

Wealden District Council

Landscape Sensitivity Assessment

Residential and Employment Development Addendum

Final report

Prepared by LUC

July 2026



Wealden District Council

Landscape Sensitivity Assessment Residential and Employment Development Addendum

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Chapter 1

Introduction

1.1 LUC was commissioned by Wealden District Council in 2025 to prepare an addendum to the 2023 Landscape Sensitivity Assessment: Residential and Employment Development¹.

1.2 This assessment is an addendum to the SHELAA Landscape Sensitivity Assessment. It is provided as an appendix (Appendix B) to the 2023 report. It follows the same methodology.

Assessment sites

1.3 The sites assessed in this addendum are shown in Table 1.1 below.

Table 1.1 SHELAA sites

SHELAA site reference	Site name	Development type
1259/1310	Mushroom Farm, Saltash Lane, Downash, Hailsham	Housing
1179/1310	Land at White Dyke, White Dyke, Hailsham	Housing
1217/1310	Land west of Station Road, Hailsham	Employment
1025/3280	Land south of Hankham Road, Stone Cross	Housing
1233/3000	Land at Horselunges Manor, Hellingly	Housing
200/1110	Land north of Stone Cross Road at Alderbrook, Crowborough	Housing
046/1110	Brook Farm, High Broom Road, Crowborough	Housing
126/1610	Land to the east of Benham Mill Road, Tunbridge Wells	Housing
12371/1790	Land adjoining Old Mill House, Framfield Road, Blackboys	Housing

¹ Wealden District Council Landscape Sensitivity Assessment Residential and Employment Development (2023)

<https://www.wealden.gov.uk/UploadedFiles/Wealden-Project-2-LSA-FULL.pdf>

SHELAA site reference	Site name	Development type
1202/1950	Old Whyly, London Road, East Hoathly	Housing
1243/2020	Land north west of Sand Hill Lane, Uckfield	Employment
1247/1840	Land at Limes Lane, Buxted	Housing
1222/2020	Land north of Eastbourne Road	Housing
1241/3000	Land at Park Farm, New Road, Hellingly	Housing
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Housing
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Housing

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

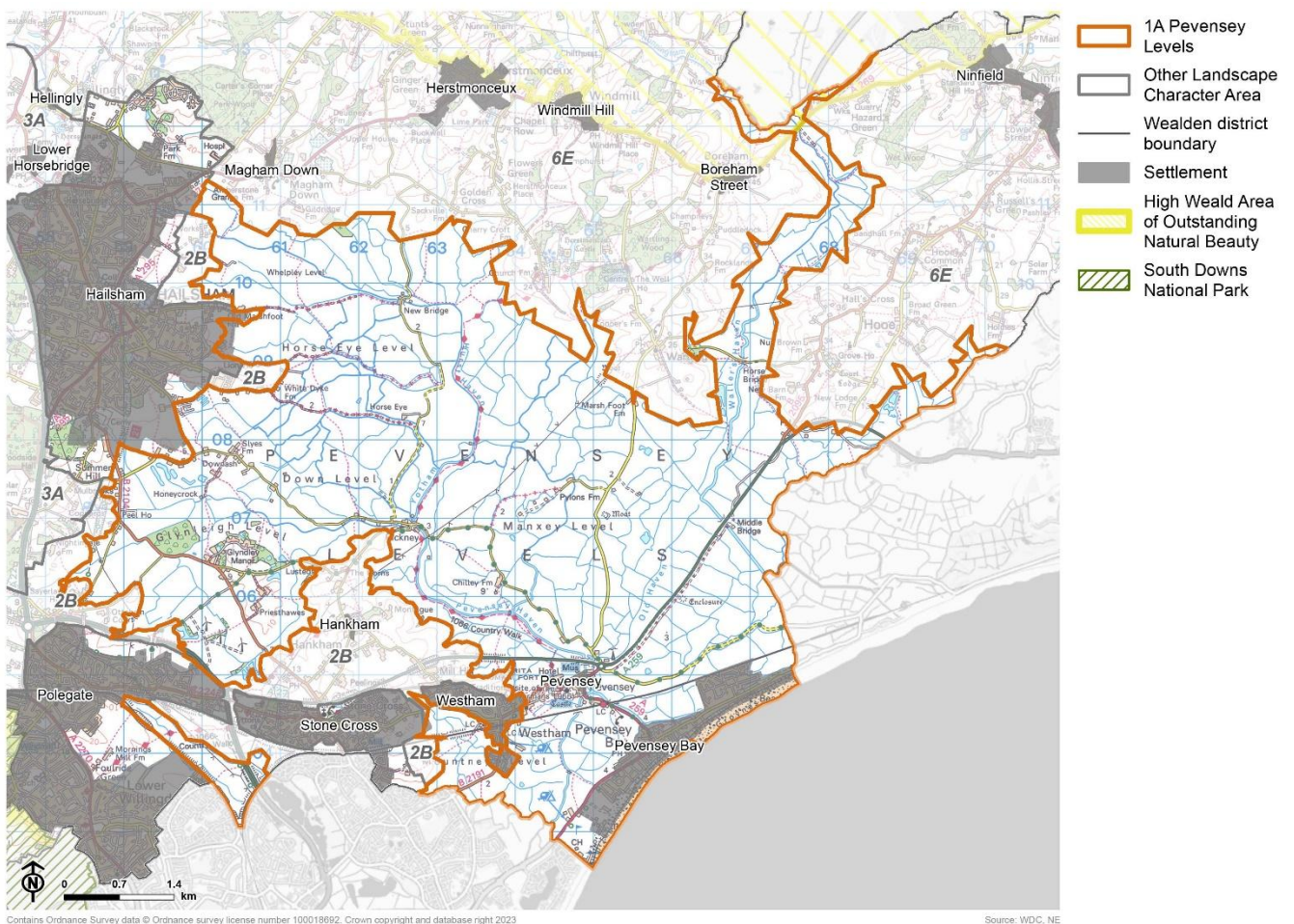
- map of the overall assessment unit with its constituent SHELAA sites and any absolute constraints;
- representative photos;
- sensitivity analysis (how the landscape sensitivity of the sites relates to the wider assessment unit);
- key sensitive features (taken from the wider assessment unit);
- summary 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).

Chapter 2

SHELAA Assessments

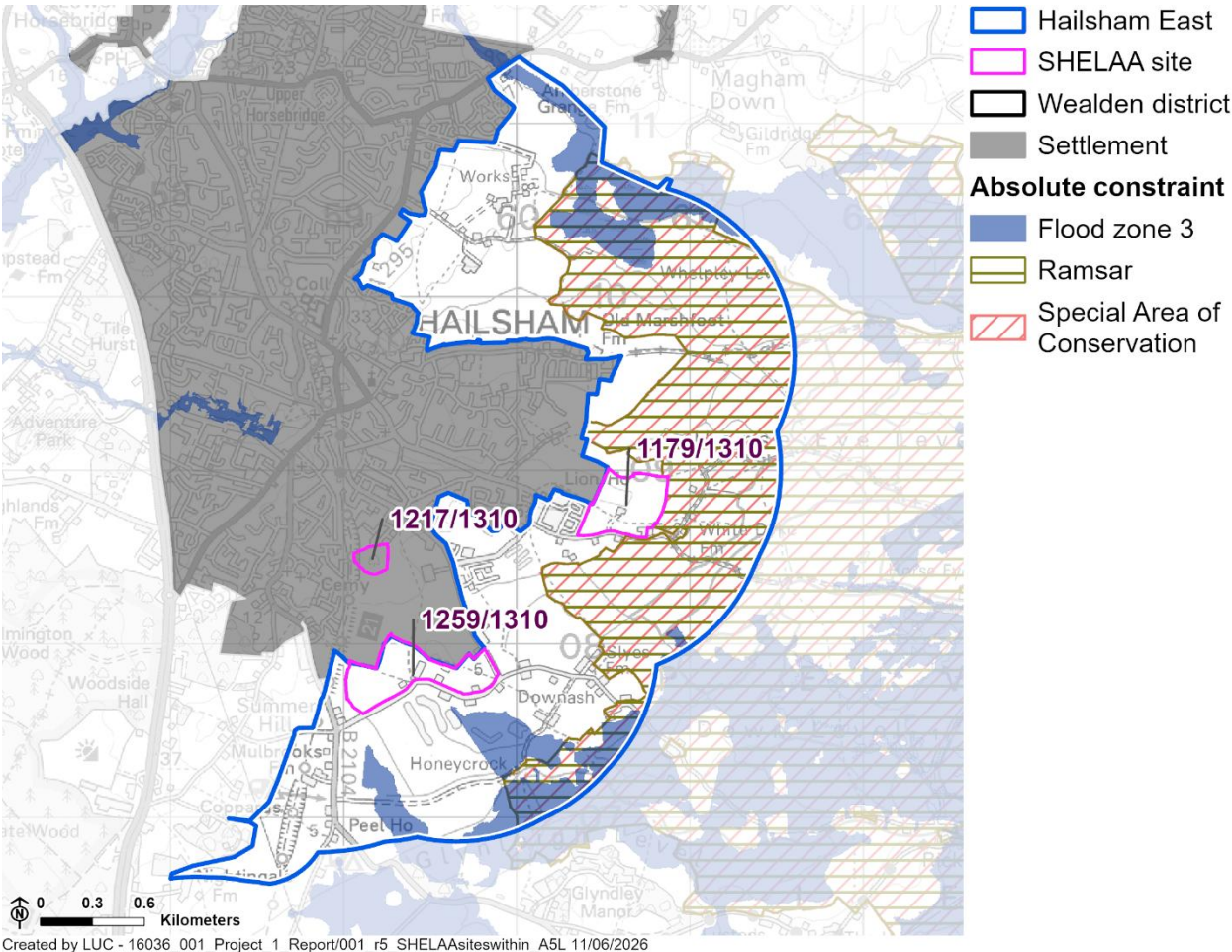
LCA 1A: Pevensey Levels

Figure 2.1 Location of LCA 1A: Pevensey Levels



Hailsham East Assessment Unit

Figure 2.2 SHELAA sites within Hailsham East²



Assessment Unit	Hailsham East			
Landscape Sensitivity Rating	Small-scale residential		Medium-scale residential	Commercial/ Industrial
	LM (LCA 2B)	M (LCA 1A)	M	MH

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Figure 2.3 Absolute constraints within Hailsham East³

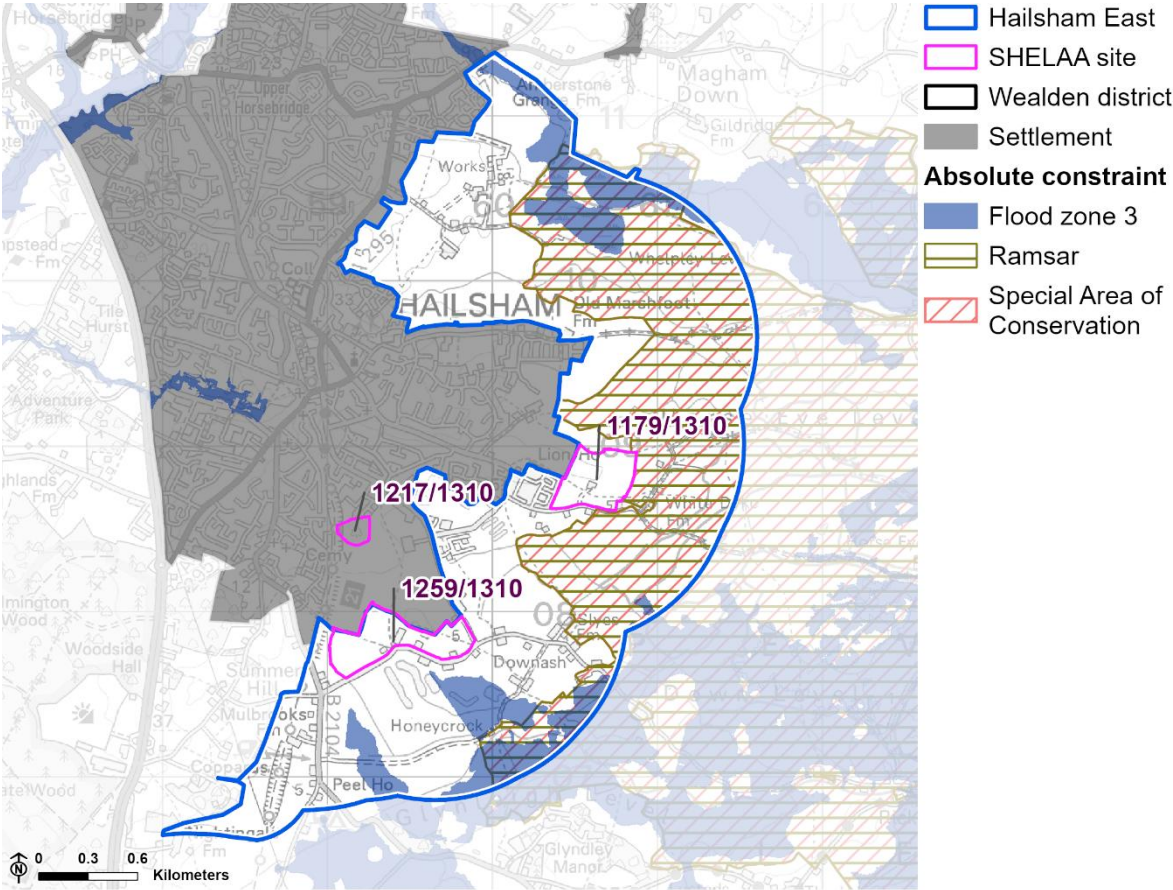


Figure 2.4 Representative site photos



Site 1179/1310: Semi-enclosed pasture fields with mature hedgerow trees



Site 1259/1310: Low-lying fields with long distance views towards the Glynllegh Level

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SHELAA site reference	1179/1310 - Land at White Dyke, White Dyke, Hailsham
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	This site lies to the south-east of Hailsham and is considered to have a higher sensitivity than the wider Hailsham East assessment unit, primarily due to its proximity with the Pevensey Levels, with land immediately to the east and north forming part of the designated Ramsar Site and SAC, designated for its internationally important wetland habitats, including grazing marsh and ditch systems, supporting diverse flora and bird species. As noted in the wider assessment unit, proximity to this nationally and internationally designated landscape increases sensitivity. Like the wider assessment unit, the site reflects a low-lying, predominantly pastoral landscape with elements of planned private enclosure and a functional relationship with the wider floodplain. These characteristics contribute to its overall sensitivity. However, unlike more rural parts of the assessment unit, the site is influenced by the adjacent settlement edge of Hailsham, which reduces its sense of remoteness and tranquillity. The site is also relatively enclosed, with limited public access and only occasional intervisibility from the public right of way along the northern boundary, which further reduces sensitivity. Overall, while the site shares many of the key characteristics of the wider Hailsham East assessment unit, its proximity to and role in the setting of the Pevensey Levels elevates its sensitivity locally.
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 of the floodplain landscape. - The setting and ecological integrity of the Pevensey Levels Ramsar Site and SAC to the east and north. - The low-lying, open floodplain character associated with the wider landscape. - Pasture fields and their boundary features, including hedgerows and trees which contribute to landscape structure. - The transition between the settlement edge of Hailsham and the open countryside. - Local rural character and levels of tranquillity at the urban fringe. - Localised rural character and sense of separation from the adjacent SAC.

