274/3390 and 178/3390) is impacted by their proximity to Windmill Hill and existing development within the sites (with Site 178/3390 containing extensive development) and the sites are more visually enclosed by roadside vegetation.				
Key Sensitive Features	Development on the sites could affect:				

Would development on the sites affect any of the key sensitivities of the wider assessment unit?	■ Ecologically valued woodlands, including ancient woodland (Sites 071/2090 and 942/3390). ■ Intact historic field pattern (Site 942/3390). ■ Pasture fields bound by strong hedgerows. ■ The rural setting provided to Herstmonceux and Windmill Hill. ■ Good access on public rights of way through the landscape. ■ Scenic rural character with limited modern intrusions. ■ Occasional views to the High Weald AONB (in the north of the assessment unit) and the South Downs National Park.

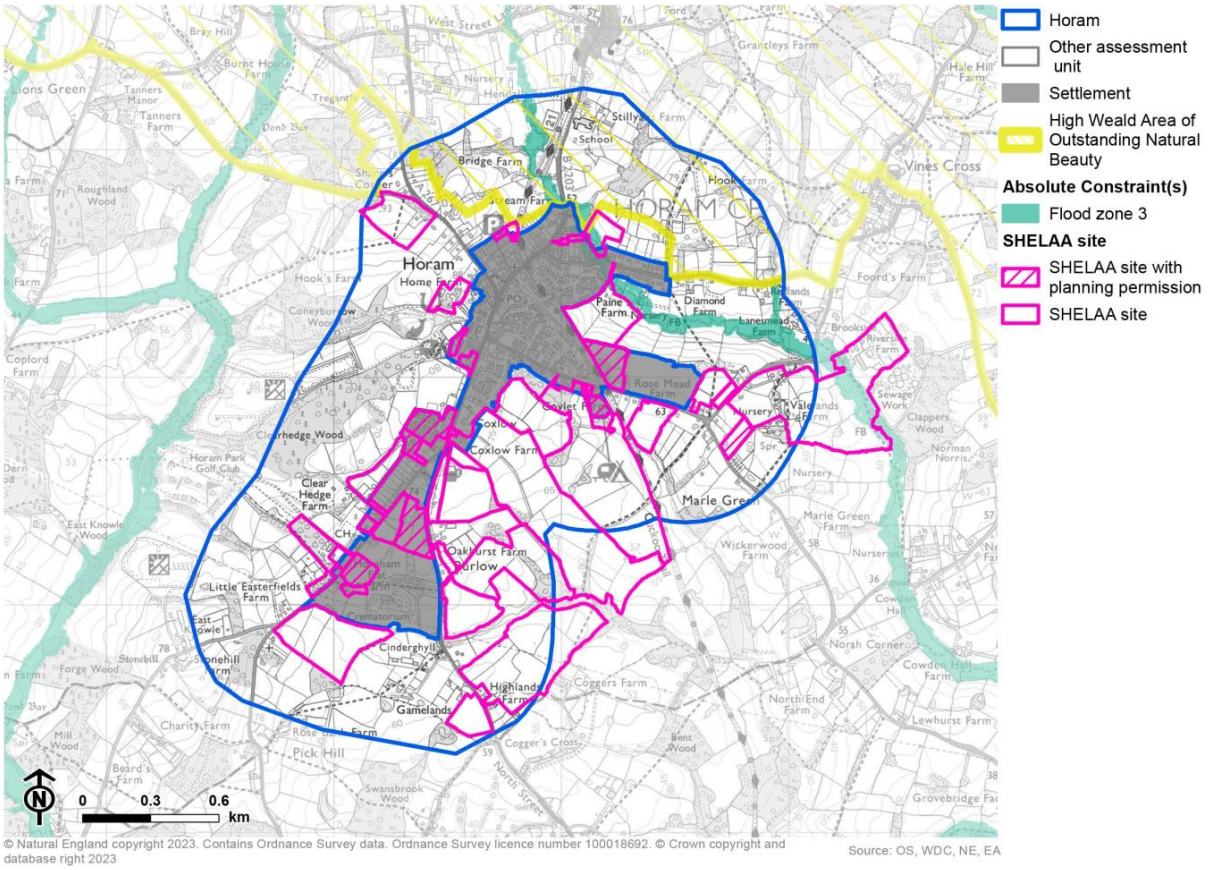
Landscape sensitivity		
SHELAA site ref.	**071/2090**	**942/3390**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Site 942/3390 has planning permission for residential development. The sites are located on a sloping landform which increases their sensitivity, falling to the south from the ridge that Windmill Hill sits on, from 55m to 35m AOD in the south-west of Site 071/2090. The topography of Site 071/2090 means it is exposed within the wider landscape. Although Site 942/3390 is also sloping, it is visually well enclosed. Despite the expansion of Windmill Hill, it is still largely defined by Gardner Street to the south, and the sites extending off the ridgeline, do not relate well with this settlement pattern which increases their sensitivity. Site 071/2090 in particular provides separation between Windmill Hill and Herstmonceux, and if developed the two settlements could coalesce. Proximity to ancient woodland at Allfree Wood between the sites, as well as mature trees and roadside vegetation along Chapel Row are key landscape features which increase sensitivity. Pastoral land uses (with some arable use in the east of Site 071/2090) contribute to the rural character, and the historic field pattern formed by planned private enclosure (Site 942/3390) and public rights of way through the sites increase their sensitivity. The sites have long, open views towards the South Downs National Park and some views to the wooded hills of the High Weald AONB to the north which increases their sensitivity. There is some intervisibility with listed buildings on Chapel Row (Site 071/2090) and Gardner Street (both sites), including the Grade II* listed Windmill. The sites contain no recorded priority habitats or historic features. However there is a derelict building on Site 942/3390 which lowers sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodland at Allfree Wood and provide an appropriate buffer to protect the ancient woodland. Be set back from public rights of way to retain rural character of these paths. Retain, protect and enhance all mature trees and roadside vegetation along Chapel Row. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits.	

	Site 071/2090 – Be focused either in the east to relate to Windmill Hill or in the west to relate to Herstmonceux. Site 071/2090 – Avoid linear development along Gardner Street which could lead to the perceived coalescence of Herstmonceux and Windmill Hill. Retain long distance views from Gardner Street across the sites to the South Downs National Park. Site 071/2090 - Use local materials and sensitive layout of spaces and soft landscaping in any areas visible from the High Weald AONB Retain views from the sites to the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Herstmonceux and Windmill Hill assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**392/3390**	**274/3390**	**178/3390**
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**		**LM**
Reasoning	**Reasoning** Site 392/3390 has planning permission for residential development. These sites contain existing development, including significant chalet development in Site 392/3390, with no priority habitats or recorded historic features, and no public access, which decreases their sensitivity. Site 274/3390 is well contained by existing vegetation, creating an enclosed character which reduces its sensitivity. The sites all lie adjacent to the settlement edge of Windmill Hill and potential development would not be at odds with the existing settlement pattern. The sites are located adjacent to the High Weald AONB, which increase their sensitivity. The sites all have some views towards the wooded hills of the wider AONB (although these are often screened by vegetation). Site 392/3390 is steeply sloping, with long views across the High Weald AONB from the higher land in the south of the site. Key landscape features include the hedgerows and mature trees which line the boundaries. Site 178/3390 is located adjacent to the Grade II listed Dormers Farmhouse and provides a rural backdrop to the historic building. These factors increase sensitivity to development to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.		
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance hedgerows and mature trees on the site boundaries. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Use local materials and sensitive layout of spaces and soft landscaping in areas visible from the High Weald AONB Consider intervisibility with the wider High Weald AONB, especially on the higher ground closest to the existing settlement edge of Windmill Hill. *Please also refer to the strategic landscape guidance for the wider Herstmonceux and Windmill Hill assessment unit.*		

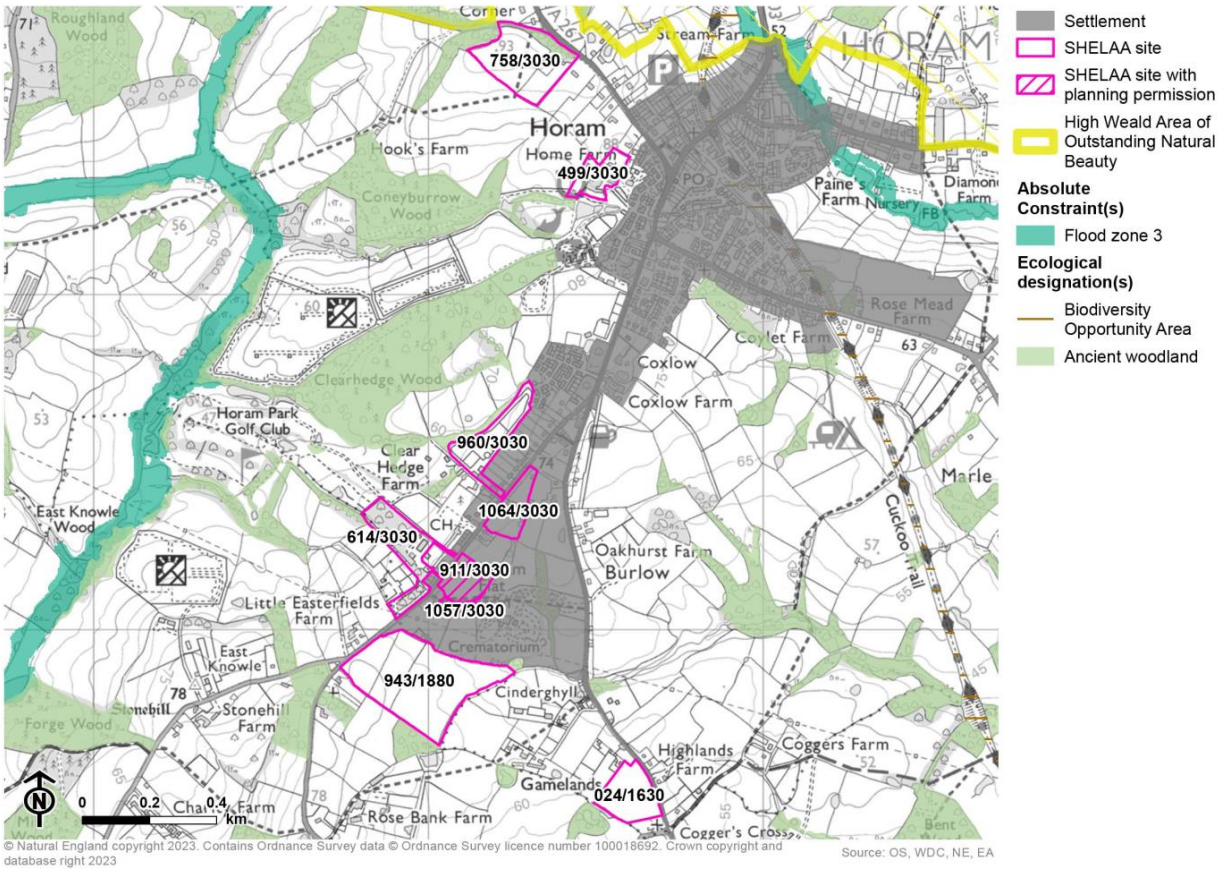
Horam Assessment Unit

Figure B.115: SHELAA sites within Horam



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Horam (west)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.116: Absolute constraints within Horam (west)