Landscape sensitivity		
SHELAA site	1179/1310 - Land at White Dyke, White Dyke, Hailsham	
Sensitivity rating for small-scale residential	Moderate sensitivity	M
Reasoning	The site comprises predominantly planned/private formal enclosure, as identified within the HLC. Landform rises from 5m AOD in the north, east and south towards higher ground in the west, where the elevation reaches around 10m AOD. The field pattern is irregular, with boundaries defined by hedgerows and tree lines but lacks strong historic distinctiveness, which reduces	

	sensitivity to change. The site is visually contained by boundary vegetation, limiting intervisibility with the wider countryside. The site lies adjacent to the existing settlement edge of Hailsham, with Lion House Park and recent development at Woodbury Manor to the west and Liberty Place to the north-west. This relationship with the urban edge reduces sensitivity, as the site is influenced by existing built form and does not form part of a wider, open rural landscape. However, the site adjoins the Pevensy Levels Ramsar Site and SAC along its eastern and northern boundaries. This designated landscape increases sensitivity, particularly to the east where the site contributes to the setting and buffer of the designated area. There are no recorded heritage assets on the site. While the site is generally enclosed by boundary vegetation, two public rights of way are present, one runs along the northern edge, and another crosses the site west to east. These routes afford intermittent views into the site, where hedgerows are fragmented or filtered by tree cover. The characteristics described above result in moderate landscape sensitivity to small-scale residential and a higher landscape sensitivity to medium scale residential and commercial/industrial development types.
Outline landscape mitigation / guidance	Any development on the site should: ■ Be set back from the eastern and northern boundaries adjoining the Pevensy Levels Ramsar Site and SAC, providing an appropriate and robust buffer to protect ecological value and landscape setting. ■ Retain, protect and enhance all boundary vegetation, particularly along the public right of way on the northern boundary. ■ Retain, protect and enhance the internal network of mature hedgerows and trees corridors, which contribute to visual containment and form part of the wider green infrastructure network. ■ Reinforce the existing field pattern through new planting, maintaining the enclosed character of the site and minimising visual impacts. ■ Respond sensitively to the site's close proximity to the floodplain to the north and south, integrating green and blue infrastructure where appropriate. Maintain and enhance connectivity to the surrounding green infrastructure network, particularly in relation to the adjacent Pevensy Levels to the north and east. ■ Consider the relationship with the existing settlement edge of Hailsham to the west, ensuring development integrates with the urban fringe while avoiding encroachment into the more sensitive eastern areas of the site. ■ Ensure built form and layout respect the transition between settlement edge and open countryside, maintaining a clear and defensible boundary. ■ Enhance and retain public access, maintaining and improving connectivity to the wider public rights of way network, including links towards the Pevensy Levels and into the existing residential edge of Hailsham. <i>Please also refer to the strategic landscape guidance for the Hailsham East assessment unit.</i>

SHELAA site reference:	1217/1310 - Land west of Station Road, Hailsham 1259/1310 - Mushroom Farm, Saltash Lane, Downash, Hailsham	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the south of Hailsham and are considered to exhibit similar but locally varied sensitivity compared to the wider Hailsham East assessment unit. While both sites share the low-lying character typical of the Pevensey Levels fringe, their sensitivity is influenced by differing degrees of enclosure, land use, and urban influence. Like the wider assessment unit, both sites comprise a gently undulating lowland landscape, characterised by a pattern of historic and modern piecemeal enclosure. Site 1217/1310 is wooded and has a more enclosed and less open character than is typical of the wider assessment unit. Site 1259/1310 retains a more open and visually connected relationship with the surrounding countryside. The Cuckoo Trail Habitat Link Biodiversity Opportunity Area lies adjacent to Site 1217/1310, increasing ecological and recreational sensitivity through enhanced habitat connectivity and public access value. In contrast, Site 1259/1310 has stronger visual and functional relationships with the open landscape to the south, including the Glynleigh Level and associated floodplain landscape, increasing its sensitivity. Site 1259/1310 includes the Scheduled Monument at Freshfield Farm, comprising the remains of a medieval farmstead and associated enclosed fields surviving as earthworks and buried remains, contributing to local historic landscape sensitivity. Unlike more rural parts of the assessment unit, Site 1217/1310 is influenced by the adjacent settlement edge of Hailsham, including new development under construction west of Station Road (Cuckoo Fields), which reduces its sense of remoteness and tranquillity. Meadow Views to the west of Station Road has extended built residential development west. This evolving pattern of growth reduces the perception of open countryside in this location and diminishes the role of Site 1217/1310 as part of a wider rural landscape, reducing its sensitivity to development. However, Site 1259/1310 retains a stronger relationship with the open countryside and low-lying marshland to the south, which elevates its sensitivity locally.	
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. - Rural setting the landscape provides to Hailsham. - The Scheduled Monument at Freshfield Farm within Site 1259/1310, comprising the remains of a medieval farmstead. - Network of public rights of way, including the Cuckoo Trail.	

Landscape sensitivity		
SHELAA site	1217/1310 - Land west of Station Road, Hailsham	
Sensitivity rating for industrial/commercial	Low to moderate sensitivity	LM

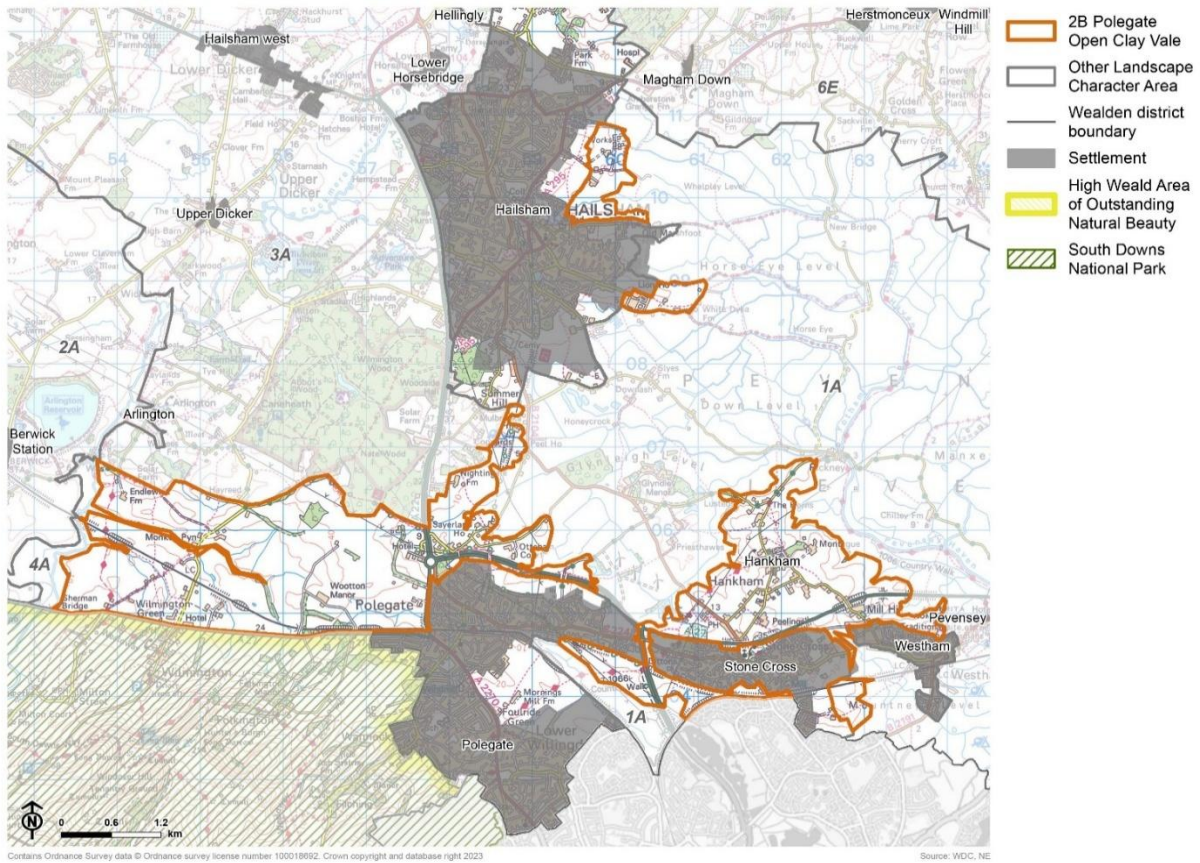
Landscape sensitivity	
Reasoning	The site comprises a wooded landscape of regular piecemeal enclosure, with a small area of priority habitat deciduous woodland in the west, resulting in a relatively contained landscape. The site lies on generally flat land at around 15m AOD and is visually influenced by adjacent built form, including the Station Road Industrial Estate to the north and new residential development of Cuckoo Fields to the east and south. This urban influence reduces landscape sensitivity, as the site forms part of the transitioning urban edge. Land west of Station Road to the south of the site has planning permission and will further extend the urban edge of Hailsham. The urban containment reduces the site's sense of remoteness, tranquillity, and functional relationship with the wider countryside. Vegetation and built form limit intervisibility, and although the Cuckoo Trail introduces some localised visual sensitivity, this is relatively contained and already influenced by adjacent development. There are no designated heritage assets within the site, and no distinctive landform features contributing to wider landscape sensitivity. The characteristics described above result in low-moderate sensitivity to industrial/commercial development and a lower landscape sensitivity to small-scale residential development types.
Outline landscape mitigation / guidance	Any development on the site(s) should: • Retain and protect, with a suitable buffer, the area of priority habitat deciduous woodland on the western edge of the site, adjacent to the Cuckoo Trail. • Retain and strengthen boundary vegetation, particularly along the Cuckoo Trail, to maintain visual containment and protect the amenity of recreational users. • Set development back from the Cuckoo Trail to the west of the site, to retain the rural enjoyment of the promoted path. • Reinforce the site in its role as part of the settlement edge, ensuring development is well integrated with the existing and proposed built form to the north, east and west. <i>Please also refer to the strategic landscape guidance for the Hailsham East assessment unit.</i>

Landscape sensitivity		
SHELAA site	1259/1310 - Mushroom Farm, Saltash Lane, Downash, Hailsham	
Sensitivity rating for small-scale residential	Moderate to higher sensitivity	MH
Reasoning	The site is located to the south of Hailsham and north of Saltmarsh Lane and occupies gently rolling land at around 10m AOD. The site comprises grassland fields and a small area of commercial development in the south. While the site currently contributes to an open rural setting at the edge of Hailsham, consented development immediately north of the site extends the settlement edge, creating a more transitional landscape between the urban edge and the open countryside, including marshland, to the south. These characteristics decrease sensitivity. The site is relatively open in character, with limited boundary vegetation along its southern edge, allowing views towards Glynleigh Level and increasing sensitivity in these areas. The elevated landform of the South Downs National Park can be seen on the horizon. Existing buildings at Freshfield Farm provide some enclosure to the east. Public rights of way cross the east and north of the site, with open views into the site. The presence of the Scheduled Monument (Saltmarsh Medieval Farmstead) within the east of the site further increases sensitivity due to potential impacts on the setting of a nationally designated asset. Flood zone 3 extends into the south-west of the site, where priority habitat coastal and	

	floodplain grazing marsh is also recorded. Fishing ponds at Seymours Farm to the south form a local recreational feature and combined with partial vegetation cover and rising landform, allow views into the site. The characteristics described above result in a moderate-high landscape sensitivity to small-scale residential development and a higher 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 where possible enhance priority habitat floodplain grazing marsh for landscape character and ecological benefits. ■ Site development in the centre and east of the site to avoid the floodplain grazing marsh and Scheduled Monument in the west and protect the long-distance views south over the Glynleigh Levels towards the South Downs National Park. ■ Retain, protect and enhance all vegetation within and surrounding the site, 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. ■ Strengthen boundary vegetation to reduce visual permeability, particularly along southern and eastern edges. ■ Avoid development on the Scheduled Monument at Freshfield Farm and its setting. ■ Retain public access along the public rights of way through the site, retaining the rural character experienced along the routes. <i>Please also refer to the strategic landscape guidance for the Hailsham East assessment unit.</i>

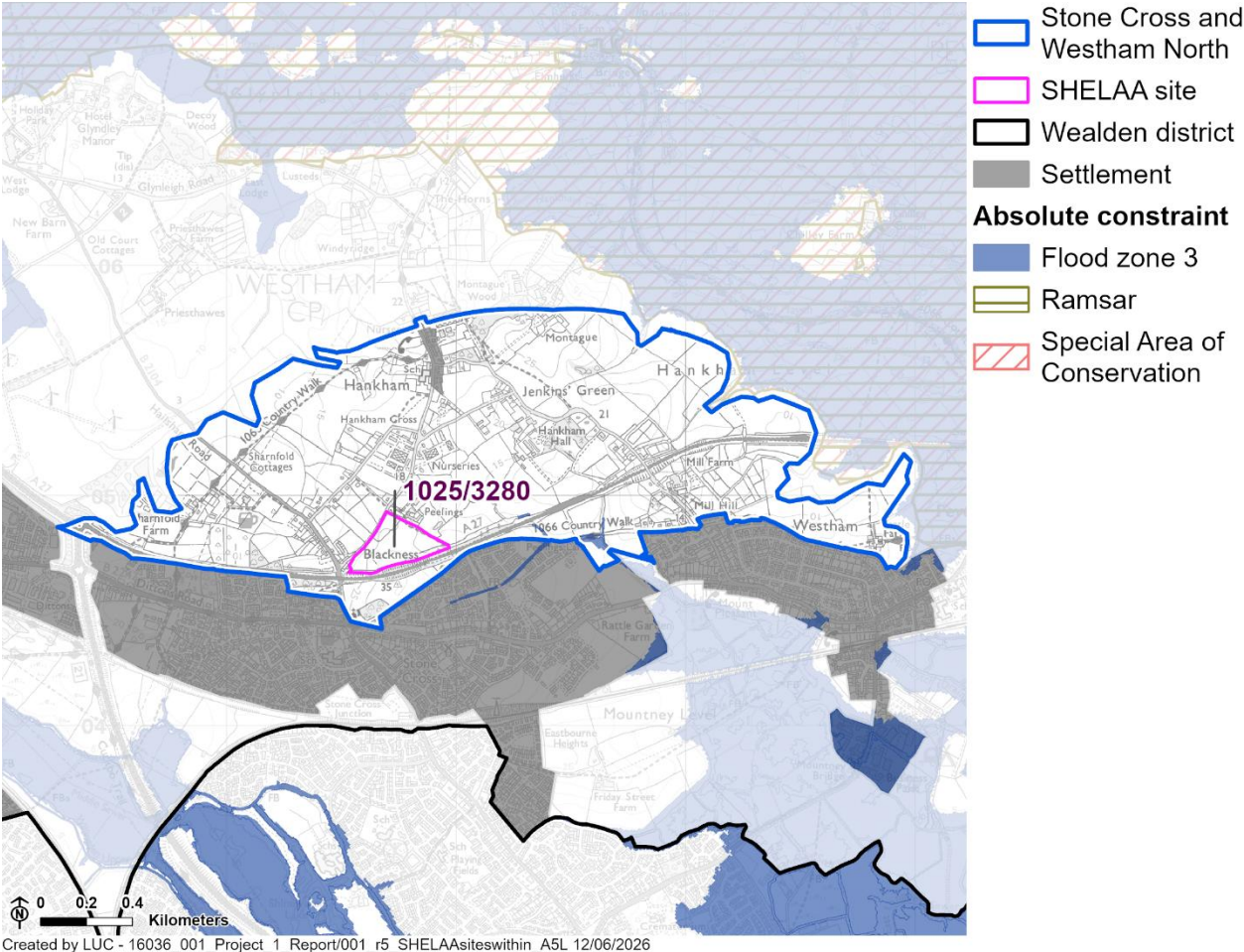
LCA 2B: Polegate Open Clay Vale

Figure 2.5 Location of LCA 2B: Polegate Open Clay Vale



Stone Cross and Westham North Assessment Unit

Figure 2.6 SHELAA sites within Stone Cross and Westham North⁴



Assessment Unit	Stone Cross and Westham North		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/Industrial
	LM	M	MH

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Figure 2.7 Absolute constraints within Stone Cross and Westham North⁵

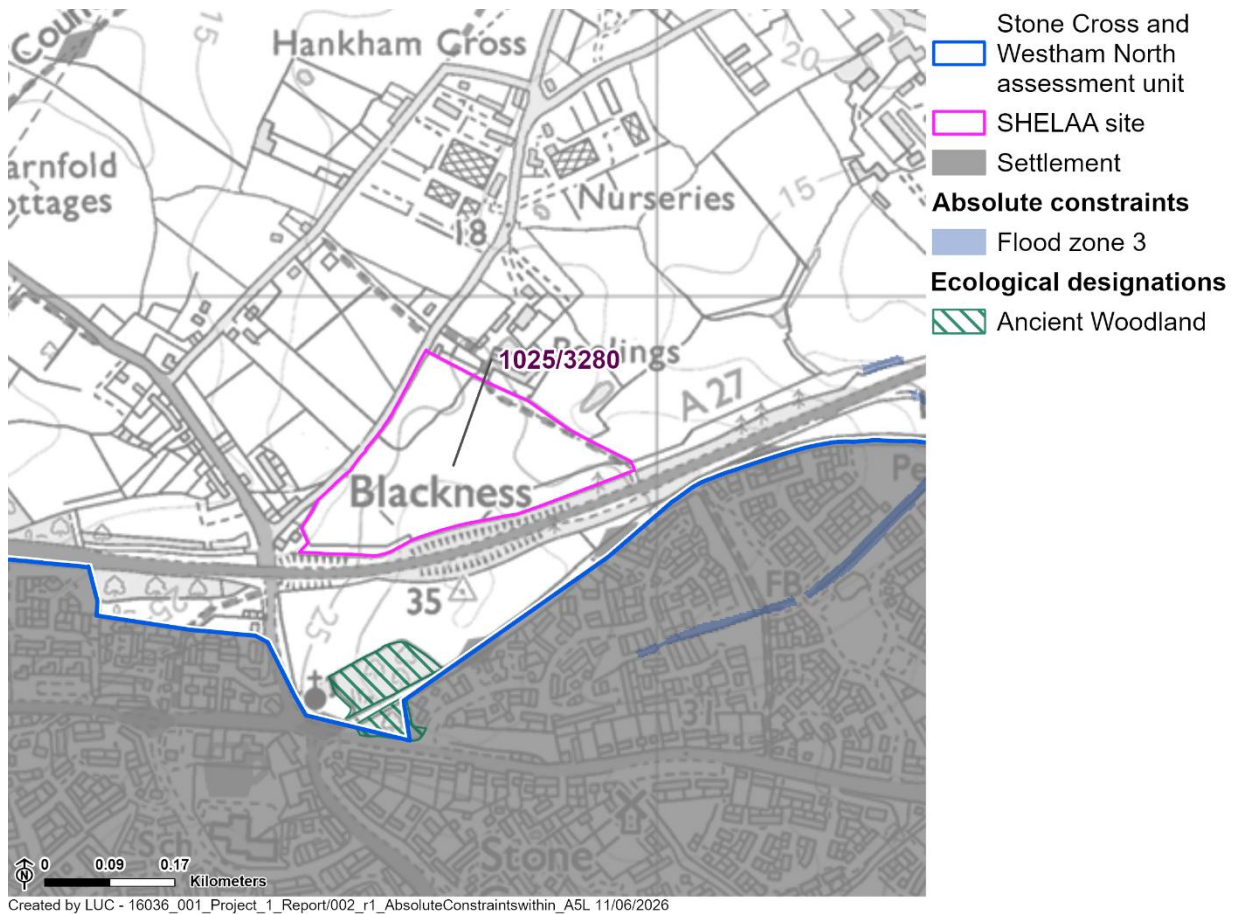


Figure 2.8 Representative site photos



Open views south across the agricultural field with woodland belt screening the site from the A27.