Representative site photos



Site 911/3030: Pastoral field with post and wire fencing and overhead electricity infrastructure.



Site 1064/3030: Pastoral field with wooded boundary.

SHELAA site reference:	024/3030	499/3030	614/3030	758/3030
	911/3030	943/3030	960/3030	1057/3030	1064/3030
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located within the wooded pastoral landscape to the west of the village of Horam and the A267, south of the High Weald AONB and are generally typical of the Horam assessment unit. The topography is gently undulating, with some steeply incised stream valleys, and rises to a higher elevation in the north, which is typical of the wider assessment unit. Field boundaries are formed by mature hedgerows, woodland and shaws, which is typical of the wider assessment unit, though occasionally reinforced by post and wire fencing. The High Weald AONB is located within close proximity to the north of Site 758/3030 and increases sensitivity for the site and the northern part of the wider assessment unit. As noted for the wider assessment unit, the historic field pattern with areas of small to medium scale assarts and the wooded pastoral setting with some areas of ancient woodland form key sensitivities for these sites. However, existing adverse influences including horse paddocks, solar farms, a caravan park, sports fields, the crematorium and a golf course influence the field pattern and sense of rurality and tranquillity for the sites and the wider assessment unit, decreasing sensitivity. The enclosed character of these sites, like the wider assessment unit, also decreases sensitivity.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ the complex ridge and valley landform, particularly in the north of the assessment unit (and Site 758/3030) ■ interconnecting mature deciduous woodlands (many of which are ancient in origin) ■ mature hedgerows with hedgerow trees ■ the intact historic field pattern of small to medium scale assarts. ■ views from and towards the High Weald AONB, particularly for Site 758/3030			

Landscape sensitivity		
SHELAA site ref.	**758/3030**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Site 758/3030 is located adjacent to the High Weald AONB boundary and exhibits some of the defining components of character of the AONB, including a small-scale field pattern bound by mature hedgerow and woodland, some of which is ancient. The surrounding area has a strongly distinctive sense of place, encompassing ancient woodland, mature native field trees and stream corridors. Ancient woodland adjoins the site's north-western boundary. The site lies in open countryside and occupies a relatively elevated and prominent position overlooking the valley landscape to the south (the site being poorly screened on its southern boundary), though more distant views north across the wider AONB are limited by woodland. The site sits at a higher elevation than the A267, which forms the north-eastern site boundary. A public right of way crosses the centre of the site. All of these characteristics increase the sensitivity of the site to development. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	

Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from ancient woodland adjacent to site boundaries and an appropriate buffer should be provided. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows as these provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Use local materials and sensitive layout of spaces and soft landscaping in any development to minimise views from the High Weald AONB Enhance public access, providing opportunities to experience the wider countryside and connectivity to the existing network of public rights of way. Be focused in the north of the site (taking into account an appropriate buffer from ancient woodland), where it would appear in the context of existing development along the A267, minimising the perception of development 'spilling' past the ridgeline onto the slopes in the south of the site. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Landscape sensitivity			
SHELAA site ref.	**960/3030**	**614/3030**	**024/3030**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**
Reasoning	**Reasoning** These sites are located within a gently undulating pastoral landscape to the south and south-west of Horam, along Chiddingly Road and the A267. The fieldscape consists of historic small to medium scale assarts with mature and wooded boundaries, including some areas of ancient woodland along the boundaries of the sites, which increase sensitivity. Site 960/3030 is well contained within the existing landscape and benefits from extensive landscape buffering on the majority of its boundaries, with ancient woodland bounding the site to the west. Ancient woodland bounds Site 960/3030 to the north-west. Site 614/3030 comprises a number of fields containing trees and scrub with the central and part of the eastern field comprising mixed light industrial units and associated hardstanding. The south-western part of Site 614/3030 accommodates a small number of buildings associated with equestrian uses and fields. The western part of Site 614/3030 lacks tree/hedgerow screening and has panoramic views over the wider landscape to the north whilst the majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation. There is existing residential development in close proximity to Site 960/3030 and Site 614/3030 aligned with Chiddingly Road. The mature field boundaries and woodland result in an enclosed character for the majority of the sites and decrease their sensitivity, with the exception of the western part of Site 614/3030. The modern residential and light commercial development within or located adjacent to these sites, including nearby modern farm buildings, the golf course (Site 614/3030), the crematorium and solar farms, influences the rural character of the sites and decreases sensitivity to development. Proximity to the busy A267 also decreases sensitivity for Site 024/3030 and the roads relating to the sites reduce tranquillity which also lessens their sensitivity. There are no public rights of way which cross the sites. The characteristics described above result in a higher landscape sensitivity to medium-scale residential development or commercial/industrial development types.		
Outline landscape	**Any development on the site(s) should:**		

mitigation / guidance	Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows as these provide screening to the sites as well as contributing to the green infrastructure network of the site and provide links for wildlife through the sites and beyond. Be set back from ancient woodland adjacent to site boundaries and a suitable and appropriate buffer should be provided. Retain roadside trees along the A267 to minimise visibility into Site 024/3030. Retain and protect roadside trees along the frontage of Site 614/3030, some of which are subject to a Tree Preservation Order. Enhance public access, providing opportunities to experience the wider countryside and connectivity to the existing network of public rights of way. Restore hedgerows and shaws along the southern and western boundary of Site 614/3030. Supplement the boundary vegetation with locally sourced and locally appropriate native species to improve connectivity for wildlife, reinforce landscape character and the visual containment of the Site, in particular along the roadside. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Landscape sensitivity				
SHELAA site ref.	**943/3030**	**911/3030**	**1057/3030**	**1064/3030**
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**	
Reasoning	**Reasoning** These sites are located within a gently undulating pastoral landscape to the south-west of the settlement, along Chiddingly Road. Site 911/3030 comprises a single field and is close to the new crematorium to the east. Site 1057/3030 accommodates rural workshops and an outbuilding surrounded by mature trees, with the new crematorium to the east and open countryside to the south. Site 1064/3030 comprises of a derelict residential dwelling, garden and small fields with land to the south-east forming part of the new crematorium and is relatively well enclosed by vegetation on its northern, eastern and western boundaries. The fieldscape of the sites consists of historic small to medium scale assarts with wooded boundaries, including an area of ancient woodland to the south of Site 943/3030 (Rose Bank Farm Shaw), which increases their sensitivity to development. These sites have a partially open character, with some views into the sites available from existing development along Chiddingly Road, which increases their sensitivity. There are some public rights of way which pass the sites, some of which cross into Sites 1057/3030 and 911/3030. Longer distance views are limited by the surrounding woodland and the influence of existing modern development within, or located adjacent to, these sites, including nearby modern farm buildings, the golf course, the crematorium and solar farms, which have influenced the pastoral character of the sites, decreasing their sensitivity. The southern settlement edge near these sites is relatively exposed, with minimal woodland and vegetation softening the buildings and fence lines along the settlement edge, which also decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.			
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows as these provide screening to the sites as well as contributing to the green infrastructure network and provide links for wildlife through the sites and beyond.			