Views from the public right of way looking west, across the path and the grazing field.

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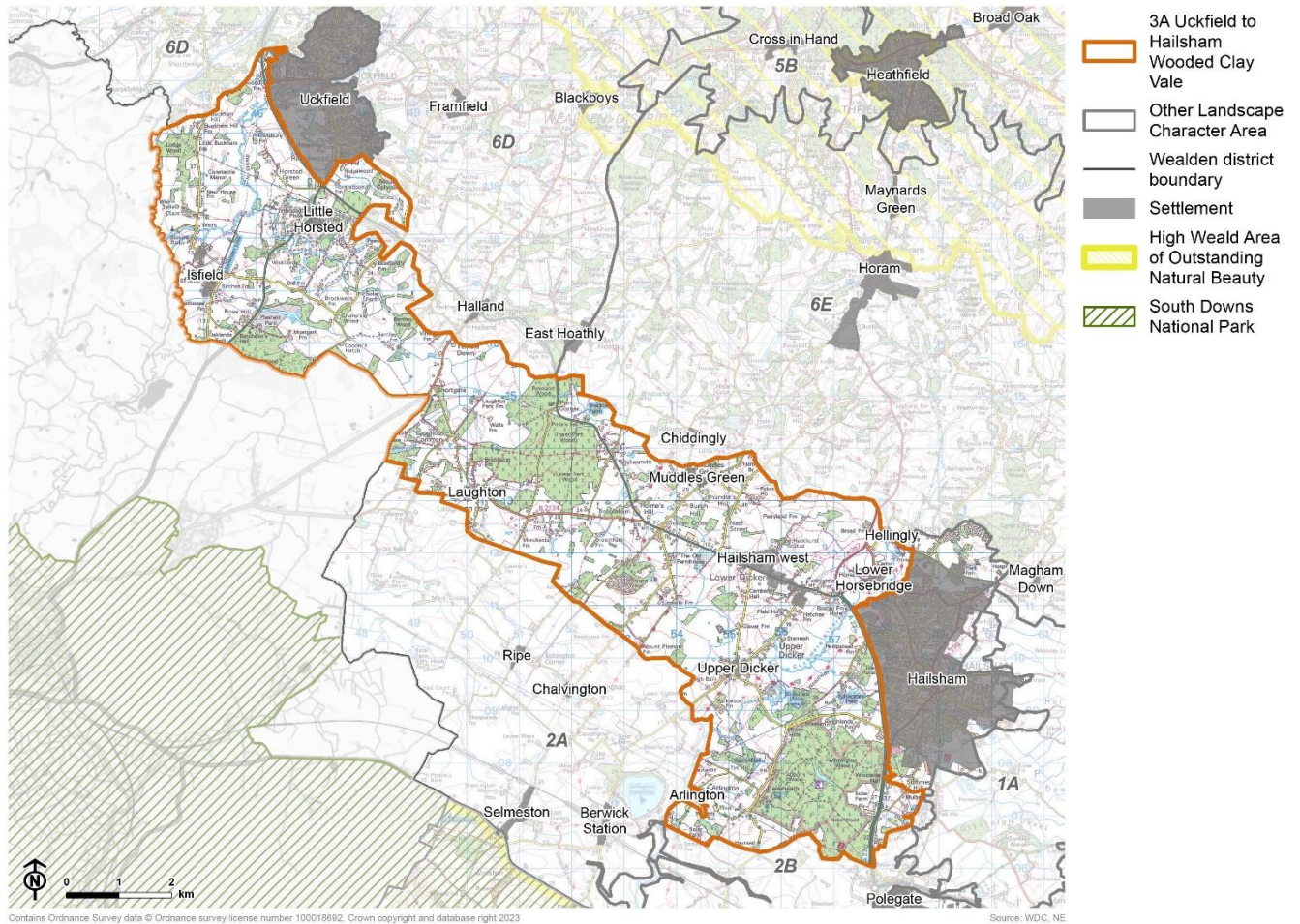
SHELAA site reference	1025/3280 - Land south of Hankham Road, Stone Cross
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site is located to the north of the A27 and is considered to have a slightly higher sensitivity than the wider Stone Cross and Westham North assessment unit. Like the wider assessment unit, the site comprises a gently undulating landscape of mixed arable and pasture fields enclosed by mature hedgerows and hedgerow trees, reflecting a pattern of regular piecemeal enclosure. The site is largely screened by mature vegetation and woodland planting along the A27 to the south and Hankham Road to the west, which limits wider intervisibility and reduces sensitivity. The site is separated from the settlement of Stone Cross by the A27, which provides a strong boundary. Unlike the wider assessment unit, the proximity of designated heritage assets, including Peelings Manor Barn (Grade II) to the north-east and The White House (Grade II) to the west, increases sensitivity above the wider baseline due to the potential effects of development on their setting. Like the wider assessment unit, there are no long views available from the site, which reduces sensitivity. Overall, while the site shares many of the key characteristics of the wider LCA 2B landscape, its separation from the settlement edge by the A27, rural character, and proximity to designated heritage assets at Peelings Manor Barn and The White House increases its sensitivity locally.
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 setting the landscape provides to Stone Cross. ■ Priority habitat deciduous woodland along the A27 transport corridor. ■ Intact small-scale historic field pattern of regular piecemeal enclosure. ■ Setting of nearby designated heritage assets, including Peelings Manor Barn and The White House.

Landscape sensitivity		
SHELAA site	1025/3280 - Land south of Hankham Road, Stone Cross	
Sensitivity rating for small-scale residential	Moderate sensitivity	M
Reasoning	Reasoning	
	The site comprises a gently undulating landform, rising towards the south, and includes a mix of arable and pasture fields enclosed by mature hedgerows and hedgerow trees. The field pattern reflects a regular piecemeal enclosure, consistent with the wider assessment unit, which increases sensitivity. There are views into the site from the public right of way along the eastern boundary, which increase sensitivity. Elsewhere, the site is generally well contained by woodland planting along the A27 to the south and mature hedgerows along Hankham Road to the west, which limits wider intervisibility and reduces sensitivity. More localised views are available from residential properties at the southern end of Hankham Road, where the rising landform allows partial	

	visibility into the south-west of the site. The proximity of the A27 introduces movement and noise pollution, which reduces tranquillity and dark skies quality in the local landscape. An area of priority habitat deciduous woodland associated with the boundary of the A27 extends into the site, increasing ecological sensitivity. There are no recorded heritage assets within the site, which reduces sensitivity. However, the presence of nearby designated heritage assets, including Peelings Manor Barn (Grade II) to the north-east and The White House (Grade II) to the west, increases sensitivity due to potential effects on their setting. 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 combination of these characteristics results in a moderate landscape sensitivity to small-scale residential development and a higher landscape sensitivity to medium-scale residential and commercial/industrial development.
Outline landscape mitigation / guidance	Any development on the site should: ■ Retain, protect and enhance mature hedgerows and hedgerow trees along Hankham Road and the priority habitat deciduous woodland along the A27 woodland corridor. This will enhance the contribution to the existing coherent green infrastructure network, visually enclose the site and provide ecological benefits. ■ Consider the setting of Peelings Manor Barn (Grade II listed) to the north-east and The White House (Grade II listed) to the west by setting the development back from the south-western and north-eastern edges to avoid harm to the significance of these designated heritage assets. ■ Ensure the scale and design of development reflects the small-scale, dispersed linear character of development in the wider area. ■ Consider views from the public right of way along the eastern boundary, setting development back from this route to retain its rural character and provide additional planting to screen the views. <i>Please also refer to the strategic landscape guidance for the wider Stone Cross and Westham North assessment unit.</i>

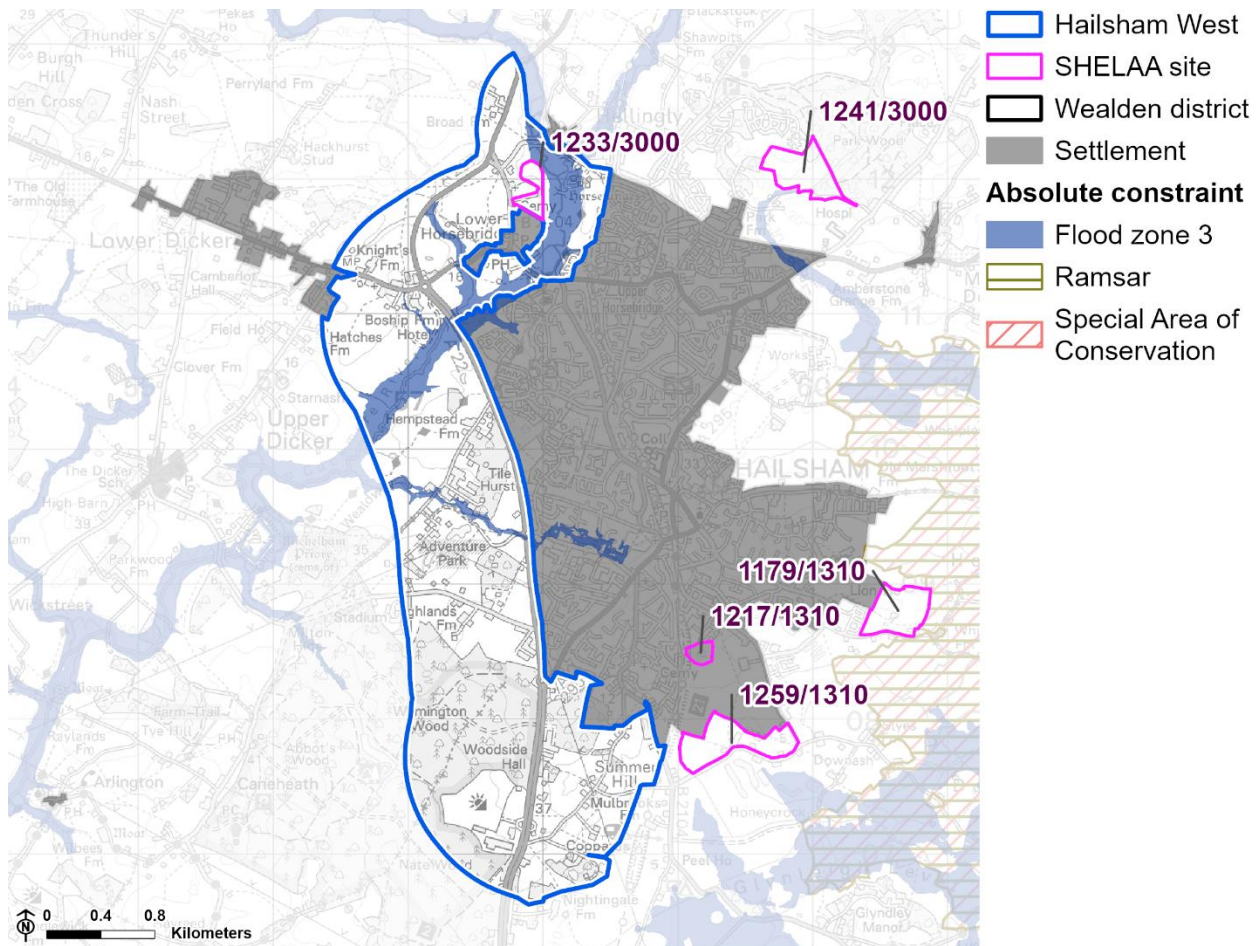
LCA 3A: Uckfield to Hailsham Wooded Clay Vale

Figure 2.9 Location of LCA 3A: Uckfield to Hailsham Wooded Clay Vale



Hailsham West Assessment Unit

Figure 2.10 SHELAA sites within Hailsham West⁶



Assessment Unit	Hailsham West		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial /Industrial
	M	MH	MH

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Figure 2.11 Absolute constraints within Hailsham West⁷

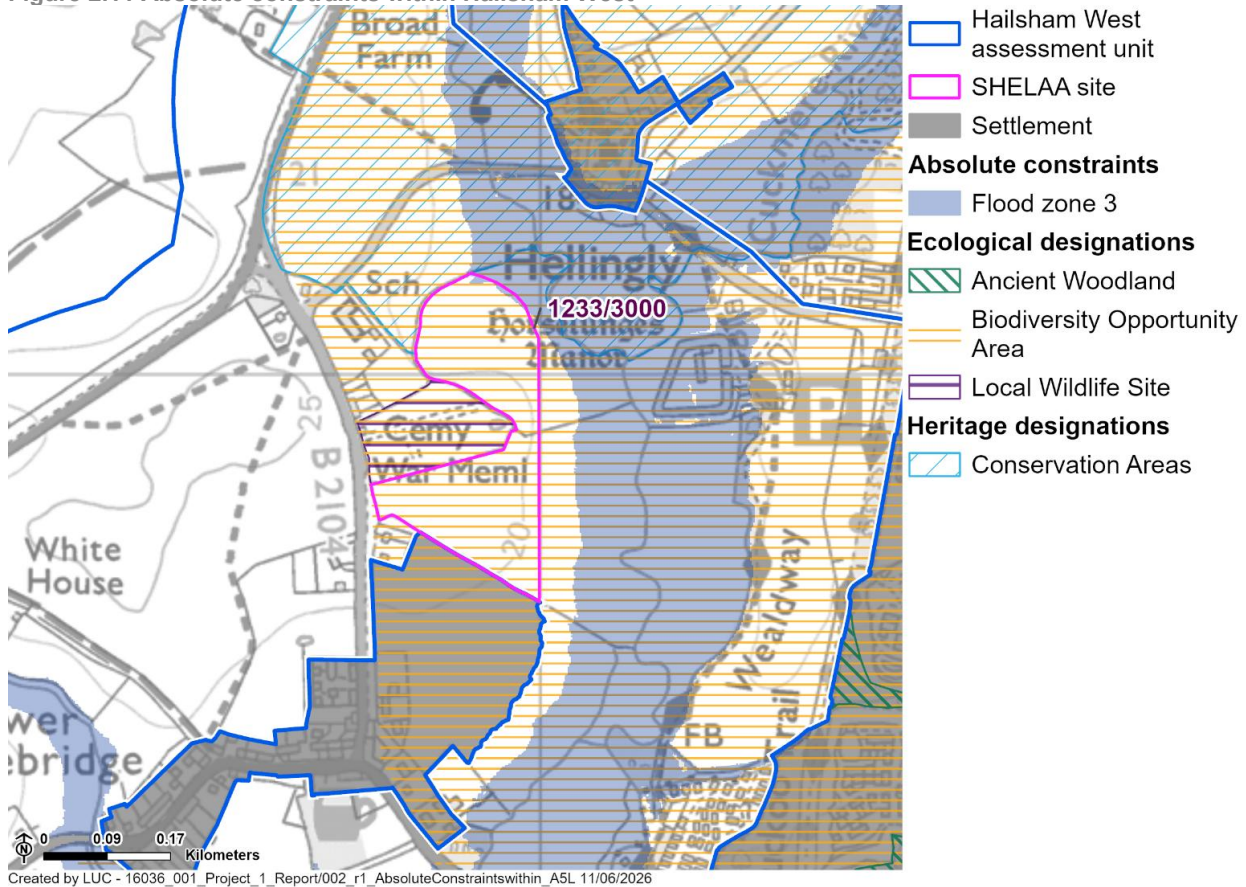


Figure 2.12 Representative site photos



Relatively flat medium scale agricultural fields, looking across Cuckmere River.



Views north-east towards the site from Hellingly Cemetery, with the Church of St Peter and St Paul visible in the distance.