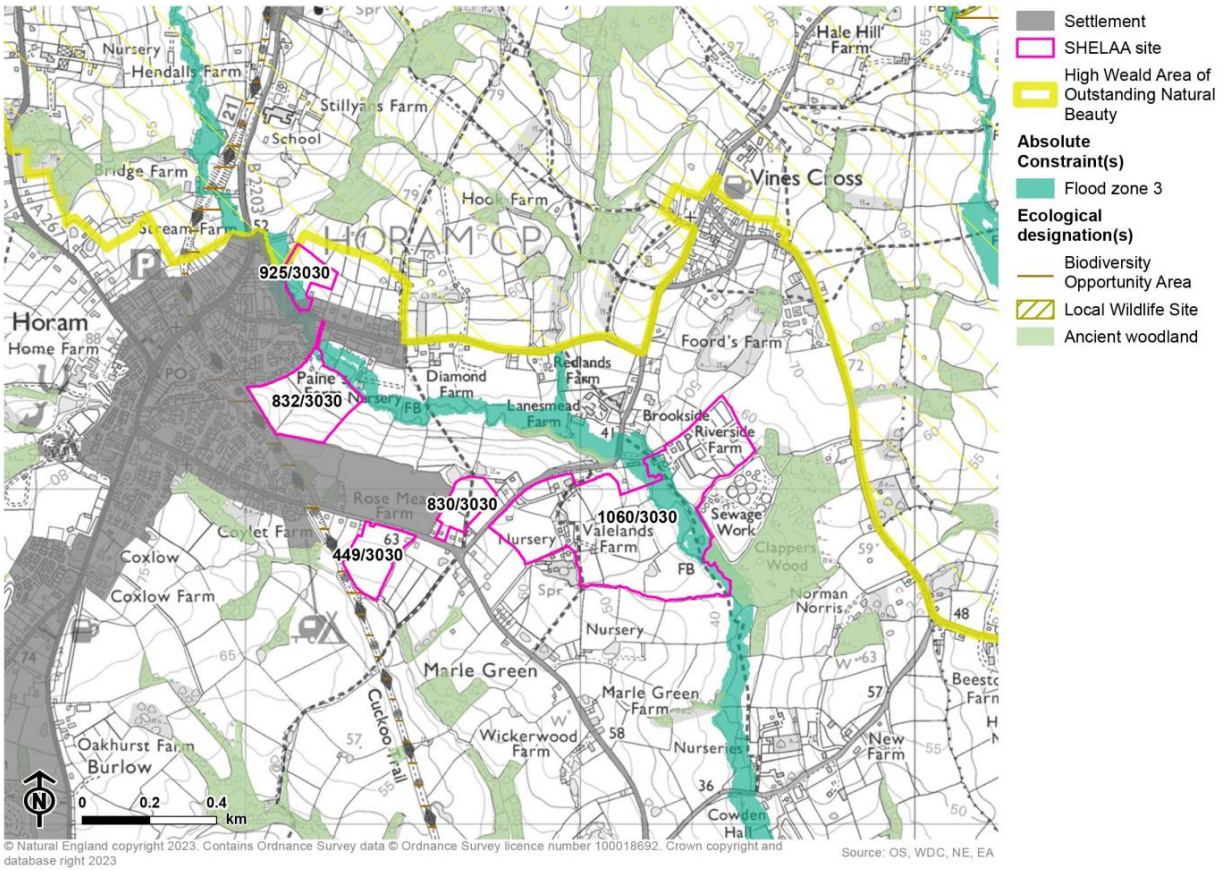
	Development should be set back from ancient woodland adjacent to the southern boundary of Site 943/3030 and a suitable and appropriate buffer should be provided. Retain public access and consider views from the public rights of way which cross the sites and pass through the wider countryside. Consider opportunities to enhance and soften the settlement edge of Horam with planting that is in character with the locality. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**499/3030**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** This site is located within a sloping area and comprises the historic farmstead Horam Manor Farm, associated farm buildings, temporary buildings, a sand school, tracks, yards and some commercial premises. Trees and hedgerows surround the site (including ancient woodland), which lies adjacent to a large pond to the south (Horam Manor Fishery) and the gardens of residential properties to the north. The presence of woodland and mature trees, in addition to the topography, which falls away from the settlement edge of Horam, results in a semi-enclosed character and decreases the site's sensitivity to development. Existing development within the site, and medium scale development to the east, has influenced the field pattern and rural character of the site, decreasing sensitivity. The Horam Manor Farmhouse and Stables listed building is located within close proximity of Site 499/3030, and development may affect the setting to the listed building, which increases sensitivity, along with the mature woodlands, some of which is ancient (Coneyburrow Wood Extension) and trees along the site boundary. The south-western corner of the site is the most sensitive as this area directly abuts the small, isolated Coneyburrow Wood Extension Ancient Woodland. All ancient woodland is sensitive as a result of the species it supports and landscape setting it provides to the listed building; this woodland is small and isolated which makes it particularly vulnerable to change. The characteristics described above result in a similar landscape sensitivity to medium-scale residential development, and a higher landscape sensitivity to commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, thick hedges and shaws, trees, and hedgerows as these provide screening to the site as well as contributing to the green infrastructure network and provide links for wildlife through the site and beyond. Be set back from the ancient woodland adjacent to the south-western boundary of the site and a suitable and appropriate buffer should be provided. Consider the scale of any development in relation to the scale of underlying sloping topography, minimising visibility of development in views from the settlement edge of Horam and retaining glimpsed views towards the wider rural landscape to the west. Consider the setting of the Horam Manor Farmhouse and limit the influence of development on the listed building. Identify and safeguard key buildings, spaces (yards) and access tracks within the farmstead in order to retain the farmsteads historic character. Ensure new buildings blend into the existing farmstead in terms of both its patterns and materials. Opportunities exist to use appropriate, locally relevant building and hard-landscaping materials that are	

	complementary to this farmstead's vernacular design. The introduction of suburban features and materials should be avoided to ensure the farmstead's rural, working character is enhanced through the development. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Horam (sites east of town)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.117: Absolute constraints within Horam (sites east of town)



Representative site photos



Site 830/3030: View towards the High Weald AONB from the boundary of Site 830/3030.



Site 449/3030: Pastoral field with wooded boundary near the eastern settlement edge.

SHELAA site reference:	1060/3030	830/3030	449/3030	832/3030	925/3030
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located within the wooded pastoral landscape to the east of the village, to either side of the incised stream valley formed by Waldron Gill and to the north of the Cuckoo Trail, and generally have a higher sensitivity to development than the wider Horam assessment unit, mainly due to their proximity to the High Weald AONB, with which they share many defining landscape characteristics, including a complex topography. As noted for the assessment unit, the relatively complex topography (particularly in the north of the assessment unit with slopes rising towards the High Weald AONB), historic field pattern with areas of small and medium scale assarts, and the rural character of the landscape to the east of the settlement edge increase sensitivity for parts of the assessment unit and the sites. The proximity to the High Weald AONB also increases their sensitivity, which is typical for the north of the assessment unit. However, the semi-enclosed character of the sites, occasional influence of modern development , including modern farm buildings, and lack of historic features, reduces the sense of rurality which is typical of the wider assessment unit. This decreases sensitivity. Limited extents of Sites 925/3030, 832/3030 and 1060/3030 have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3).				
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ The complex ridge and valley landform, particularly in the north ■ The historic field pattern, particularly small and medium scale assarts. ■ The rural character of the landscape with areas of remoteness, tranquillity and dark skies away from busy roads and the settlement edge ■ Occasional intervisibility with the High Weald AONB				

Landscape sensitivity			
SHELAA site ref.	**925/3030**	**832/3030**	**830/3030**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**		**MH**
Reasoning	**Reasoning** These sites are located adjacent to, or within close proximity of, the High Weald AONB, and exhibit some of the defining components of character of the AONB, including forming part of a wider ridge and valley landscape with a strong presence of woodland and small-scale pastoral fields. Site 925/3030 is covered by a large number of mature trees and there is an extensive group Tree Protection Order (TPO) within the site. The site is also located on a relatively prominent slope and is highly visible to the north from the High Weald AONB. Site 832/3030 is also located on a relatively prominent slope, with the two southern fields rising significantly southwards leading to a ridge, which provides long distance views northwards across the High Weald AONB. This increases the sensitivity to development of both these sites. However, Site 830/3030 is relatively visually contained within the wider landscape, with good vegetated screening on its southern, western and eastern boundaries and being adjacent to recent modern development. Its northern boundary is less well screened, however, which results in intervisibility in slightly longer views between the site and the High Weald AONB and increases sensitivity. Views from the Cuckoo Trail public right of way which passes Site 832/3030 and the public right of way passing through Site 830/3030, feature key views towards the wooded ridges of the High Weald AONB, which also increases sensitivity.		

	Limited extents in the south of Site 925/3030 and north of 832/3030 have been scoped out of the assessment due to flood risk (Environment Agency Flood Zone 3). The characteristics described above result in a higher landscape sensitivity to medium scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Protect, enhance and retain field boundaries, shaws and trees around Site 832/3030, enhancing connectivity of green infrastructure and habitat networks beyond the site to key landscape features such as the Cuckoo Trail in the south-west. Protect, enhance and retain vegetation to screen development in views from the High Weald AONB to the north and the Cuckoo Trail which passes to the south-west. Be set back from Flood Zone 3 in Sites 925/3030 and 832/3030. Use local materials and sensitive layout of spaces and soft landscaping in any development to enhance the distinctive local settlement character, particularly for Sites 925/3030 and 832/3030 which are relatively visible from the High Weald AONB. Maintain the right of way through Site 830/3030, this provides valuable access links desirable to safeguard as part of the wider green infrastructure network. Restore field boundary vegetation as characteristic thick hedges or shaws around the sites, in particular to provide green infrastructure links between key landscape features. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Sensitivity rating		
SHELAA site ref.	**1060/3030**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** Features which increase the sensitivity of Site 1060/3030 include its historic assart field pattern with wooded field boundaries, and location approximately 400m south of the High Weald AONB. Topography is gently undulating in the south and becomes more steeply sloped in the north-east and along Waldron Gill, providing views to / from the High Weald AONB, which increases sensitivity in the north-east of the site. Glimpsed views towards the wooded ridges of the AONB to the north-east and the presence of two public rights of way which pass through the site also increase sensitivity. Ancient woodland bounds the site's south-eastern boundary and there are two public rights of way which pass north to south through the eastern and western portions of the site, increasing the sites sensitivity. However, there is an existing influence of development within the north-east of the site (farm buildings and residential dwellings), sewage works to the east of the site, and a cluster of modern agricultural buildings further north, which influence the rural character and decrease sensitivity. Wooded field boundaries result in an enclosed character and limited visual relationship with the settlement of Horam, which decreases sensitivity to development although the wooded field boundaries themselves are of higher sensitivity. Extents along Waldron Gill in the north-east of the site are excluded from the assessment due to flood risk (Environment Agency Flood Zone 3).	
Outline landscape	**Any development on the site(s) should:**	