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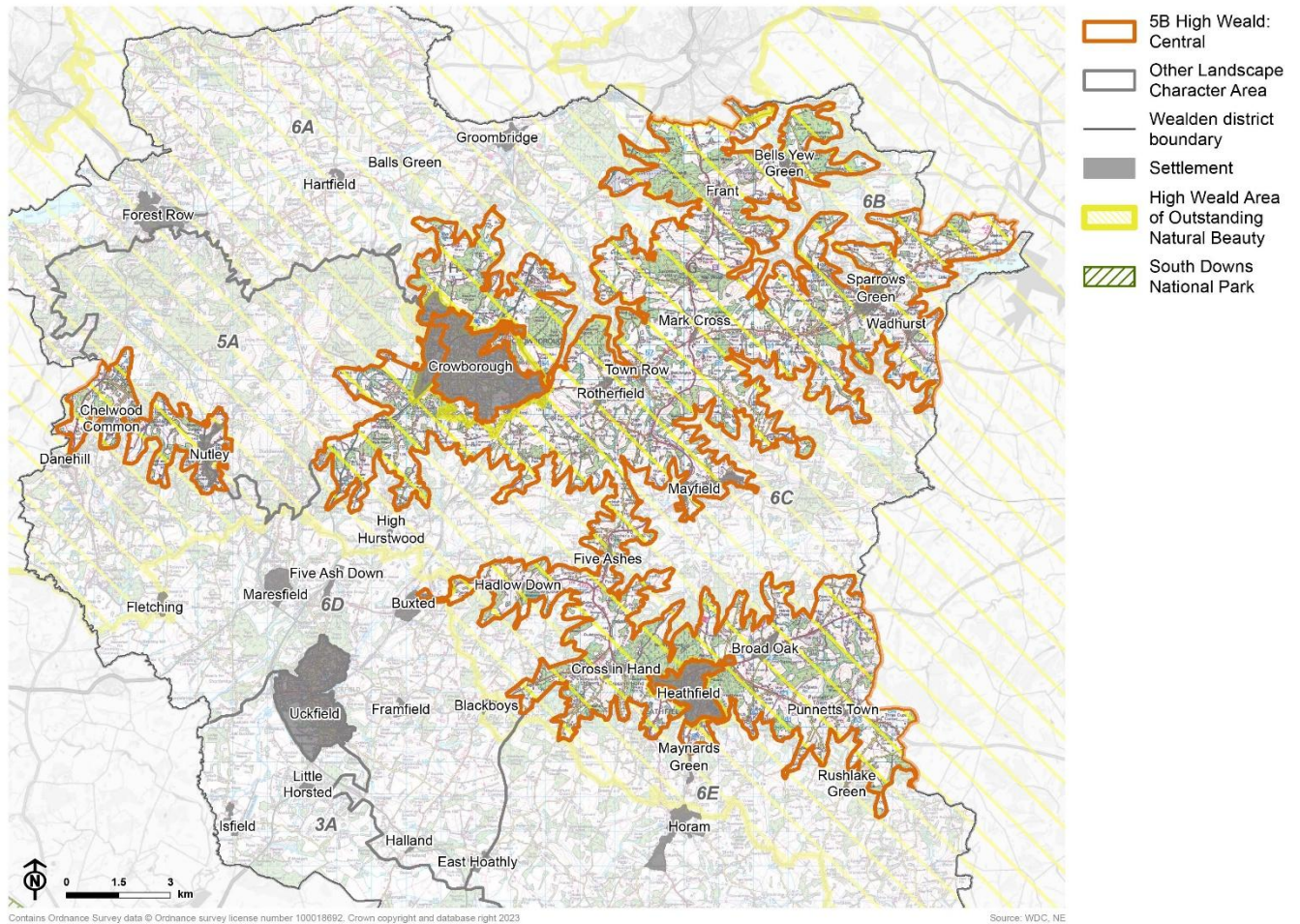
SHELAA site	1233/3000 - Land at Horselunges Manor, Hellingly
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site lies to the north-west of Hailsham, north of the A22 between Lower Horsebridge and Hellingly. It is considered to be of higher sensitivity than the Hailsham West assessment unit. Like the wider assessment unit, the site comprises a relatively flat landform and reflects a generally enclosed landscape character with hedgerows and mature trees providing containment and screening. The historic field pattern of regular piecemeal enclosure remains evident within the site and contributes to local landscape distinctiveness and time depth. The site lies between Lower Horsebridge and Hellingly and is of higher sensitivity than the wider assessment unit due to its contribution to the rural separation between the two settlements. The Hellingly Conservation Area is a key sensitivity for the wider assessment unit and is located to the north-east of the site. Views towards Hellingly church tower are available from the north of the site. There is also clear visibility into the site from the Cemetery War Memorial to the west of the site. There are no public right of ways directly crossing the site. Views from the Wealdway to the east are screened by vegetation associated with Cuckmere River. Overall, while the site shares many of the key characteristics of the Hailsham West assessment unit, its proximity to and role in the setting of the Hellingly Conservation Area increases 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: ■ 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	1233/3000 - Land at Horselunges Manor, Hellingly	
Sensitivity rating for small-scale residential	Moderate to higher sensitivity	MH
Reasoning	Reasoning	
	The site comprises a grassland field with no internal natural features, resulting in an open and uniform character. The site is adjacent to the Hellingly Conservation Area to the north, which increases the site's sensitivity above that of the wider assessment unit. Horselunges Manor, a Grade I listed building, is located to the east of the site, further increasing sensitivity in relation to the setting of heritage assets. However, boundary vegetation partially screens the site from the Conservation Area, which reduces sensitivity to some degree.	

Landscape sensitivity	
	The role the area plays in the separation between the settlements of Hellingly and Lower Horsebridge increases sensitivity above the wider assessment unit. New residential development to the south of the site will further reduce the extent of undeveloped land between the settlements and increases the importance of the remaining open countryside in preventing further coalescence of the two settlements. This increases the sensitivity of the site to development. Areas of deciduous woodland, including a clump of in field trees in the west and riparian vegetation along the undulating course of the River Cuckmere screens the site from potential recreational visual receptors along the Wealdway (250m to the east of the site). A small area in the north of the site lies within Flood Zones 2 and 3, which increases sensitivity. The eastern boundary is not clearly defined and remains visually open to the neighbouring field, increasing sensitivity. Hellingly Cemetery lies immediately to the west, and a weak vegetation boundary provides views into the site, increasing the sensitivity of the visitors to the cemetery. Intermittent trees to the north-east screen views from Hellingly Community Primary School to the north-east. The characteristics described above result in a moderate-high sensitivity to small-scale residential development and a higher landscape sensitivity to medium scale residential and commercial/industrial development types.
Outline landscape mitigation / guidance	Any development on the site should: ■ Focus development away from the south of the site to retain the rural setting and separation between the settlements of Hailsham and Lower Horsebridge. ■ 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. ■ Consider the setting of the Hellingly Conservation Area and Horselunges Manor (Grade I listed) to the east when siting and designing development, to avoid harm to the character and appearance of the Conservation Area and the significance of the listed buildings. ■ Consider the visual relationship between any development and visitors to Hellingly Cemetery to the west, providing adequate landscape screening to reduce visual impact. ■ Retain, protect and enhance vegetation along site boundaries to filter views of development from surrounding public rights of way and maintain the rural character experienced by recreational user. <i>Please also refer to the strategic landscape guidance for the wider Hailsham West assessment unit.</i>

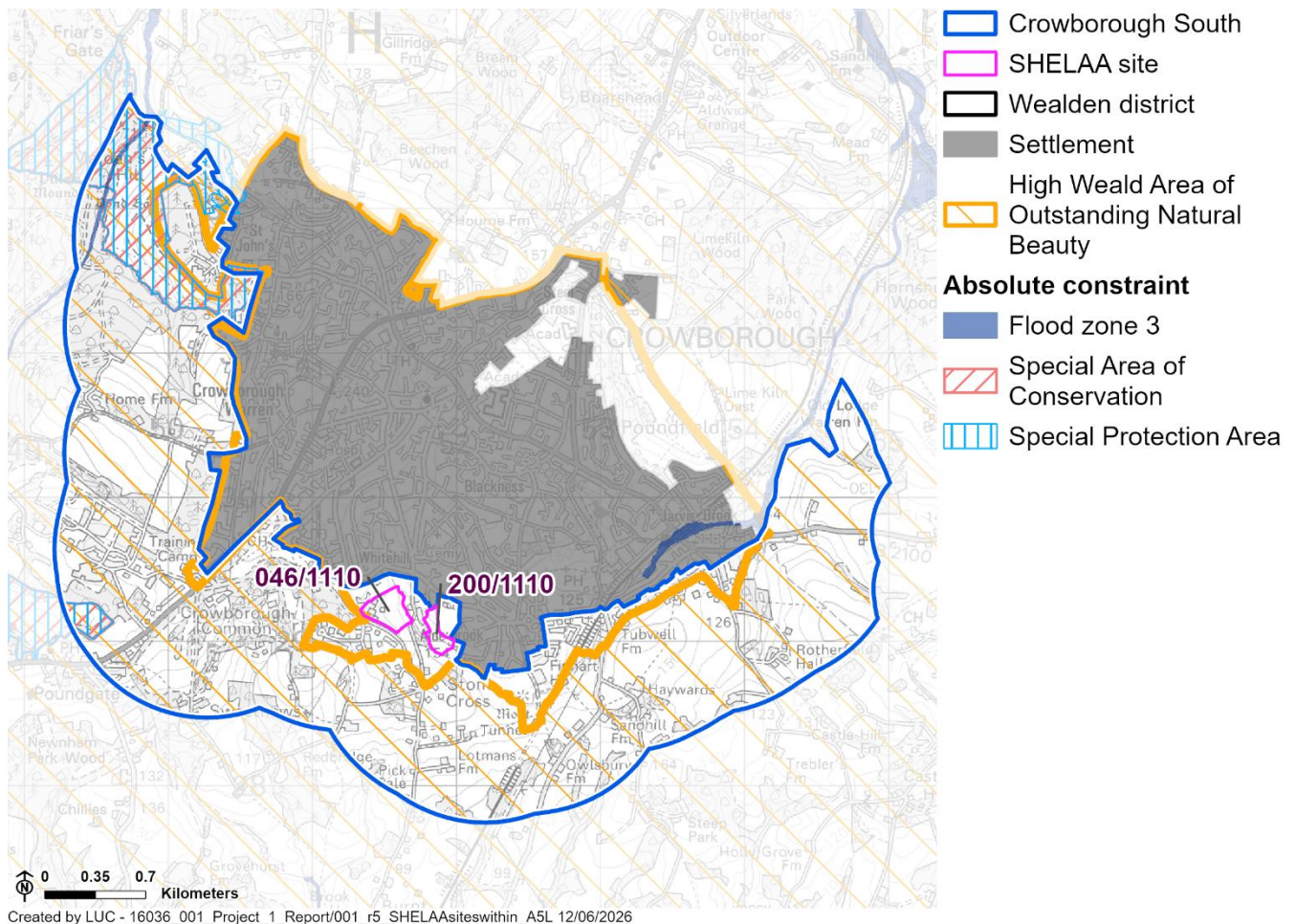
LCA 5B: High Weald: Central

Figure 2.13 Location of LCA 5B High Weald: Central



Crowborough South Assessment Unit

Figure 2.14 SHELAA sites within Crowborough South⁸



Assessment Unit	Crowborough South		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	MH	H	H

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Figure 2.15 Absolute constraints within Hailsham East⁹

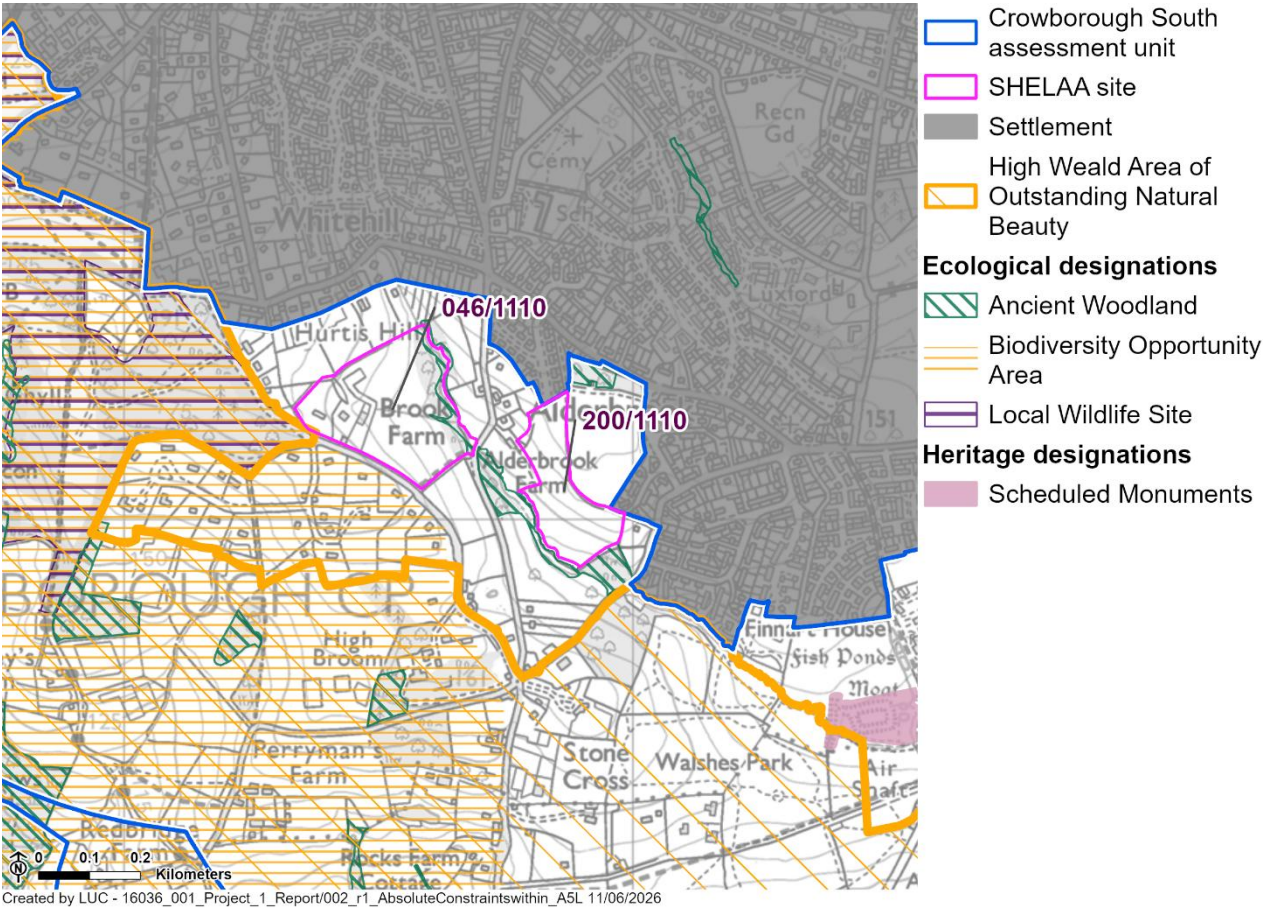


Figure 2.16 Representative site photos



Site 046/1110: Enclosed views from the road to the east



Site 200/1110: Views south into the site from the residential edge

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SHELAA sites	200/1110 - Land north of Stone Cross Road at Alderbrook, Crowborough 046/1110 - Brook Farm, High Broom Road, Crowborough
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The sites lie to the south of Crowborough, either side of Alice Bright Lane. The sites have a similar sensitivity to the wider assessment unit, reflecting the complex undulating ridged landform and incised stream valleys that are a defining component of the High Weald. Like the wider assessment unit, both sites occupy sloping land that falls towards tributaries of the Jarvis Brook, which increases sensitivity. The wooded and rough grassland character that forms the rural backdrop to the settlement edge of Crowborough is also present across both sites. Sensitivity is slightly reduced where the settlement edge and recent residential development exert a localised urban fringe influence, notably to the north of Site 200/1110. Like the wider assessment unit, the sites contain a mixture of irregular field patterns and wooded edges. Site 200/1110 is formed of medieval assarts, while Site 046/1110 has a regular piecemeal enclosure pattern. Alice Bright Lane Gill ancient woodland runs along the east of Site 046/1110 and lies immediately south of Site 200/1110, reinforcing the interconnected woodland network that is characteristic of the High Weald and increasing sensitivity. Tributaries of the Jarvis Brook run along the southern boundary of Site 200/1110 and the north-eastern boundary of Site 046/1110, reflecting the wider hydrological pattern of the assessment unit and increasing sensitivity to change. As in the wider assessment unit, the sites are semi-enclosed by mature boundary vegetation, which limits intervisibility with the wider countryside; however, there is occasional intervisibility with the wooded ridges of the High Weald AONB to the south, consistent with the wider pattern of views noted across the assessment unit. Both sites retain a rural character and contribute to the scenic wooded backdrop of Crowborough, although perceptual qualities are locally moderated by proximity to existing development, the settlement edge, and activity along High Broom Road. A public right of way, including the historic routeway at High Broom Road adjacent to Site 046/1110, provides some access and potential views into the sites, consistent with the wider pattern of recreational routes across the assessment unit. Like the wider assessment unit, the sites do not contain recorded historic features, which reduces sensitivity, although their proximity to ancient woodland increases sensitivity overall.
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 elevated and undulating landform that forms part of the wider ridge and valley landscape of the High Weald. ■ Interconnected ancient woodland, including Alice Bright Lane Gill adjacent to both sites, which is a defining component of the wider assessment unit. ■ The wooded rural backdrop the landscape provides to the southern edge of Crowborough, which contributes to the settlement's character and its relationship with the High Weald AONB. ■ Public right of way through the south of Site 046/1110. ■ Intervisibility with lower-lying landscapes to the south within the High Weald AONB, where development could introduce built form into currently rural views. ■ Areas of tranquillity and rural perceptual qualities, which are characteristic of the wider assessment unit.