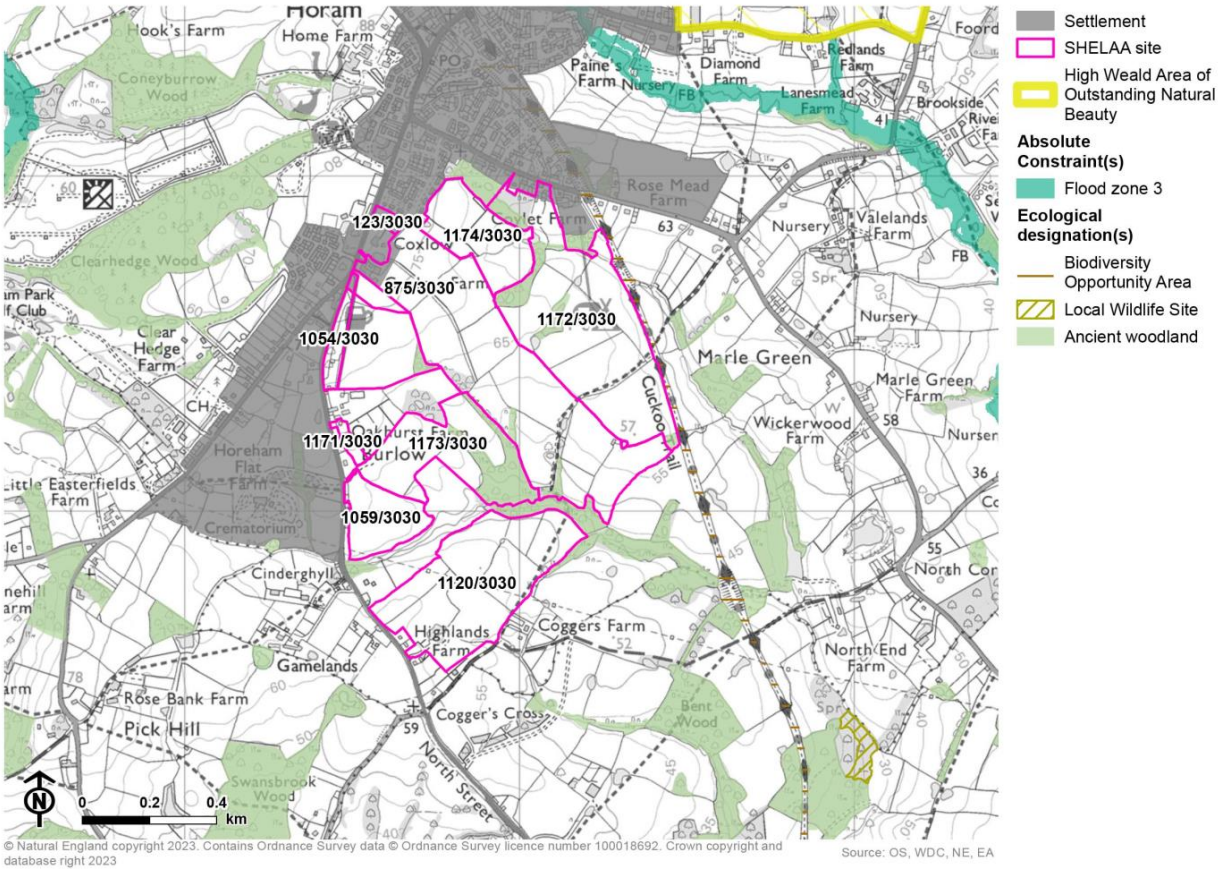
mitigation / guidance	Avoid the steeper areas of the site, including beyond the break of the slope in the centre and beyond Waldron Gill in the north-east, due to visual prominence and the relationship of this area to the High Weald AONB. Site development within more gently undulating land adjacent to Laundry Lane and Valelands Farm. Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows as these provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Be set back from ancient woodland to the east of the site, and provide an appropriate buffer to protect the ancient woodland. Be set back from Flood Zone 3 along Waldron Gill. Minimise the influence of development in views towards and from the High Weald AONB. Use local materials and sensitive layout of spaces and soft landscaping in any development to enhance the distinctive local settlement character in outward views from the High Weald AONB. Consider views from the public rights of way which pass through the site, particularly those extending from Horebeech Lane. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**449/3030**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** Site 449/3030 is located within an assart fieldscape which forms the setting to the eastern settlement edge of Horam. Located to the south-east of Horam, the site gently slopes away from Horebeech Lane (which follows a minor ridgeline) towards the south-west. The wooded corridor of the Cuckoo Trail passes to the south-east of the site and an additional public right of way passes approximately, 390m to the south-east, with occasional glimpsed views afforded into the site. In-keeping with its wider landscape context, the site comprises a small, irregular-shaped field of grass; a pond is located in the north-east corner. Characteristic of its surrounding landscape the site is bounded by hedgerows and a thick belt of trees along the Cuckoo Trail. The sense of tranquillity at this site is strong, particularly in the south close to the Cuckoo Trail and stream. All of these factors increase the site's sensitivity to development. However, the site is located within close proximity of recent 21st century development along Horebeech Lane, in an area with relatively gentle undulating topography, which decreases sensitivity. Although the site is located within an assart fieldscape, field boundaries are relatively linear and the field is of medium scale, and the exposed settlement edge is not well integrated with the surrounding landscape in this location, which also decreases sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Enhance the settlement edge with existing and new planting that is in character with the locality, including enhancing field boundaries and retaining mature trees, using native species. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain the pond in the north-east of the site.	

	Minimise the influence of development in views towards and from the High Weald AONB. Use local materials and sensitive layout of spaces and soft landscaping in any development to enhance the distinctive local settlement character in outward views from the High Weald AONB. Consider views from the public rights of way in the wider countryside, particularly those extending from Horebeech Lane and the Cuckoo Trail promoted route. Consider opportunities for development within the site to mirror more recent 21st century development located on the opposite side of Horebeech Lane. Enhance, protect and retain field boundaries, which soften the settlement edge and provide habitat connectivity. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Horam (south-east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**H**

Figure B.118: Absolute constraints within Horam (sites south-east of town)



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Source: OS, WDC, NE, EA

Representative site photos



Site 875/3030: Medium scale assart fieldscape, looking towards the settlement edge.



Site 875/3030: Medium scale assart fieldscape with some deterioration of hedgerow boundaries, with more distant views contained by woodland.

SHELAA site reference:	875/ 3030	123/ 3030	1055/ 3030	1054/ 3030	1059/ 3030	1120 /3030
	1171/3030	1172/3030		1173/3030		1174/3030
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	These sites are located within the gently undulating pastoral landscape to the south-east of the village between the Cuckoo Trail and the A267 and are typical of the wider Horam assessment unit. Topography is gently undulating with some incised stream valleys, which are characteristic of the wider assessment unit. As noted for the wider assessment unit, the historic field pattern with areas of small to medium scale assarts and the wooded pastoral setting, with some areas of ancient woodland, form key sensitivities for these sites. The relative tranquillity, away from the busy A267, and the setting the area forms to the settlement edge also increases sensitivity. These sites have occasional intervisibility with the High Weald AONB. There is some influence of modern agricultural development, electricity infrastructure and ribbon development which reduces the sense of rural tranquillity, and partial containment by woodland which decreases sensitivity.					
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider area?	Development on the sites could affect: ■ the complex ridge and valley landform, particularly the incised stream corridor near Site 875/3030, 1120/3030 and 1173/3030 ■ interconnecting areas of deciduous woodlands, some of which is ancient. ■ the strong network of thick hedgerows with hedgerow trees ■ the historic field pattern of small to medium scale assarts. ■ rural tranquillity and dark night skies experienced throughout the sites, away from the busy A267. ■ occasional intervisibility with the High Weald AONB					

Landscape sensitivity		
SHELAA site ref.	**1120/3030**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** This site is located within a gently undulating pastoral landscape to the south-east of the village. The fieldscape is relatively complex and consists of small to medium scale assarts and piecemeal enclosure, which increases sensitivity. Small, but interconnecting areas of woodland, some of which are ancient, form internal field boundaries in addition to mature hedgerows and ancient woodland, which bounds the site to the north and north-east. There are some occasional open views looking across the wider pastoral landscape. A public right of way passes through the site. These characteristics increase the site's sensitivity to development. However mature hedgerows and linear woodland limit distant views, including views towards and from the High Weald AONB. There is some influence of electricity infrastructure across the centre of the site (a pylon line with a large pylon is present just inside the site's western boundary) and modern development (farm buildings) in the southern corner of the site, both of which reduce the sense of rural tranquillity and decrease the site's sensitivity. The site is adjacent to the busy A267 which affects tranquillity; however, woodland and adjacent properties limit the influence of the road and visibility into the site.	