Landscape sensitivity		
SHELAA site	200/1110 - Land north of Stone Cross Road at Alderbrook, Crowborough	
Sensitivity rating for small-scale residential	Moderate to higher sensitivity	MH
Reasoning	Reasoning The site lies adjacent to the High Weald AONB and occupies a sloping valley landform that contributes to the wider ridge and valley character of the High Weald AONB, increasing sensitivity. The presence of ancient woodland and riparian vegetation along a tributary of the Jarvis Brook immediately to the south further increases sensitivity. The site forms part of the wooded rural backdrop to the settlement edge to the north, and development would be visible from lower-lying landscapes to the south unless carefully sited and enclosed. Large-scale or more intensive development types would be out of character with the low-rise settlement pattern and the rural wooded setting. Sensitivity is reduced by the site's proximity to existing residential development at Alderbrook, its visual containment by boundary vegetation, and the weaker expression of historic field pattern compared with the most intact areas of the assessment unit. The characteristics described above result in a moderate-high landscape sensitivity to small-scale residential development and a higher sensitivity to medium-scale residential and commercial/industrial development types.	
Outline landscape mitigation / guidance	Any development on the site should: ■ Be located adjacent to the existing settlement edge at Alderbrook to reinforce the existing settlement pattern to the north and south-east and avoid encroachment into the more rural parts of the valley to the south and west. Carefully consider siting development in the north as the higher elevations make this part of the site more prominent in views from the south. ■ Avoid impacts on Alice Bright Lane Gill ancient woodland, maintaining an appropriate buffer and ensuring no deterioration of woodland edges or hydrological connections. ■ Protect the tributary of the Jarvis Brook, incorporating it into a multifunctional green infrastructure corridor. ■ Retain and strengthen boundary vegetation to maintain visual containment and reinforce the wooded settlement edge characteristic of Crowborough South. ■ Enhance hedgerows and woodland connections to the north to support the wider habitat network and contribute to BOA objectives where relevant. ■ Ensure building scale, layout and materials reflect the local vernacular and the principles of the adjacent High Weald AONB design guidance. ■ Maintain the rural character and perceptual qualities of the area, avoiding lighting or built form that would erode tranquillity or the wooded backdrop. ■ Consider intervisibility with the High Weald AONB to the south, using siting, scale and strengthened woodland edges to minimise visibility in views from the AONB and lower-lying landscapes to the south. <i>Please also refer to the strategic landscape guidance for the wider Crowborough South assessment unit.</i>	

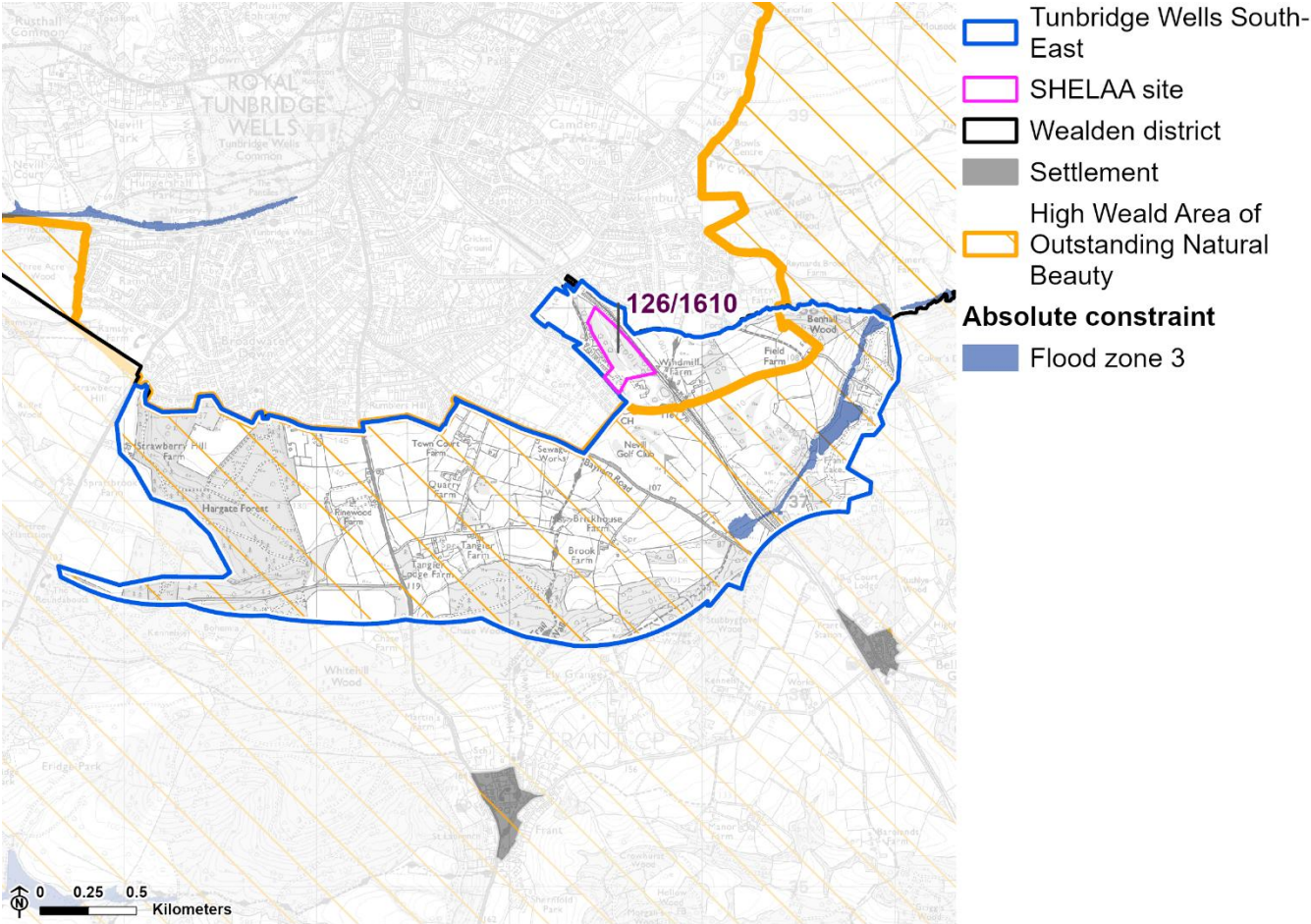
Landscape sensitivity		
SHELAA site	046/1110 - Brook Farm, High Broom Road, Crowborough	
Sensitivity rating for small-scale residential	Moderate to higher sensitivity	MH
Reasoning	The sloping landform between 180m and 150m AOD, the presence of ancient woodland along the north-eastern boundary, and the tributary of the Jarvis Brook along the eastern boundary all increase sensitivity. The site forms part of the wooded rural backdrop to the Crowborough settlement edge and retains a degree of tranquillity, which also increases sensitivity. The medieval assart field pattern in the north of the site and historic routeway at High Broom Road along the southern boundary adds time-depth and increases sensitivity to change along this edge. Sensitivity is reduced by the existing horse farm development at Brook Farm, proximity to existing residential development south of Hurtis Hill, the regular piecemeal enclosure field pattern in the south, which lacks strong distinctiveness, and by the visual containment provided by boundary vegetation, which limits wider intervisibility, including with the High Weald AONB to the south and west. The characteristics described above result in a moderate–high sensitivity to small-scale residential development and a higher sensitivity to medium-scale residential and commercial/industrial development types.	
Outline landscape mitigation / guidance	Any development on the site should: ■ Be located in the west along High Broom Road to avoid encroachment into the more rural parts of the landscape to the north and north-west of the site. ■ Be set back from ancient woodland in the east. Appropriate buffers to protect the ancient woodland should be provided. ■ Be set back from the tributary of the Jarvis Brook on the eastern boundary. Enhance the brook, and where possible incorporate it into a multifunctional green infrastructure corridor. ■ Retain and strengthen all boundary vegetation to maintain visual containment and reinforce the wooded settlement edge characteristic of Crowborough South. ■ Respect the historic routeway at High Broom Road, ensuring development does not erode its character or setting. ■ Set development back from the public right of way along the south-eastern edge, retaining the rural experience of walking on the path. Minimise visibility of any development from the public rights of way which pass through or near the sites. ■ Ensure siting responds to the sloping landform by keeping development close to the existing settlement edge, avoiding the higher parts of the site to the north-west and west where it would appear more visually prominent in views from lower-lying landscapes to the south. ■ Enhance hedgerows and woodland connections from the western edge along the road to support the wider habitat network and contribute to BOA objectives where relevant. ■ Ensure building scale, layout and materials reflect the local vernacular and the principles of the adjacent High Weald AONB design guidance.	

- | | |
|--|--|
| | <ul style="list-style-type: none">■ Maintain the rural character and perceptual qualities of the area, avoiding lighting or built form that would erode tranquillity or the wooded backdrop. |
|--|--|

Please also refer to the strategic landscape guidance for the wider Crowborough South assessment unit.

Tunbridge Wells South-East Assessment Unit

Figure 2.17 SHELAA sites within Tunbridge Wells South-East¹⁰



Created by LUC - 16036_001_Project_1_Report/001_r5_SHELAAsiteswithin_A5L 12/06/2026

Assessment Unit	Tunbridge Wells South-East		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	MH	H	H

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Figure 2.18 Absolute constraints within Tunbridge Wells South-East¹¹

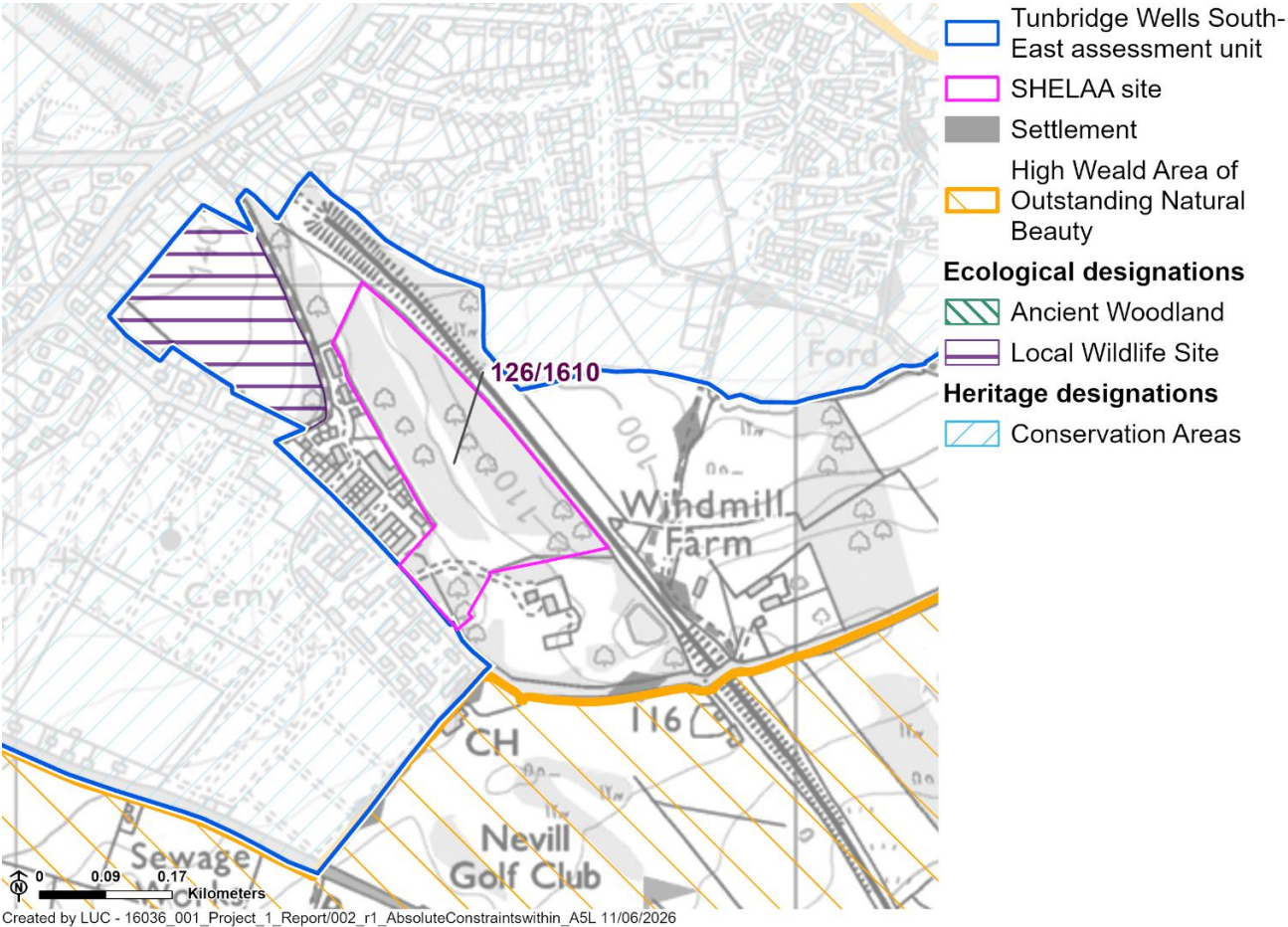


Figure 2.19 Representative site photos



Views to the dense woodland from the Benhall Mill Road



Views north into the site from the Little Mount Farm entrance track

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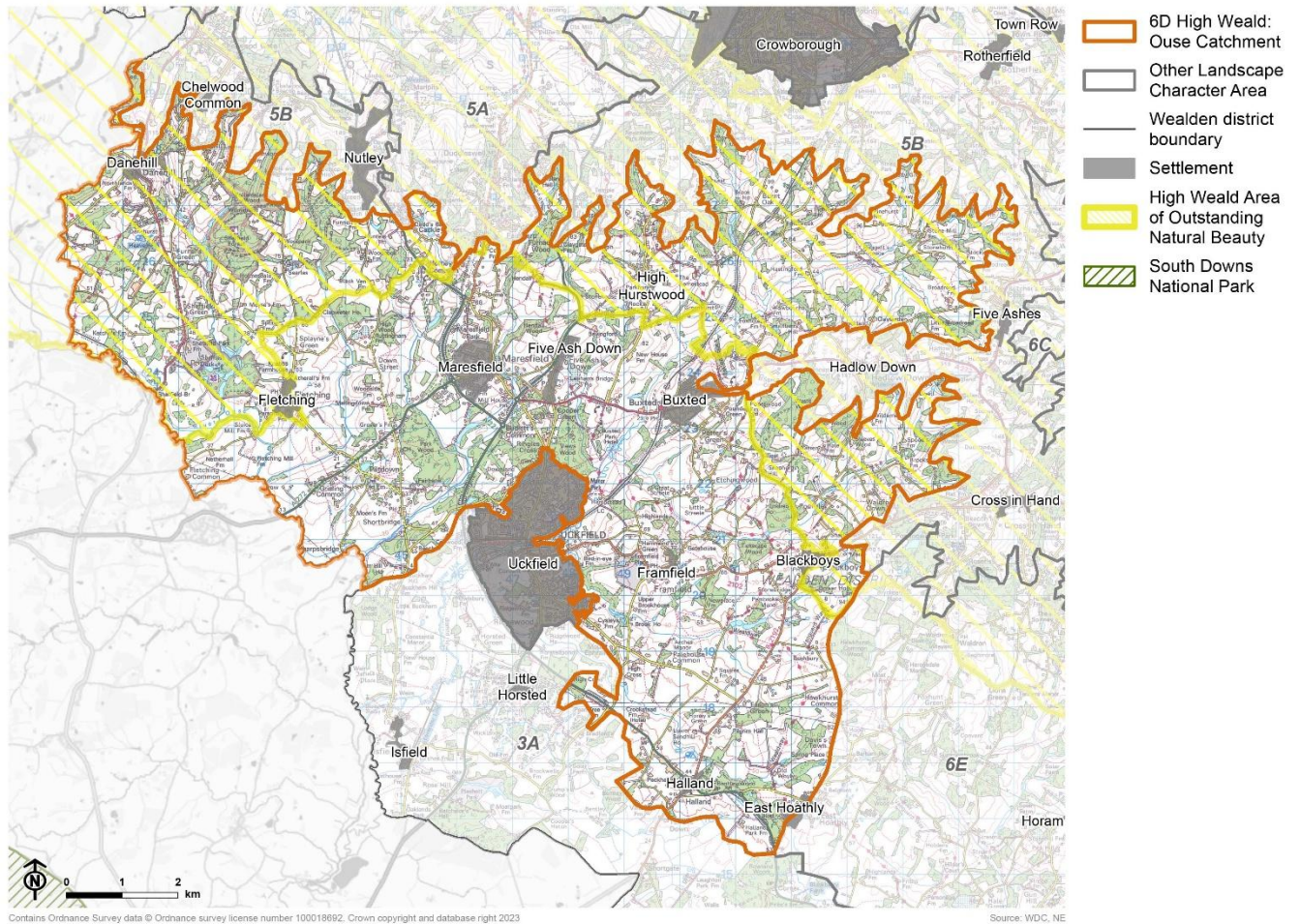
SHELAA site	126/1610 - Land to the east of Benham Mill Road, Tunbridge Wells
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site lies to the south-east of Tunbridge Wells, between the settlement edge along Benhall Mill Road and the railway line. It sits within the wooded landscape that contributes to the rural setting of Tunbridge Wells. The site has a similar sensitivity to the wider assessment unit, reflecting the complex undulating ridged landform which falls towards the incised stream valleys in the south and east. Like the wider assessment unit, the site occupies gently sloping land that forms part of the wider ridge-and-valley landscape of the High Weald, which increases sensitivity. The site is entirely covered by broadleaved woodland, consistent with the mature deciduous woodland that is a key sensitivity of the wider assessment unit. Like the wider assessment unit, the site lies adjacent to ecologically valued habitats, including Hawkenbury Farm Meadows Local Wildlife Site to the immediate north-west, which contains traditionally managed unploughed meadow and intact mature hedgerows. The historic field pattern is less strongly expressed within the site due to its informal parkland in the south and reclaimed industrial in the north, although the surrounding landscape contains small-scale planned private enclosure and piecemeal enclosure typical of the wider assessment unit. As in the wider assessment unit, the site is semi-enclosed by woodland and the railway line, which reduces sensitivity relative to more open parts of the landscape. However, there is occasional intervisibility with the wooded ridges of the High Weald AONB to the south, consistent with the wider assessment unit. The site retains a rural and partially tranquil character, although proximity to the settlement edge introduces some urban fringe influence, similar to other parts of the assessment unit. Overall, the site shares several of the wider assessment unit's key sensitivities, woodland cover, ecological value, historic landscape structure, rural perceptual qualities, and intervisibility with the AONB, while enclosure and adjacency to the settlement edge reduce sensitivity relative to the most open and remote areas of the Tunbridge Wells South-East assessment unit.
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 characteristic of the High Weald. ■ The wooded rural backdrop the landscape provides to the southern edge of Tunbridge Wells. ■ Ecologically valued woodland and priority habitats, including broadleaved woodland and adjacent traditionally managed meadow. ■ Public rights of way, including those connecting to the wider recreational network. ■ Intervisibility with the wooded ridges of the High Weald AONB, where development could introduce built form into currently rural views.