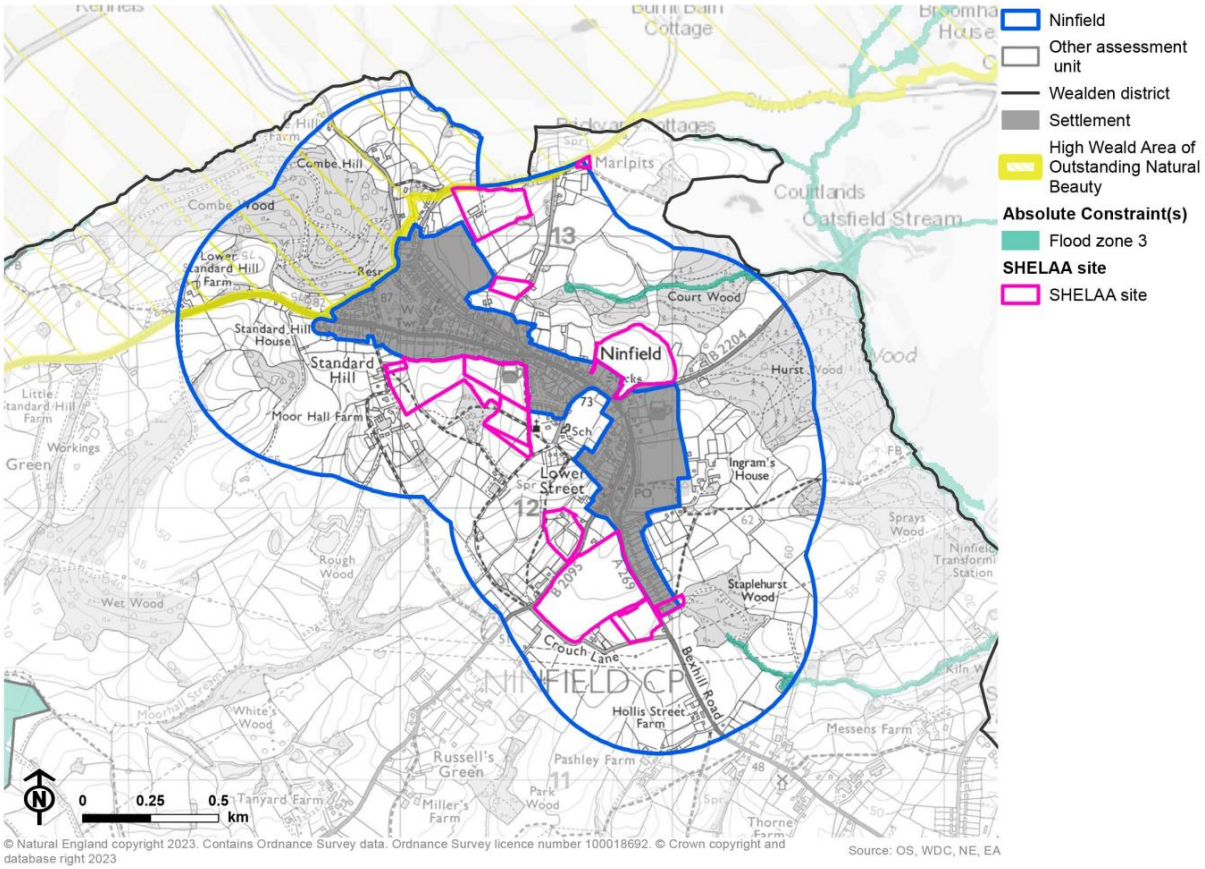
	The characteristics described above result in a higher landscape sensitivity to medium-scale or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows as these provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Be set back from the ancient woodland adjacent to the north-east boundary of the site and a suitable and appropriate buffer should be provided. Retain public access and consider views from the public rights of way which cross the site and pass through the wider countryside. Minimise the influence of development in occasional glimpsed views to and from the High Weald AONB. Use local materials and sensitive layout of spaces and soft landscaping in any development to enhance the distinctive local settlement character in outward views from the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

Landscape sensitivity					
SHELAA site ref.	**123/3030**	**1055/3030**	**1059/3030**	**1172/3030**	**1174/3030**
	875/3030	**1054/3030**	**1171/3030**	**1173/3030**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**		**M**		
Reasoning	**Reasoning** The field pattern of these sites consists predominantly of medium scale assarts, with small, but interconnecting areas of woodland, some of which are ancient (including Cogger's Shaw, Coxlow Shaw, Ten Acre Wood, Coylet Farm Shaw, Marle Green Shaw and Toll Wood), which form field boundaries in addition to mature hedgerows. Topography falls away to a wooded stream corridor in the south, which increases sensitivity in the southern part of Site 875/3030 and Site 1173/3030. The sites form part of the pastoral context in outward views from the southern edge of Horam. A public right of way passes through Site 875/3030 and Site 1172/3030 and there are some occasional open views looking across the wider pastoral landscape. All of these characteristics increase the sites sensitivity to development. However, Site 123/3030 is well contained within the landscape comprising a small piece of agricultural land largely covered by semi-mature trees to the south of Horam and to the east of the A267. Site 875/3030 and Site 1173/3030 are relatively extensive sites made up of woodland, grazing fields and a farmhouse. A significant area of ancient woodland is located on the western, southern and eastern boundaries of the sites with some ancient woodland located within Site 1173/3030 and a public right of way crosses through the southern portion of Site 875/3030 from north to south. The southern edge of Site 875/3030 and Site 1173/3030 is of slightly higher sensitivity given the incised topography of the stream corridor to the south and presence of ancient woodland at Cogger's Shaw. Ancient woodland is also present in the south-east corner of Site 1055/3030 and the site is well enclosed by existing hedgerows, with a mature tree belt separating the two fields that comprise the site. Site 1054/3030 is also well enclosed by existing vegetation and has a strong tree line along the western boundary with the A267. There are also small pockets of ancient woodland within and along the boundaries of Site 1174/3030 and Site 1172/3030, which encloses views of the site. The western sites (Site 1054/3030 and 1059/3030) are located adjacent to or near the relatively busy trunk road (A267), which reduces tranquillity and decreases sensitivity. Existing development along the A267 influences the pastoral character and historic field pattern locally, reducing sensitivity along this edge of the				

	sites. There is some deterioration of field boundaries in the northern sites (Site 1172/3030, 1174/3030 and 875/3030). Sites 123/3030 and 875/3030 are located adjacent to the built settlement edge of Horam, however containment by woodland limits the visual relationship of these sites to the settlement. Mature hedgerows and linear woodland limit distant views, which also reduces sensitivity. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance all vegetation within and surrounding the sites, especially mature woodlands, trees, and hedgerows as these provide screening to the site as well as contributing to the green infrastructure network of the site and provide links for wildlife through the site and beyond. Be set back from ancient woodland at Coxlow Farm Shaw, Cogger's Shaw, Ten Acre Wood, Coylet Farm Shaw, Marle Green Shaw and Toll Wood. An appropriate buffer should be provided to protect the ancient woodland. Retain, protect and enhance woodland along the A267 to minimise visibility of development. Locate development within Sites 123/3030 and 1054/3030, and the west and north-west of Sites 875/3030, 1055/3030, 1171/3030 and 1174/3030, where development would relate to the existing settlement pattern. Avoid development near the incised topography of the stream corridor near Cogger's Shaw. Retain public access and consider views from the public rights of way which cross Site 875/3030 and Site 1172/3030 and pass through the wider countryside. Retain, protect and enhance woodland and hedgerows along the A267 to minimise intervisibility between the sites and the road and to minimise the influence of road traffic within the westernmost sites. *Please also refer to the strategic landscape guidance for the wider Horam assessment unit.*

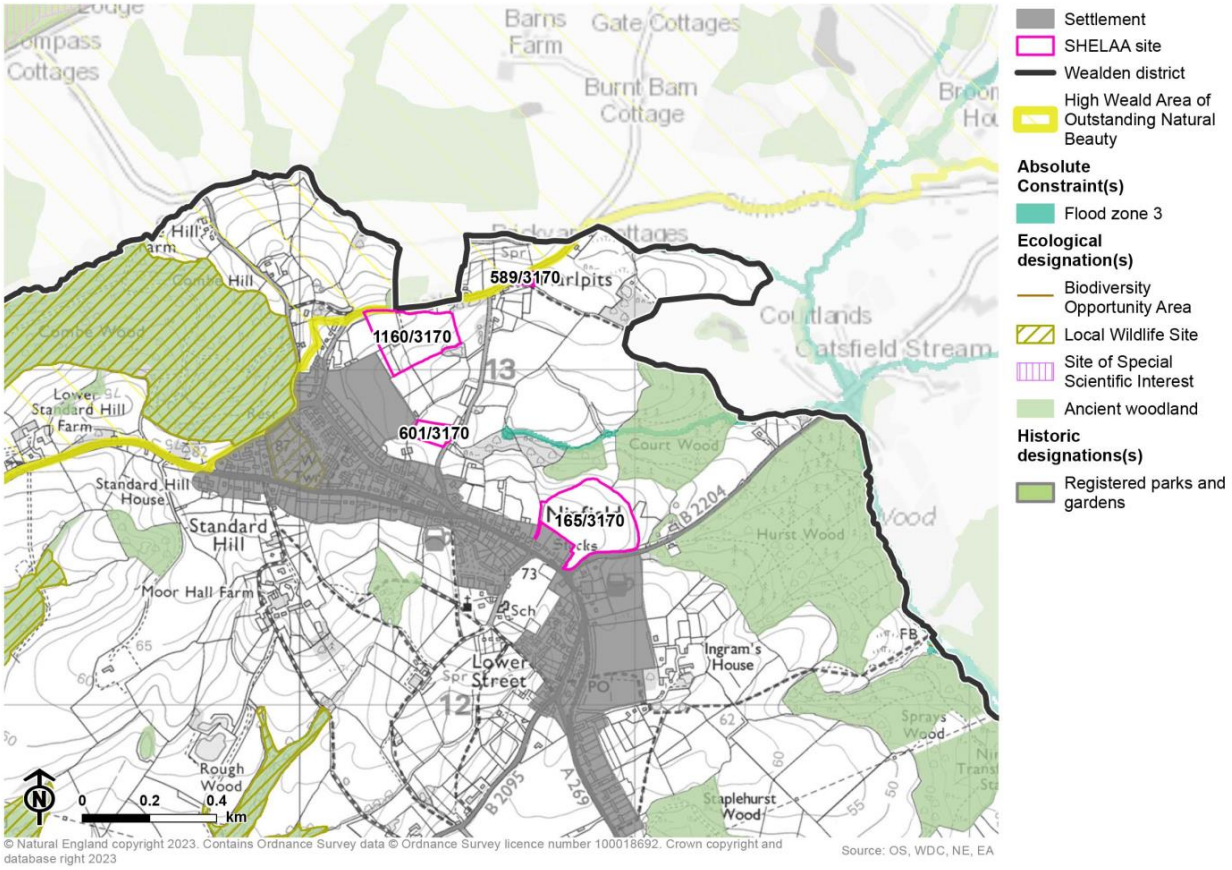
Ninfield Assessment Unit

Figure B.119: SHELAA sites within Ninfield



Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Ninfield (east)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.120: Absolute constraints within Ninfield (east)



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Source: OS, WDC, NE, EA

Representative site photos



Site 165/3170: Partially enclosed scrubby fields with mature trees



Site 165/3170: Open pasture fields with views to undulating and wooded High Weald AONB

SHELAA site reference:	1160/3170	601/3170	165/3170	589/3170
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites are largely atypical of the wider assessment unit (except for Site 601/3170), with sites located on the north-east facing slopes (Site 165/3170 and 1160/3170) considered to be of higher sensitivity due to their strong relationship with the High Weald AONB and potential to be at odds with the ridgetop settlement form, while Site 589/3170 is of lower sensitivity due to its location adjacent to the settlement edge and existing development. The sites lie to the north-east of the ridgetop village of Ninfield, falling from 75m on the ridge to 45m AOD, and forming part of the ridge and valley landscape of the wider assessment unit, which increases sensitivity. The sites are largely in pasture use, with a mixed historic field pattern and strong hedgerow boundaries with mature trees which are typical of the wider assessment unit and increase sensitivity. Typical of the wider assessment unit, the sites contribute to the rural backdrop and approach to Ninfield. As noted in the wider assessment unit, Ninfield largely retains its historic ridgetop settlement pattern, and potential development extending onto the valley slopes could be at odds with the existing settlement pattern which increases sensitivity. Unlike the wider assessment unit, there are no priority habitats within the sites (limited to small woodlands in Site 165/3170), no recorded historic features and limited public access to the sites (except Sites 589/3170 and 165/3170) which reduces sensitivity. Like the wider assessment unit, mature roadside vegetation and hedgerows create an enclosed character for most of sites which reduces sensitivity to development, although unlike the wider assessment there are few long views north to the High Weald AONB (except for Site 165/3170).			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ridge and valley landform, with visually prominent slopes. ■ Ecologically valued woodlands, including ancient woodland (Site 165/3170). ■ Intact historic field pattern, including assarts (Site 165/3170). ■ Pasture fields bound by strong hedgerows. ■ The landscape provides a rural setting to Ninfield. ■ Rural character with limited modern intrusions. ■ Occasional views to the High Weald AONB (Site 165/3170).			

Landscape sensitivity		
SHELAA site ref.	**165/3170**	**1160/3170**
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The small stream through the centre of Site 165/3170 is recorded as Flood Zone 3, and is an absolute constraint. The sites are sloping, falling from the ridge that Ninfield sits on, which increases sensitivity. Both sites lie adjacent to ancient woodland, and the presence of priority habitat deciduous woodland south of the stream in Site 165/3170 and part of Court Wood (an ancient woodland) in the east of the site increases sensitivity. Both sites retain historic field patterns, with hedgerows and shaw boundaries being largely intact, including assarts in the east of Site 165/3170 and regular piecemeal enclosure in the west and in Site 1160/3170. Due to their position on the ridge slopes, the sites have long views north to the High Weald AONB, which is located adjacent to 1160/3170, which increases sensitivity. The south-eastern part of Site 165/3170	

	occupies an exposed ridge top location and therefore this part of the site is open to long range views to the north and north-east towards the High Weald AONB. This results in the south-eastern part of Site 165/3170 being more sensitive than the rest of the site. Owing to the topography of Site 1160/3170, it is also exposed within the wider landscape as the land slopes towards the main part of the village from Marlpits Lane that is in an elevated position. The sites have a rural character, with the north of Site 165/3170 being particularly rural and exposed within the landscape, and potential development extending onto the valley slopes, particularly to the north, could be at odds with the existing settlement pattern which increases sensitivity. Site 1160/3170 contains no priority habitats and neither site have recorded historic features. With the exception of a public right of way which crosses the north-eastern boundary of Site 165/3170, there is no public access to the sites. Mature trees, woodland within the sites and roadside vegetation result in an enclosed character, although Site 1160/3170 has some visual connection with planned development off Manchester Road to the west, which would create links with the existing settlement pattern. These features lower sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Avoid development in Flood Zone 3 in the centre of Site 165/3170. Be set back from ancient woodland at Court Wood and provide an appropriate buffer to protect the ancient woodland. Be set back from the public right of way in the north-east to retain the rural character of the footpath. Retain, protect and enhance all mature hedgerows, trees and roadside vegetation along Moons Hill and the B2204 (Site 165/3170) and along Marlpits Lane (Site 1160/3170). Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the relationship between any development in the south-east of Site 165/3170 and existing residential properties on The Green. Consider the relationship between any development in Site 1160/3170 and planned development off Manchester Road to the west. Use local materials and sensitive layout of spaces and soft landscaping in any development to minimise views from the High Weald AONB. Retain long distance views from the sites to the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Ninfield assessment unit.*

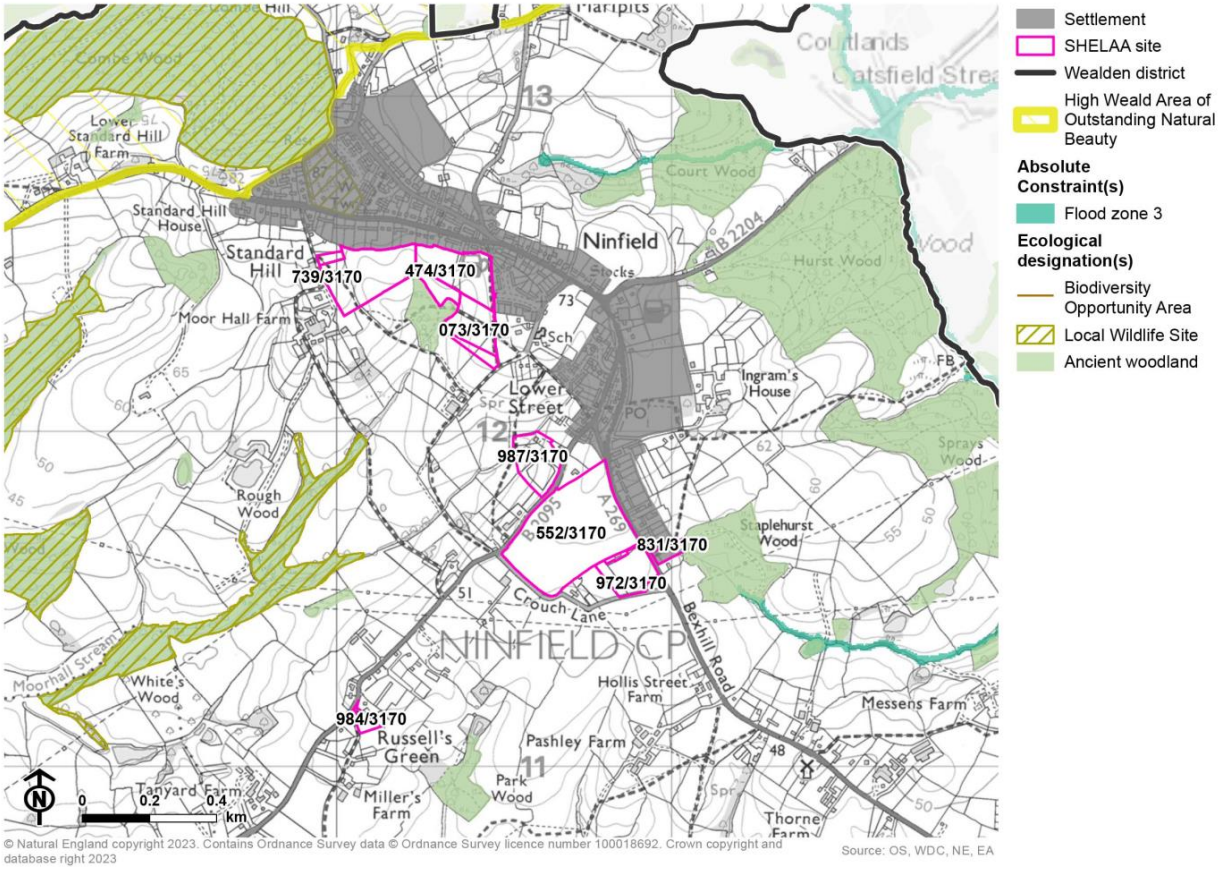
Landscape sensitivity		
SHELAA site ref.	**601/3170**	
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The site is located on a gentle, slope in use for grazing with strong hedgerow boundaries to the east, north and west, and retains its historic regular piecemeal enclosure field pattern, which increase sensitivity. The site contains no recorded priority habitats or historic features, has an enclosed character due to strong roadside vegetation along Moons Hill, and there is no public access to the site. The site is currently separated from the settlement edge of Ninfield, but is adjacent to a site with planning permission off Manchester Road to the west, which reduces sensitivity.	