Landscape sensitivity		
SHELAA site	126/1610 - Land to the east of Benham Mill Road, Tunbridge Wells	
Sensitivity rating for	High sensitivity	H

small-scale residential		
Reasoning	The broadleaved woodland cover across the entire site, and its proximity to Hawkenbury Farm Meadows Local Wildlife Site all increase sensitivity. The gentle east-facing slope between approximately 120m and 105m AOD and the site's strong sense of enclosure and rurality further increase sensitivity. Sensitivity is reduced only marginally by the site's proximity to existing residential development along Benhall Mill Road and the influence of the railway line, which introduces a minor urban fringe element. However, these factors do not significantly diminish the overall sensitivity due to the dominance of woodland, ecological value, and the intactness of perceptual qualities. The characteristics described above result in a high sensitivity to all development types.	
Outline landscape mitigation / guidance	Landscape and visual constraints mean the site is unlikely to be suitable for development. However, it is noted that permission has previously been granted on this site, based on assessment of the development proposed at that time. If development comes forward it should: ■ Retain the wooded character of the site and reinforce woodland edges to maintain enclosure and the wooded gap between settlement areas. Avoid loss, fragmentation, or deterioration of broadleaved woodland, which is a priority habitat and a defining feature of the site. ■ Maintain a substantial buffer to Hawkenbury Farm Meadows Local Wildlife Site and ensure no adverse effects on its botanical interest or intact hedgerow network. ■ Protect the historic routeway along Benhall Mill Road, ensuring development does not erode its character or setting. ■ Consider views from adjacent Little Mount Farm and adjacent residential dwellings off Benhall Mill Road. Consider views from the High Weald Landscape Trail which runs to the south and east of the site. ■ Ensure any unavoidable vegetation loss is compensated with native woodland planting consistent with the High Weald landscape character. ■ Consider views to the High Weald AONB to the south. <i>Please also refer to the strategic landscape guidance for the wider Tunbridge Wells South- East assessment unit.</i>	

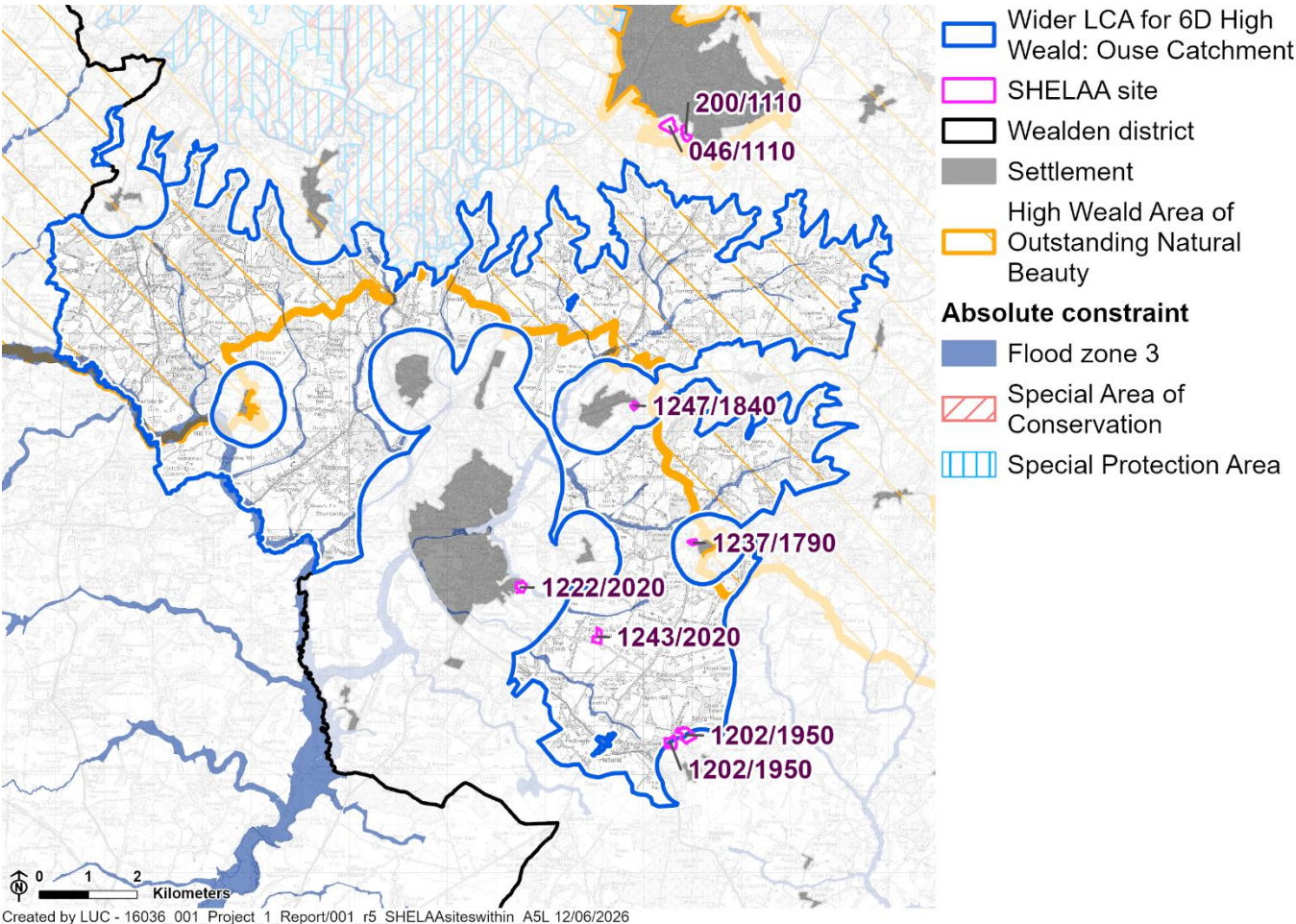
LCA 6D: High Weald: Ouse Catchment

Figure 2.20 Location of LCA 6D: High Weald: Ouse Catchment



LCA 6D: Wider Area Assessment Unit

Figure 2.21 SHELAA sites within LCA 6D: Wider Area¹²



Assessment Unit	LCA 6D - Wider LCA area		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/Industrial
	MH	H	H

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Figure 2.22 Absolute constraints within LCA 6D: Wider Area¹³

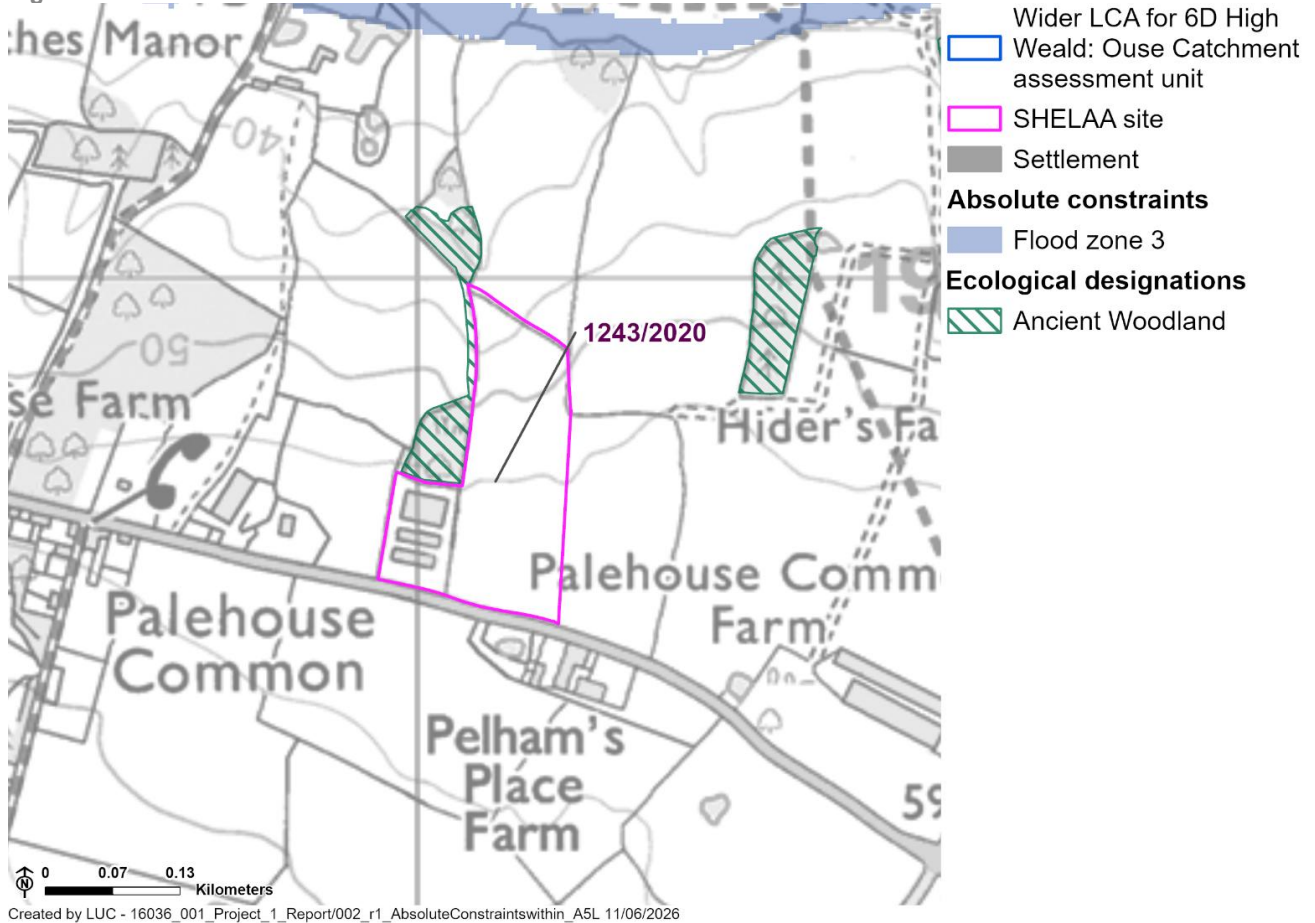


Figure 2.23 Representative site photos



Business park in the west of the site.



Long-distance views east across the site.

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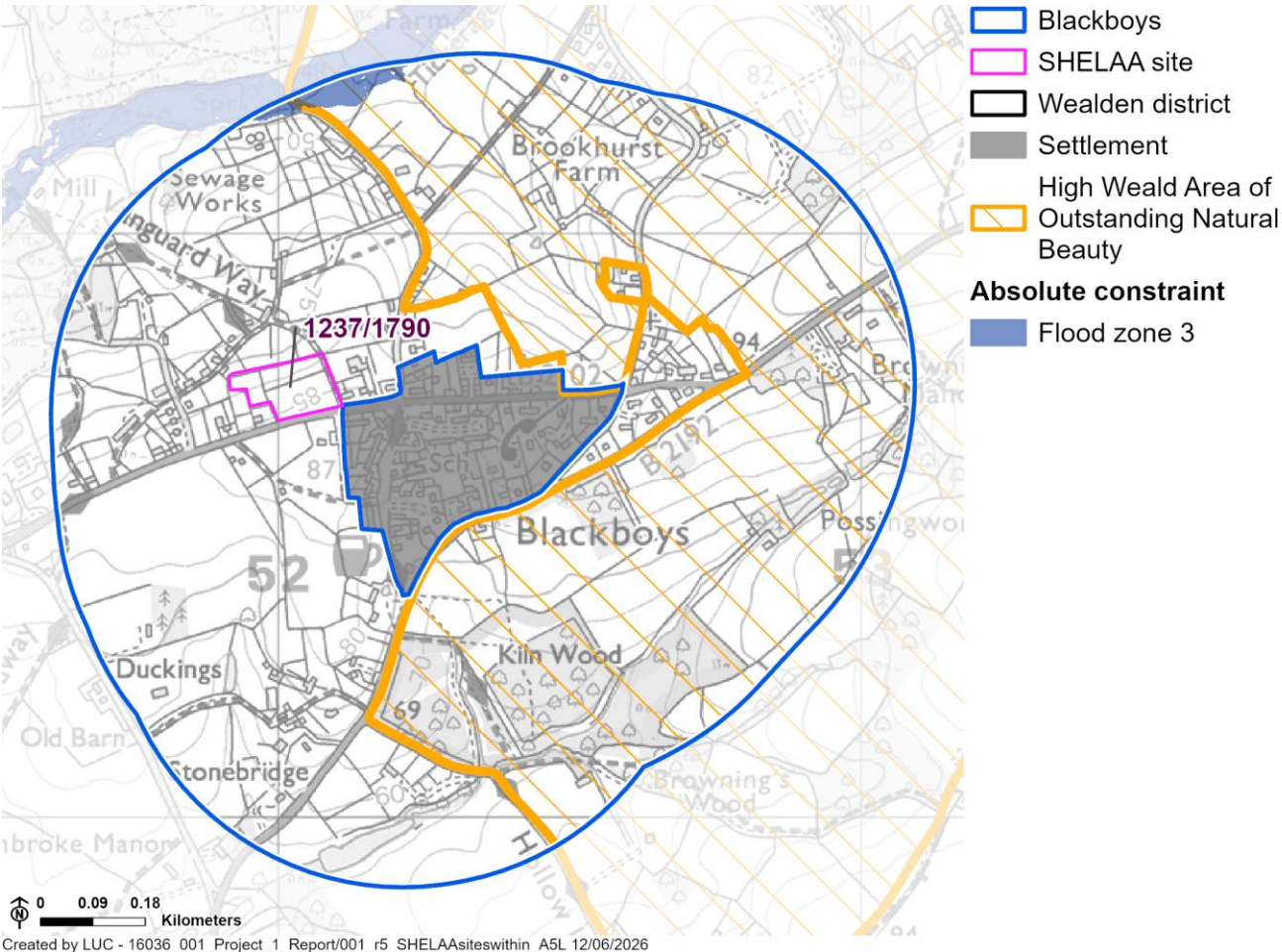
SHELAA site reference	1243/2020 - Land north west of Sand Hill Lane, Uckfield
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The site lies to the north of Palehouse Common Lane, to the south-east of Uckfield, within the wider LCA 6D landscape. The site reflects the gently rolling landform of the wider assessment unit, sloping north between approximately 55m and 40m AOD. Like the wider assessment unit, the site forms part of a landscape of mixed rough grassland interspersed with woodland blocks and hedgerow trees, although the presence of the existing retail park in the west locally reduces sensitivity. The historic field pattern has been altered by existing industrial development in the west and modern field amalgamation, consistent with the pattern set out in the wider assessment unit. The site is bordered by mature hedgerows along the western and northern boundaries, including Poultry Houses Shaw, recorded as ancient woodland, to the north-west, consistent with the wider assessment unit. This reflects the ecologically valued woodlands and priority habitats that are a key sensitivity of the wider assessment unit. Like the wider assessment unit, the site is semi-enclosed, with dense vegetation along the north-western boundary reducing intervisibility, although the more open eastern and southern boundaries allow some views across the surrounding landscape. Occasional intervisibility with the wooded ridges of the High Weald AONB to the north is consistent with the wider assessment unit. Rural character and tranquillity are locally reduced by the existing industrial uses in the west of the site and by traffic along Palehouse Common Lane. Overall, the site has a slightly lower sensitivity to commercial development than the wider assessment unit due to the presence of the business park, areas of modern field amalgamation, lack of public access and limited historic features.
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 gently rolling landform characteristic of LCA 6D. ■ Ecologically valued habitats, including adjacent ancient woodland. ■ Hedgerows and mature hedgerow trees, which contribute to the wider landscape structure. ■ Dispersed rural settlement pattern and the role the landscape plays in the separation between settlements. ■ Intervisibility with the wooded ridges of the High Weald AONB, where development could introduce built form into currently rural views.