	The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance wooded edges, mature trees and vegetation along Moons Hill. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Consider the relationship of any development on the site with the consented development to the west off Manchester Road. Retain views between the site and the High Weald AONB to the north. Design buildings and planting to minimise views from the High Weald AONB, considering scale, design, materials, choice and location of planting. *Please also refer to the strategic landscape guidance for the wider Ninfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**589/3170**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning** The site contains no recorded priority habitats or historic features. It contains existing development and a steep embankment, which is out of place in the landscape and is related to the dispersed linear settlement pattern along Marlpits Lane. These factors reduce sensitivity to development. The site is adjacent to the High Weald AONB, with clear intervisibility. The site retains a historic field pattern of regular piecemeal enclosure. Mature trees line Marlpits Lane, and the site contains some mature trees. A public right of way along the southern boundary allows some views into the site. These increase sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance mature vegetation along Marlpits Lane and mature trees within the site. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Retain the rural character of the footpath along the southern boundary. Use local materials and sensitive layout of spaces and soft landscaping in any development to minimise views from the High Weald AONB. *Please also refer to the strategic landscape guidance for the wider Ninfield assessment unit.*	

Landscape sensitivity assessment of SHELAA sites			
Assessment Unit	**Ninfield (west)**		
Sensitivity Rating	**Small-scale residential**	**Medium-scale residential**	**Commercial/Industrial**
	M	**MH**	**MH**

Figure B.121: Absolute constraints within Ninfield (west)



Representative site photos



Site 073/3170: Long views across pasture fields to the South Downs National Park, across the Pevensey Levels



Site 739/3170: Undulating pasture and woodland provide a rural backdrop to the ridgetop village of Ninfield

SHELAA site reference:	986/3170	739/3170	073/3170	972/3170
	987/3170	552/3170	831/3170	474/3170
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the west of the settlement boundary of Ninfield. Sites between the B2095 and A269 (Sites 987/3170, 552/3170 and 972/3170) have a similar sensitivity to the wider assessment unit. However, the steeply sloping sites south of High Street and east of the A269 (Sites 986/3170, 739/3170, 073/3170, 474/3170) have a higher sensitivity than the wider assessment unit due to their strong natural character and the fact that development could be at odds with the historic ridgetop settlement pattern. Site 831/3170 which lies within the settlement boundary of Ninfield, has a lower sensitivity than the wider assessment area. The sites fall from the ridge that Ninfield sits on (from 75m to 45m AOD), in an area of mixed pastoral and arable use, with a historic field pattern comprising predominantly regular piecemeal enclosure with small areas of medieval cohesive assarts (Site 972/3170) with strong hedgerows and hedgerow trees. This undulating landform, land use and field pattern are typical of the wider assessment unit and increases sensitivity. Scattered deciduous woodland, mostly of ancient origin, lie adjacent to many sites, which is typical of the wider assessment unit and increases sensitivity. The sites provide a rural setting to Ninfield from the south and as noted in the wider assessment unit, Ninfield largely retains its linear settlement pattern along the ridge, and development on the valley slopes below the village would be at odds with this pattern which increases sensitivity. As for the wider assessment area, public rights of way cross the sites (except for Sites 972/3170 and 552/3170), allowing views into the sites but unlike the wider assessment area, sites to the north which are higher up the valley slopes are visually prominent, with long views across the Pevensey Levels to the South Downs National Park, which increases sensitivity. Sites further south (Sites 552/3170, 972/3170 and 831/3170) are less steeply sloped, contain no priority habitats or recorded historic features and are semi-enclosed which reduces sensitivity.			
Key Sensitive Features Would development on the sites affect any of the key sensitivities of the wider assessment unit?	Development on the sites could affect: ■ Ridge and valley landform, with visually prominent slopes. ■ Ecologically valued woodlands, including ancient woodland adjacent to Sites 739/3170, 986/3170, 073/3170 and 831/3170. ■ Intact historic field pattern, including assarts in Site 972/3170. ■ Pasture fields bound by strong hedgerows. ■ The landscape provides a rural setting to Ninfield. ■ Rural character with limited modern intrusions. ■ Occasional views to the Pevensey Levels and South Downs National Park (Sites 793/3170, 986/3170, 474/3170 and 073/3170), and to the High Weald AONB (sites in the north of the assessment unit).			

Landscape sensitivity				
SHELAA site ref.	**986/3170**	**739/3170**	**073/3170**	**474/3170**
Sensitivity rating for small-scale residential	**High sensitivity**		**H**	
Reasoning	**Reasoning**			

	The sites fall steeply from 75m AOD in the north-west to 55m AOD in the south-east and are therefore exposed for some considerable distance within the wider landscape to the south and south west, resulting in them having a high sensitivity to development. They are in pasture use and have mature hedgerow boundaries, with the centre of the sites also adjacent to ancient woodland recorded at Church Wood. The sites are also adjacent to the Grade I listed St Mary's church, and there is clear intervisibility with this historic building. The sites largely retain their historic field pattern of regular piecemeal enclosure, although there has been some alteration to field boundaries in the south-west. Public rights of way cross the south and east of the sites, allowing public access into the sites, and connect to the wider countryside. Development on these sites would bring development onto the valley slopes and would be at odds with the existing ridgetop settlement form. There are long open views from the site across the Pevensey Levels to the South Downs National Park. All these features increase sensitivity. Although there are no recorded priority habitats or historic features within the sites, this does not reduce the overall sensitivity. The site(s) are unlikely to be able to accommodate significant development.
Outline landscape mitigation / guidance	**Landscape and visual constraints mean the site is unlikely to be suitable for development. However, if development comes forward it should:** Be set back from the ancient woodland at Church Wood, and an appropriate buffer provided to protect the ancient woodland. Aim to retain the ridge-top settlement patter of Ninfield. Retain the historic setting to St Mary's church to the east. Retain long-distance views from the ridgetop settlement across the Pevensey Levels to the South Downs National Park. Sites 739/3170 and 986/3170 – Retain the rural character of the public rights of way.

Landscape sensitivity		
SHELAA site ref.	**987/3170**	
Sensitivity rating for small-scale residential	**Moderate to higher sensitivity**	**MH**
Reasoning	**Reasoning** The site is in pasture use, with temporary tape fencing. It is steeply undulating, and forms part of the rural backdrop to the ridgetop village of Ninfield. A public right of way runs along the western boundary, allowing views into the site, and there are some views into the site from Lower Street on the eastern boundary. There are long views from the site to the High Weald AONB to the west and north-west, and some long-distance views to the South Downs National Park. These factors increase sensitivity. The site extends into the valley and development here would not relate well to the ridgetop settlement pattern of Ninfield. Factors which reduce sensitivity are the lack of recorded priority habitats and historic features. The semi-enclosed character in the east due to mature roadside vegetation on Lower Street, reduces sensitivity here. The altered historic field pattern of regular piecemeal enclosure also lowers sensitivity.. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance wooded edges, mature trees and vegetation along Lower Street. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the public right of way in the west to retain its rural character.	

	Use local materials and sensitive layout of spaces and soft landscaping to minimise views from the High Weald AONB. Retain views across the site to the High Weald AONB to the north-west and west. Retain occasional views across the site to the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider Ninfield assessment unit.*

Landscape sensitivity		
SHELAA site ref.	**552/3170**	**972/3170**
Sensitivity rating for small-scale residential	**Moderate sensitivity**	**M**
Reasoning	**Reasoning** The sites are in pasture and arable use, and have mature vegetation along the boundaries. There are some views into the sites from the south along Crouch Lane due to limited vegetation, and into Site 552/3170 from Lower Street. The sites are both visible the south and south-west due to the elevation of the sites, which increases their sensitivity. The sites contribute to the rural approach to Ninfield. The sites do not relate to the existing settlement pattern, which lies only to the east of Bexhill Road, or to the current separation between Crouch Lane and Lower Street. There are occasional views to the South Downs National Park from the north of Site 552/3107. These increase sensitivity to development. The north and south of Site 552/3107 and south of Site 972/3170 is of higher sensitivity due to their visibility in the wider landscape. Factors which reduce sensitivity are the lack of recorded priority habitats and historic features within the sites, semi-enclosed character, lack of public access and views of electricity pylons routes which reduce the rural character. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.	
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Retain, protect and enhance roadside vegetation along Bexhill Road, Crouch Lane and Lower Street. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be focused in the east along Bexhill Road, to integrate into the existing development on Bexhill Road, rather than introducing development along Crouch Lane and Lower Street. Retain views across Site 552/3170 towards the South Downs National Park. *Please also refer to the strategic landscape guidance for the wider Ninfield assessment unit.*	

Landscape sensitivity		
SHELAA site ref.	**831/3170**	
Sensitivity rating for small-scale residential	**Low to moderate sensitivity**	**LM**
Reasoning	**Reasoning**	

	The site is currently unmanaged, and is located within the settlement boundary of Ninfield, between residential properties on Bexhill Road, meaning that potential development would not be at odds with the existing linear settlement pattern of the village, which decreases sensitivity There are no recorded historic features within the site which indicate lower sensitivity. The site contains mature vegetation and trees, and lies adjacent to ancient woodland at Staplehurst Wood. A public right of way runs through the site, allowing views into the site and providing connections to the wider countryside. These increase factors sensitivity to some extent. The characteristics described above result in a higher landscape sensitivity to medium-scale residential or commercial/industrial development types.
Outline landscape mitigation / guidance	**Any development on the site(s) should:** Be set back from Staplehurst Wood ancient woodland to the east and provide an appropriate buffer to protect the ancient woodland. Retain, protect and enhance mature trees in the site. Use these to maintain and enhance their contribution to the existing coherent green infrastructure network within the area, reinforce the existing field boundaries and visually enclose the sites to reduce any developments influence on the landscape character and to provide ecological benefits. Be set back from the public right of way through the site, to retain its rural character. Be sited to fit with the existing linear settlement pattern of Ninfield. Be set back from Bexhill Road to fit with the existing settlement pattern along Bexhill Road. *Please also refer to the strategic landscape guidance for the wider Ninfield assessment unit.*

Appendix C
Data List

Data	Data source
Background mapping	
■ Aerial Imagery	ESRI
■ OS MasterMap ■ OS 25k ■ OS 50k	Wealden District Council
Boundary	
■ Local Authority boundary	Ordnance Survey
Landscape Character Assessments	
■ Wealden Landscape Character Assessment (2022)	Wealden District Council / LUC
Cultural heritage	
■ Listed Buildings ■ Scheduled Monuments ■ Registered Parks and Gardens ■ Heritage at risk ■ WHS	Historic England
■ Conservation Areas ■ Conservation Area Appraisals (including draft Appraisals) ■ Locally listed buildings (including any interim date being prepared for the new Local Plan) ■ Historic Landscape Characterisation (HLC)	Wealden District Council
Natural Heritage	
■ Local Nature Reserves (LNR) ■ Sites of Special Scientific Interest (SSSI) ■ National Nature Reserves (NNR) ■ Ancient Woodland Index (AWI) ■ Priority habitats ■ Special Protection Areas (SPA) ■ Special Areas of Conservation (SAC)	Natural England