Landscape sensitivity		
SHELAA site	1243/2020 - Land north west of Sand Hill Lane, Uckfield	
Sensitivity rating for commercial / industrial	Moderate to higher sensitivity	MH
Reasoning	Reasoning	
	The rough grassland in the eastern field, the presence of mature hedgerows and hedgerow trees along the western and northern boundaries, and the adjacent Poultry Houses Shaw ancient	

	woodland to the north and west of the site increase sensitivity. The gently sloping landform and the site's partially rural character away from the retail park also increase sensitivity. Sensitivity is reduced by the presence of the existing retail park in the west of the site, which introduces a commercial character and reduces rurality. The irregular medium-scale field pattern and areas of modern field amalgamation further reduce sensitivity relative to more intact parts of the wider landscape. The semi-enclosed nature of the site, particularly along the north-western boundary, also reduces sensitivity by limiting wider intervisibility. The characteristics described above result in a moderate–high sensitivity to commercial/industrial development and a lower sensitivity to small-scale residential development.
Outline landscape mitigation / guidance	Any development on the site should: ■ Be set back from Poultry Houses Shaw ancient woodland to the north and west of the site, maintaining an appropriate buffer to protect the ancient woodland. ■ Retain and strengthen hedgerows and mature hedgerow trees along the western and northern boundaries. ■ Protect the historic routeway along Palehouse Common Lane and avoid erosion of its character. ■ Reinforce the semi-enclosed character of the site through native woodland and hedgerow planting. ■ Avoid development on the most visually open parts of the site, particularly to the north where it would be more prominent in views. ■ Ensure building scale, layout and materials respond to the adjacent employment development, rural context and the wider landscape character. ■ Maintain rural perceptual qualities by avoiding excessive lighting or built form that would increase urban influence. <i>Please also refer to the strategic landscape guidance for the High Weald wider assessment unit.</i>

Blackboys Assessment Unit

Figure 2.24 SHELAA sites within Blackboys¹⁴



Assessment Unit	Blackboys		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	MH	MH	H

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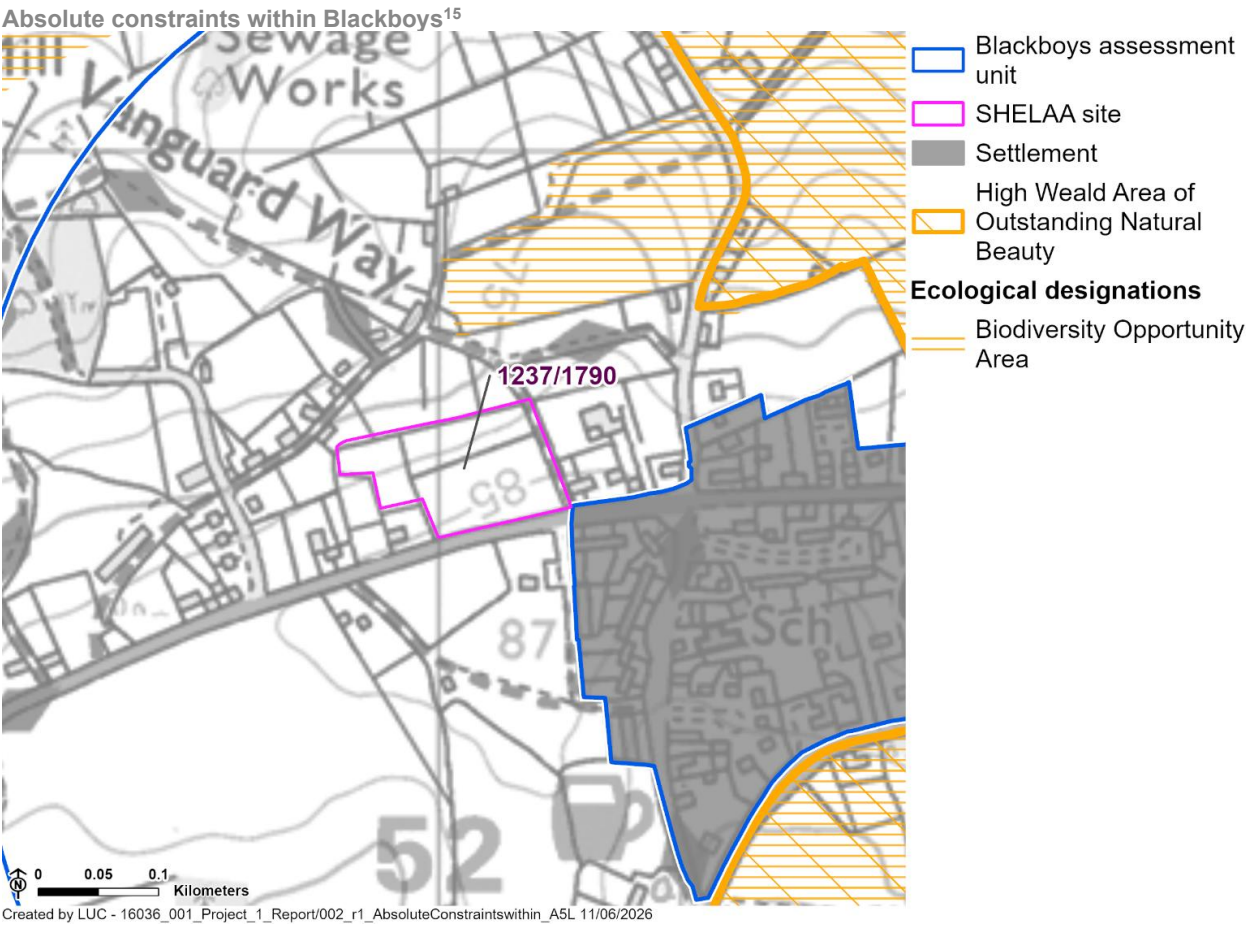


Figure 2.25 Representative site photos



Views north into the site with rough grassland and partially enclosed from the road B2102



Thick mature hedgerow along provides screening to the west along the public right of way.

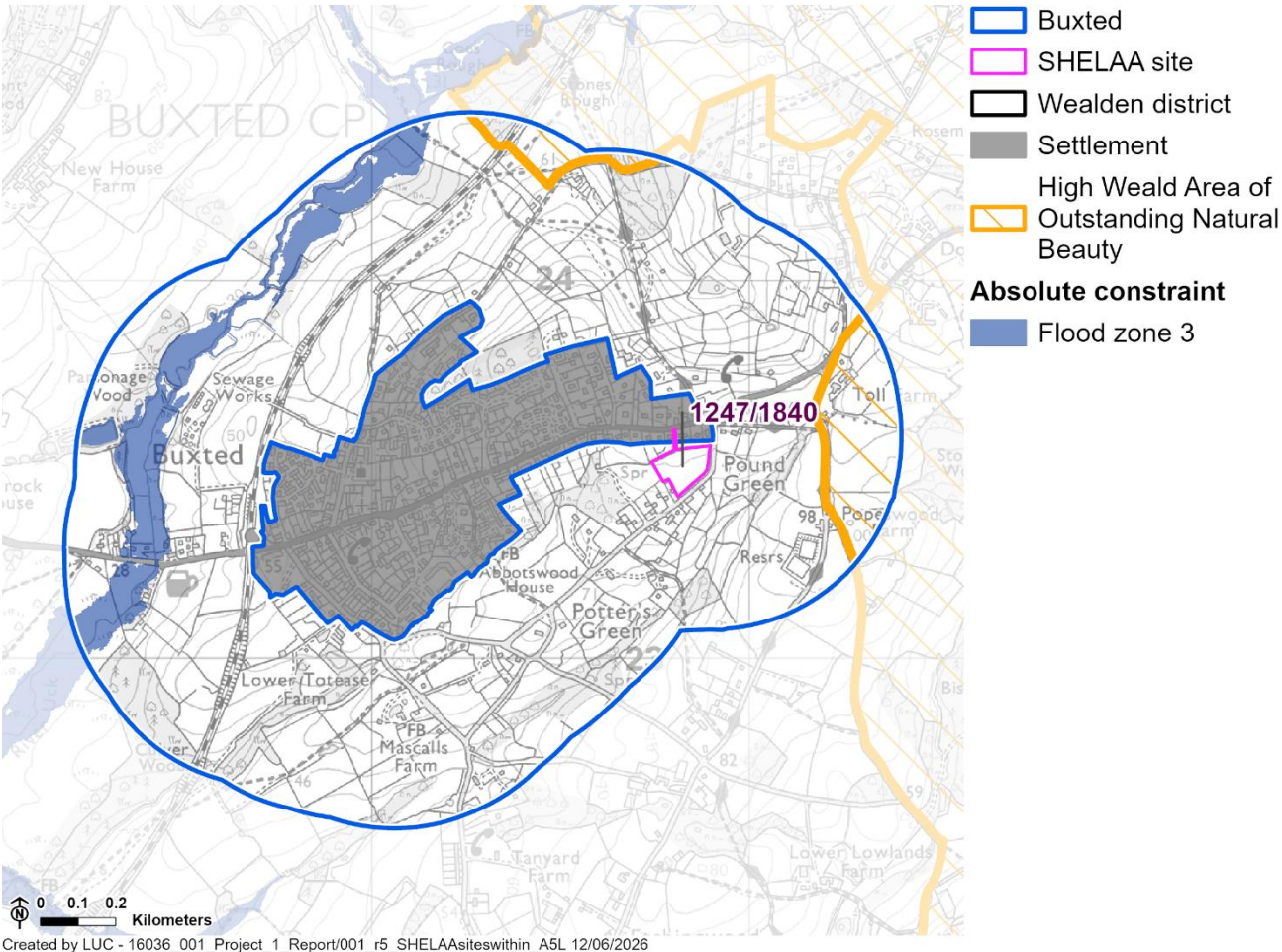
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SHELAA site reference	1237/1790 - Land adjoining Old Mill House, Framfield Road, Blackboys
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The site lies to the north-west of the Blackboys settlement edge, immediately north of the B2102 Framfield Road, and forms part of the gently sloping land that falls northwards from the village ridge. The site has a similar sensitivity to the wider assessment unit, reflecting the ridge and valley landform that is a defining characteristic of the High Weald AONB. Like the wider assessment unit, the site occupies land that slopes away from the settlement core, increasing sensitivity where development would be more visible from lower-lying landscapes to the north. Like the wider assessment unit, the site has a historic field pattern of isolated enclosures. The strong hedgerow boundary along the southern edge and the more open northern boundary reflect the wider pattern of thick hedgerows and mature trees that characterise the Blackboys landscape. The site is influenced by its proximity to the B2102 and surrounding residential development, which reduces sensitivity. Recent development along the B2102 means that the site is experienced as a gap in development along the road. Development on the site would therefore not be out of keeping with the current settlement pattern, although extends development further along the B2102 Framfield Road. As in the wider assessment unit, the site is semi-enclosed by hedgerows and adjacent development, which limits some intervisibility with the wider countryside. However, like the wider assessment unit, the site retains some rural qualities, particularly in its open northern boundary, where views extend across the sloping landform. This open boundary allows intervisibility with the wooded valleys and rising landforms of the High Weald AONB to the north-east, consistent with the wider assessment unit. A public right of way runs along the eastern edge of the site connecting to the north to the Vanguard Way, however there are no views from the public right of way into the site. Overall, the site shares several of the wider unit's key sensitivities, sloping landform, hedgerow structure, rural perceptual qualities, and intervisibility with the AONB, while proximity to the B2102 and surrounding residential development reduces sensitivity relative to the more intact and tranquil parts of the Blackboys landscape.
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 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.

Landscape sensitivity		
SHELAA site	1237/1790 - Land adjoining Old Mill House, Framfield Road, Blackboys	
Sensitivity rating for small-scale residential	Moderate sensitivity	M
Reasoning	Reasoning The sloping landform, falling northwards from the B2102, increases sensitivity where development would be more visible from lower-lying landscapes to the north and in views from the High Weald AONB. The strong hedgerow boundary along the southern edge and the open northern boundary contribute to the site's visibility and rural character. The historic field pattern of isolated enclosure also increases sensitivity. Sensitivity is reduced by the site's proximity to the B2102 and surrounding residential development, which introduces an urban edge influence and reduces tranquillity due to traffic noise. The site's semi-enclosed character along the southern and western boundaries also reduces sensitivity. The site is also part of the expanded settlement edge of Blackboys along the B2102 and would not be seen as expansion into the open countryside. The characteristics described above result in moderate sensitivity to small-scale residential development and higher sensitivity to medium-scale residential and commercial/industrial development.	
Outline landscape mitigation / guidance	Any development on the site should: ■ Locate development in the south of the site along the B2102 in keeping with the existing settlement pattern of Blackboys. ■ Retain and strengthen hedgerow boundaries, particularly along the northern and eastern edges, to filter views and reinforce the rural character. ■ Maintain the alignment and rural character of the public right of way along the eastern boundary, avoiding enclosure or urbanising features. ■ Use building scale, form and materials that respond to the local vernacular. ■ Retain occasional long-distance views from the B2102 across the river valley towards the High Weald AONB to the north. ■ Avoid lighting or boundary treatments that would increase urban influence or erode rural perceptual qualities. <i>Please also refer to the strategic landscape guidance for the Blackboys assessment unit.</i>	

Buxted Assessment Unit

Figure 2.26 SHELAA sites within Buxted¹⁶



Assessment Unit	Buxted		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/Industrial
	M	MH	H

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Figure 2.27 Absolute constraints within Buxted¹⁷

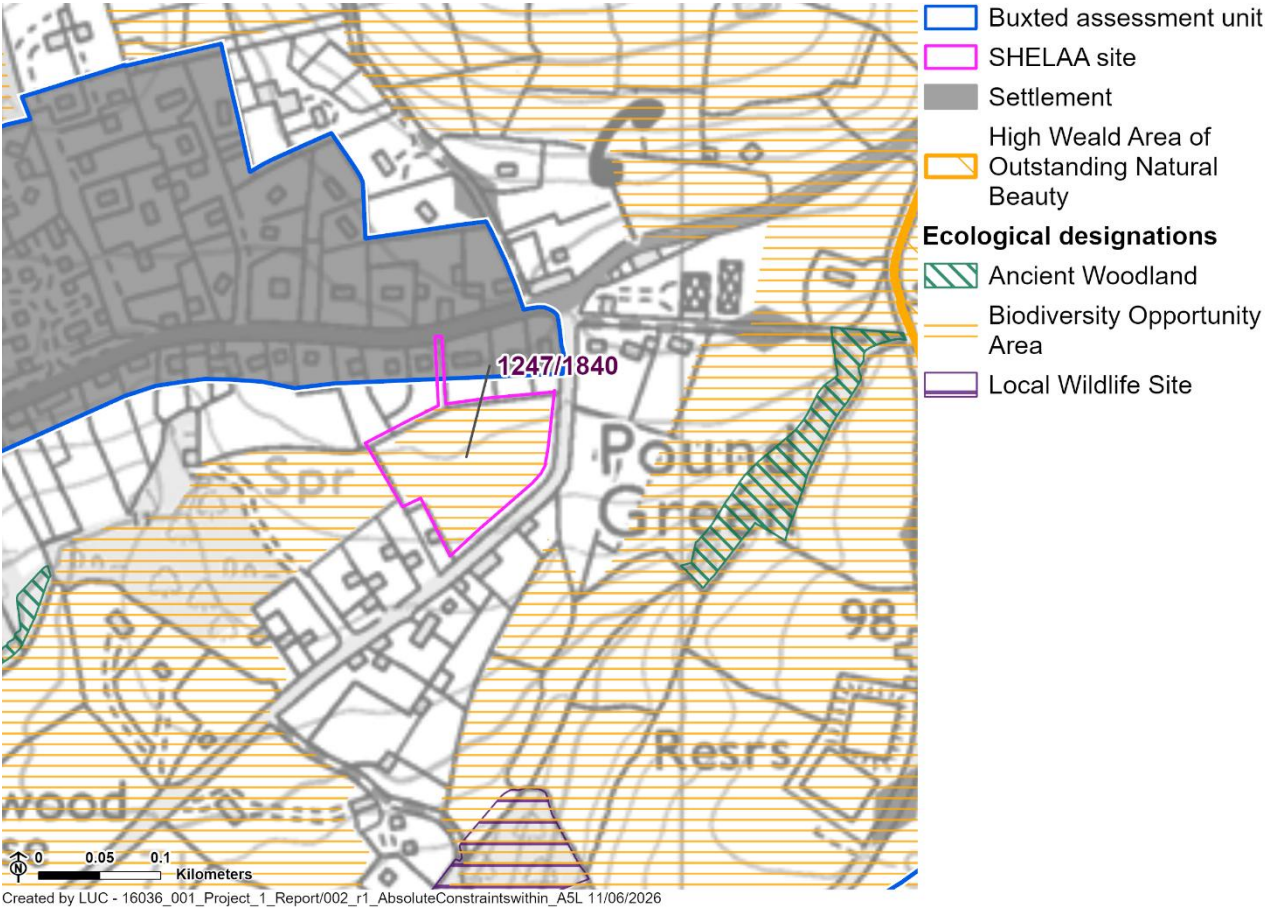


Figure 2.28 Representative site photos



Enclosed arable field with mature hedgerow trees along the Lime Lane



Rural and enclosed due to the mature hedgerows and trees along the Lime Lane.