Data	Data source
■ Ramsar / Proposed Ramsar	
■ National Forestry Index (NFI)	Forestry Commission
■ Important Bird Areas (IBA)	RSPB
■ Regional Important Geological Sites (RIGS) / Local Geological Sites ■ Broad Habitat Types ■ Wildlife Verges ■ Green Infrastructure areas ■ Tree Preservation Orders (TPOs)	Wealden District Council
Landscape	
■ Light pollution ■ Tranquillity	CPRE
■ National Character Areas ■ High Weald AONB ■ South Downs National Park ■ Heritage Coasts	Natural England
■ Topography	Ordnance Survey
■ Flood zone 2/3 ■ Areas that benefit from flood defences ■ Flood storage areas (FSA) ■ Spatial flood defence (SFD) ■ Source protection zone (SPZ)	Environment Agency
■ Lakes	Ordnance Survey (meridian)
■ Flood Zones 3a and 3b ■ Land at risk from groundwater flooding	Wealden District Council
Access and recreation	
■ National Cycle Network	Sustrans
■ National Trails ■ Common Land ■ Country Parks	Natural England
■ National Trails	National Trust
■ Green Space	Ordnance Survey
■ Accessible Natural Greenspace	Wealden District Council

Data	Data source
■ Public rights of way/Promoted Routes ■ Brownfield land	
Planning	
■ Settlement boundaries ■ Consented sites / committed sites / existing allocations ■ Strategic Housing and Economic Land Availability Assessment (SHELAA) sites	Wealden District Council
Agriculture	
■ Agricultural Land Classification (ALC)	Natural England
■ CORINE landcover 2018	EEA

Appendix D
Glossary

Table D.1: Glossary

Term	Definition
AOD	Above Ordnance Datum (sea level).
Aesthetic	Concerning the visual appeal of a feature or landscape.
Agricultural Land Classification	The classification of agricultural land in England in Wales.
Alluvium	Loose soil or sediments, which have been eroded, reshaped by water in some form, and redeposited.
Analysis	The process of breaking the landscape down, usually in descriptive terms, into its component parts in order to understand how it is made up.
Ancient trees and veteran trees	Individual trees or groups of trees with wood pastures, historic parkland, hedgerows, orchards, park, and other areas. They are often found outside ancient woodlands. Irreplaceable habitats with some or all of the following characteristics: *Ancient trees* An ancient tree is exceptionably valuable. Attributes can include its great age, size, condition, biodiversity value (as a result of significant wood decay and the habitat created from the ageing process), cultural and heritage value. *Veteran trees* A veteran tree may or may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value.
Ancient Woodland	Woodland which the evidence shows has had had continuous woodland cover since at least 1600 AD and has only been cleared for underwood or timber production. It is an extremely valuable ecological resource, with an exceptionally high diversity of flora and fauna.
AONB	Area of Outstanding Natural Beauty – a statutory national landscape designation.
Approach	The stepwise process by which a landscape assessment is undertaken.
Arable	Land used for growing crops.
Assessment	An umbrella term used to encompass all the many different ways of looking at, describing, analysing, and evaluating landscape.

Term	Definition
Assart	A piece of land converted from forest to agricultural use. Most such piecemeal enclosures date to the medieval or early post-medieval period and are bounded by species rich hedgerows, an indicator of land assarted from woodland.
Assarting	The act of clearing forested lands for use in agriculture or other purposes (in English land law, it was illegal to assart any part of a Royal Forest).
BAP	UK Biodiversity Action Plan priority species and habitats were identified as being the most threatened and requiring conservation action under the UK BAP. The original lists of UK BAP priority habitats were created between 1995 and 1999 and were subsequently updated in 2007. See http://jncc.defra.gov.uk/page-5155 for further information.
Biodiversity	The measure of the variety of organisms present in different ecosystems.
Brownfield Site	A development site which is re-using previously developed land.
Built form	The characteristic nature of built development.
Carr woodland	Marsh or fen woodland in waterlogged terrain. Characteristic trees include alders and willows.
Characteristic	An element that contributes to local distinctiveness (e.g. narrow winding lanes, vernacular building style).
Classification	A process of sorting the landscape into different types, each with a distinct, consistent, and recognisable character.
Combe	A small dry valley, without a permanent watercourse.
Condition	A judgement on the intactness and condition of the elements of the landscape.
Coppicing	The traditional method of woodland management in which trees are cut down to near the ground to encourage the production of long, straight shoots, which can subsequently be harvested.
Description	Verbal description of what a landscape looks like. This is usually carried out in a systematic manner, but it may also include personal reactions to the landscape.
Drift	The name for all material of glacial origin found anywhere on land or at sea, including sediment and large rocks.
EIA	Environmental Impact Assessment
Element	A component part of the landscape (e.g. hedges, roads, woods).
Enclosure	The placing in private hands of land to which there were previously common rights; the merging of commonly held strip fields to form a block surrounded by hedges.

Term	Definition
Equine development	A term used to describe areas on the fringes of settlements which are dominated by horse paddocks, stable buildings, and associated paraphernalia.
Feature	A prominent, eye-catching element (e.g. wooded hilltop, church spire).
Floodplain	The area that would naturally be affected by flooding if a river rises above its banks, or if high tides and stormy seas cause flooding in coastal areas.
GIS	Geographic Information System
GPS	Global Positioning System
Grassland	Land used for grazing. Grassland can be improved (by management practices) semi-improved (modified by management practices and have a range of species less diverse than unimproved grasslands), or unimproved (not treated with fertiliser, herbicide or intensively grazed and consequently species diversity is high).
Greenfield site	A development site, usually on the fringes of a settlement, which has not previously been used for built development.
Habitat	The natural home or environment of an animal, plant, or other organism.
HLC	Historic Landscape Characterisation
Hydrology	The science dealing with the occurrence, circulation, distribution, and properties of the waters of the earth and its atmosphere.
Innings	From verb 'to inn' meaning to reclaim.
Intact	Not changed or diminished.
Land cover	Combinations of land use and vegetation that cover the land surface.
Landmark	An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.
Landscape	The term refers primarily to the visual appearance of the land, including its shape, form, and colours. However, the landscape is not a purely visual phenomenon; its character relies on a whole range of other dimensions, including geology, topography, soils, ecology, archaeology, landscape history, land use, architecture, and cultural associations.
Landscape character	A distinct pattern or combination of elements that occurs consistently in a particular landscape.
Landscape character area (LCA)	A unique geographic area with a consistent character and identity, which forms part of a landscape character type.

Term	Definition
Landscape character type (LCT)	A generic term for landscape with a consistent, homogeneous character. Landscape character types may occur in different parts of the county, but wherever they occur, they will share common combinations of geology, topography, vegetation, or human influences.
Landscape condition	Based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It reflects the state of repair or intactness of individual features or elements (relating to that feature's primary condition or ultimate *desire*).
Landscape strategy	Principles to manage and direct landscape change for a particular landscape type or character area including identification of any particular management needs for specific elements.
Landscape value	The relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.
Linear settlement	A settlement that is built along a road, in comparison to a nuclear or dispersed settlement.
Listed Building	A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest.
Local Plan	A development plan prepared by local planning authorities.
LWS	Local Wildlife Site
Martello towers	Small defensive forts that were built across the British Empire during the 19th century.
Natural character	Character as a result of natural or semi-natural features such as woodland, grassland, hedgerows etc.
National Character Areas (NCAs)	National Character Areas are defined within the *National Character Area Study, Natural England (2013).* NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity.
NGO	Non-Governmental Organisation
NNR	National Nature Reserve
Nucleated settlement	A settlement that is clustered around a centre, in comparison to a linear or dispersed settlement.

Term	Definition
Open-field system	An area of arable land with common rights after harvest or while fallow. The fields date from the medieval period and are usually without internal divisions (hedges, walls, or fences).
OS	Ordnance Survey
Parliamentary fields / enclosure	Fields formed by a legal process of enclosure (or inclosure), typically during the 18th and 19th centuries – by passing laws causing or forcing enclosure to produce fields for use by the owner (in place of common land for communal use).
Pastoral	Land used for keeping or grazing sheep or cattle.
Pollarding	A traditional woodland management practice in which the branches of a tree are cut back every few years to encourage new long, straight shoots for harvesting. Differs from *coppicing* because the cuts are made at sufficient distance from the ground to prevent them from being eaten by animals.
PRoW	Public Right of Way
Ramsar	Wetlands of international importance especially as Waterfowl Habitat
Remediation	Process by which a contaminated or damaged site is repaired and brought back into more general use, or for a specific purpose (e.g. wildlife conservation).
Remnant	A part or quantity left after the greater part has been used, removed, or destroyed.
Riparian habitat	Riverbank habitat.
RNR	Roadside Nature Reserve
SAC	Special Area of Conservation (EC Directive 92/43/EEC Habitats Directive)
SANGS	Suitable Alternative Green Space
Scheduled Monument	Nationally important archaeological sites or historic buildings, given protection against unauthorised change.
Semi-natural vegetation	Any type of natural vegetation which has been influenced by human activities, either directly or indirectly.
Sense of Place	A person's perception of a location's indigenous characteristics, based on the mix of uses, appearance and context that makes a place memorable.
Sensitive	The response to change or influence.
Skyline	The outline of a range of hills, ridge or group of buildings seen against the sky.

Term	Definition
SPA	Special Protection Area (EC Directive 2009/147/EC on the Conservation of Wild Birds)
SSSI	Site of Special Scientific Interest
Time depth	The time period expressed in the landscape, or the extent to which the landscape reflects a certain time period (a landscape with greater time depth will comprise older elements than a landscape with lesser time depth).
Topography	Combinations of slope and elevation that produce the shape and form of the land surface.
Transhumance	The seasonal movement of people and animals between grazing grounds, typically lowlands in the winter and highlands in the summer.
Valued landscape attributes	Positive features and characteristics that are important to landscape character and that, if lost, would result in adverse change to the landscape.
Vernacular	Buildings constructed in the local style, from local materials. Concerned with ordinary rather than monumental buildings.