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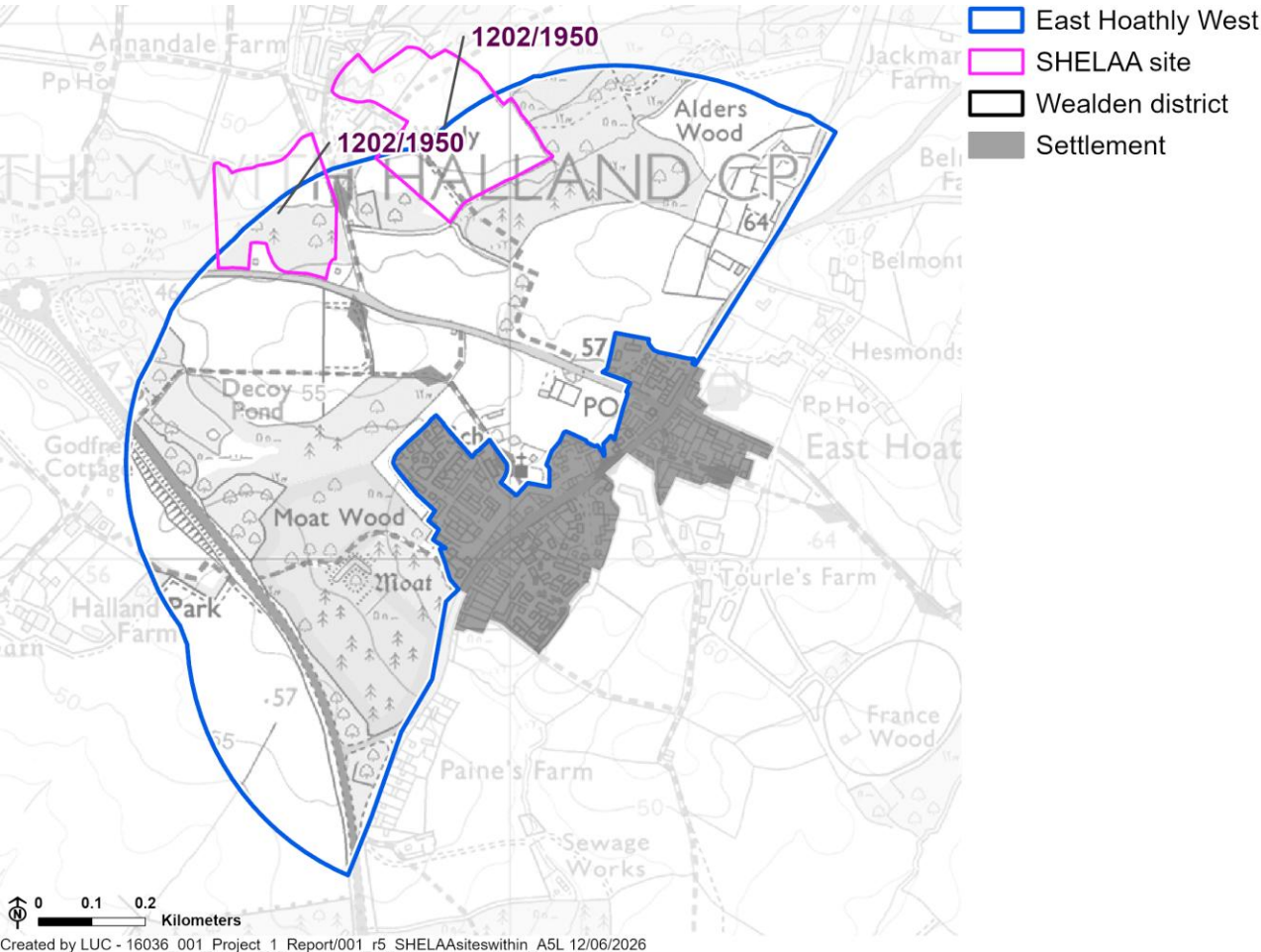
SHELAA site reference	1247/1840 - Land at Limes Lane, Buxted
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site lies to the south-east of Buxted and is considered to have a similar sensitivity to development to the wider assessment unit. Like the wider assessment unit, the site reflects a sloping valley landform in a predominantly arable landscape bounded by mature hedgerows and trees. The site has an intact small-scale historic field pattern and provides a positive contribution to the rural character of Buxted. Unlike the wider assessment unit there are no woodlands or public access within the site. These characteristics contribute to its overall sensitivity. Overall, the site shares some of the key characteristics of the wider LCA 6D landscape, with its thick hedgerows with hedgerow trees, its rural setting and small field pattern.
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 strong network of thick hedgerows with hedgerow trees. ■ Intact small-scale historic field patterns. ■ The rural character with strong recreational opportunities, including the long-distance Vanguard Way. ■ Areas of tranquillity and dark skies, particularly to the south-east of the assessment unit. ■ Views toward and intervisibility with the High Weald AONB to the east.

Landscape sensitivity		
SHELAA site	1247/1840 - Land at Limes Lane, Buxted	
Sensitivity rating for small-scale residential	Moderate sensitivity	M
Reasoning	The site comprises a gently sloping landform ranging from 90m to 95m AOD. The regular field pattern has well-vegetated boundaries and is classified as a predominately cohesive assart historic pattern, which increases sensitivity. The boundary vegetation limits intervisibility with the wider countryside, especially in the south of the site, which reduces sensitivity. The site lies adjacent to the existing settlement edge of Buxted. Residential back gardens along the A272 form much of the northern boundary. Development on the site would join together development on Lime Lane to the west and development along the A272, although these are both part of Buxted. Limes Lane forms a strong boundary feature, and development of the site would not be perceived as crossing into the wider countryside. The site is influenced by existing built form and proximity to the urban edge, and does not form part of a wider, open rural landscape, which reduces sensitivity. There are no recorded heritage assets within the site, and the enclosed nature of the site reduces visibility from the Vanguard Way that passes to the north-east of the site.	

	The characteristics described above result in a moderate landscape sensitivity to small-scale residential development and 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 northern boundary, where the higher landform increases intervisibility with the AONB in the east. ■ Retain, protect and enhance all boundary vegetation where possible, including mature hedgerows and trees, which contribute to visual containment and form part of the wider green infrastructure network. ■ Consider the relationship with the existing settlement edges along Limes Lane and the A272, ensuring development integrates with the urban fringe. ■ Ensure built form and layout respect the transition between settlement edge and open countryside, maintaining a clear and defensible boundary. <i>Please also refer to the strategic landscape guidance for the Buxted assessment unit.</i>

East Hoathly West Assessment Unit

Figure 2.29 SHELAA sites within East Hoathly West¹⁸



Assessment Unit	East Hoathly West		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	MH	H	H

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Absolute constraints within East Hoathly West¹⁹

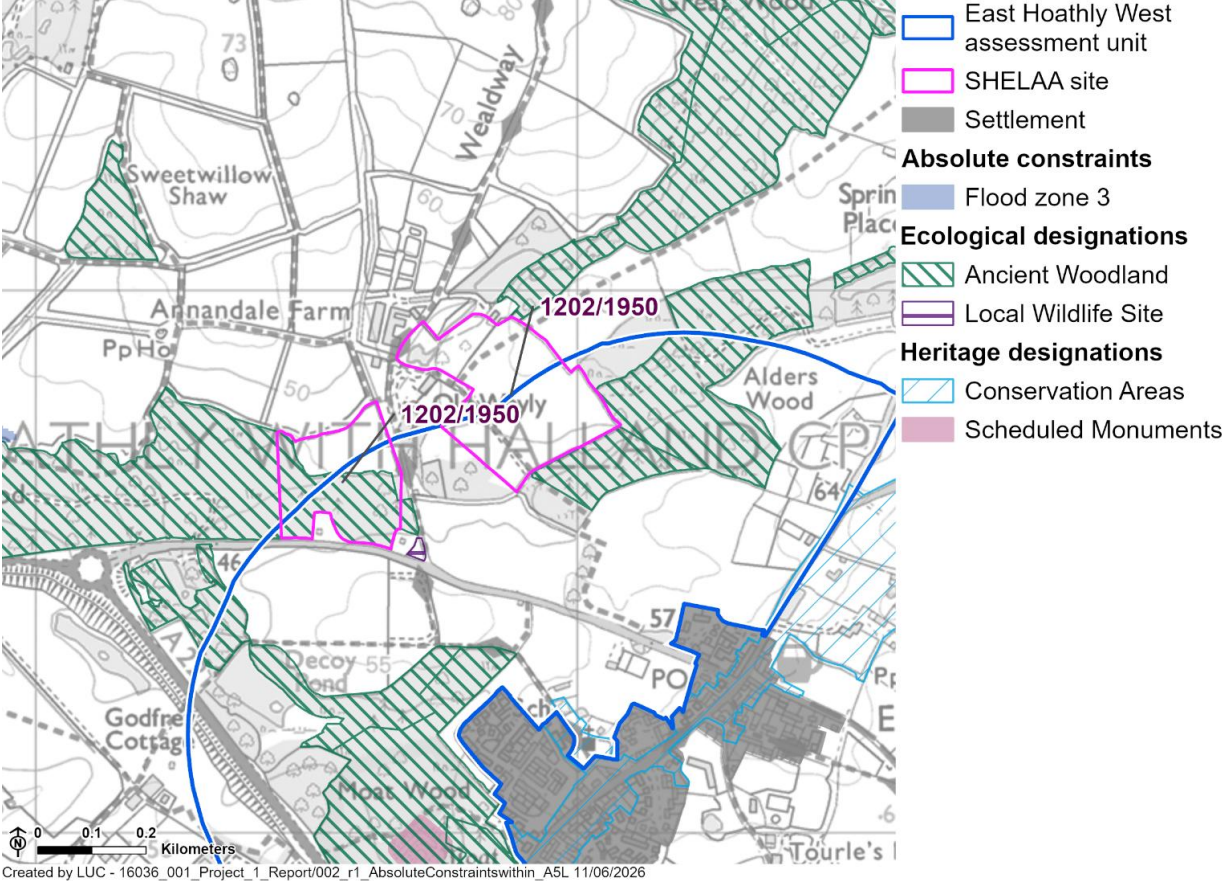


Figure 2.30 Representative site photos



Views into the eastern parcel from the public right of way



Views towards the enclosed south-eastern edge of the western parcel from the public right of way.

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SHELAA site reference:	1202/1950 - Old Whyly, London Road, East Hoathly
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider area?	The site lies to the north-west of East Hoathly, split across two parcels to the north of East Hoathly road either side of the Wealdway. The western parcel comprises part of Bentley Wood ancient woodland and a small pasture field. The eastern parcel is a pasture field, formed by assarts of the Alders Wood ancient woodland. The site lies across the East Hoathly West and Wider LCA for 6D High Weald: Ouse Catchment assessment units. It is more closely related to the East Hoathly West assessment unit, which is used to assess the site. The site has a similar sensitivity to the wider assessment unit, reflecting the pastoral and wooded character that is a defining feature of the High Weald landscape. Like the wider assessment unit, the sites contain mature deciduous woodland, strong hedgerow boundaries and historic field patterns that contribute to time-depth and ecological value. As in the wider assessment unit, the site is strongly enclosed by woodland, which limits intervisibility with the wider countryside and reduces sensitivity relative to more open parts of the landscape. The eastern parcel is more open to the north-east, where vegetation allows occasional outward views, consistent with the wider pattern of intermittent openness between woodland blocks. The presence of the tributary of the River Uck along the northern edge and the tributary streams also cross the western parcel and on the southern boundary of the eastern parcel, reflecting the gently undulating valley landform noted across the assessment unit. Public rights of way run through the eastern parcel, while the Wealdway runs along the eastern edge of the western parcel. These provide access through the site, and views into both parcels, increasing sensitivity. Like the wider assessment unit, the site retains a rural and tranquil character, particularly within the woodland and pasture areas away from London Road to the south of the western parcel. There are no historic features within the site, although Old Whyly Grade II listed building lies between the two parcels. The site is separated from the new development at East Hoathly by the tributary stream and woodland. Overall, the site shares several of the wider assessment unit's key sensitivities, mature woodland, historic assart field pattern, hedgerow structure, historic features, and rural perceptual qualities. Enclosure by woodland reduces sensitivity in the western parcel and partial openness increases sensitivity in the eastern parcel.
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 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.

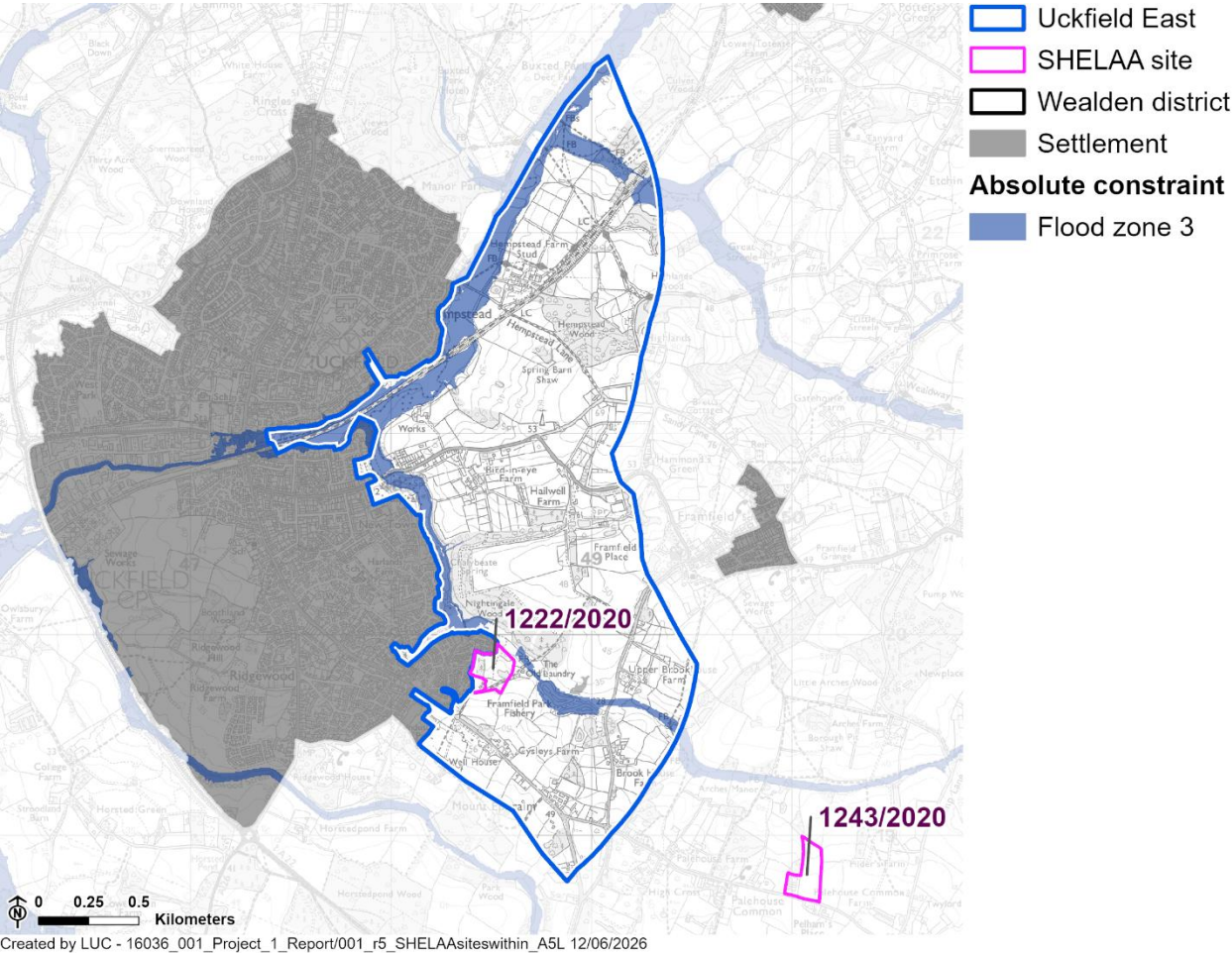
	■ The strong rural character with some areas of remoteness and tranquillity and dark night skies.
--	---

Landscape sensitivity		
SHELAA site	1202/1950 - Old Whyly, London Road, East Hoathly	
Sensitivity rating for small-scale residential	Moderate to higher sensitivity	MH
Reasoning	Reasoning Sensitivity is increased by the presence of ancient and priority habitat woodland within the western parcel, and on the south-eastern boundary of the eastern parcel. The historic assart field pattern across the site contribute to time-depth. Public rights of way running through the eastern parcel and along the eastern edge of the western parcel, including the promoted Wealdway, provide recreational access and views into the site. Old Whyly is a Grade II listed building which lies between the two parcels, whose setting is closely linked to the surrounding woodland and pasture. The gently undulating landform and the tributary of the River Uck along the northern edge of the western parcel, the southern edges of the eastern parcel increases sensitivity where development could alter the naturalistic valley character and ancient woodland. The rural perceptual qualities within the woodland and pasture areas also increase sensitivity. The eastern parcel's partially open northern boundary allows occasional outward views to the wider wooded backdrop, increasing sensitivity. Sensitivity is reduced by the relatively simple landform and the influence of London Road to the south, which introduces traffic noise and reduces tranquillity. The strong enclosure of the western parcel by woodland reduces visibility and therefore sensitivity. The ancient woodland in the south of the western parcel is of high sensitivity. These characteristics result in moderate-high sensitivity to small-scale residential development and higher 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 ancient and priority habitat woodland within Bentley Wood and Alders Wood within the south of the western parcel and to the south-east and north-east of the eastern parcel. Any development should maintain substantial buffers to protect root zones and woodland character. ■ Maintain the rural character and openness of the public rights of way through the eastern parcel and on the edge of the western parcel, avoiding enclosure, lighting or boundary treatments that would urbanise the route. ■ Strengthen hedgerow boundaries and woodland edges to filter views and reinforce the wooded settlement setting. ■ Ensure development scale, form, and materials respond to the local vernacular and do not intrude on the setting of Old Whyly between the parcels. ■ Retain the tributary of the River Uck and its associated vegetation, incorporating it into a green corridor that maintains ecological connectivity.	

	Please also refer to the strategic landscape guidance for the East Hoathly West assessment unit.
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Uckfield East Assessment Unit

Figure 2.31 SHELAA sites within Uckfield East²⁰



Assessment Unit	Uckfield East		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	M	H	H

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Figure 2.32 Absolute constraints within Uckfield East²¹

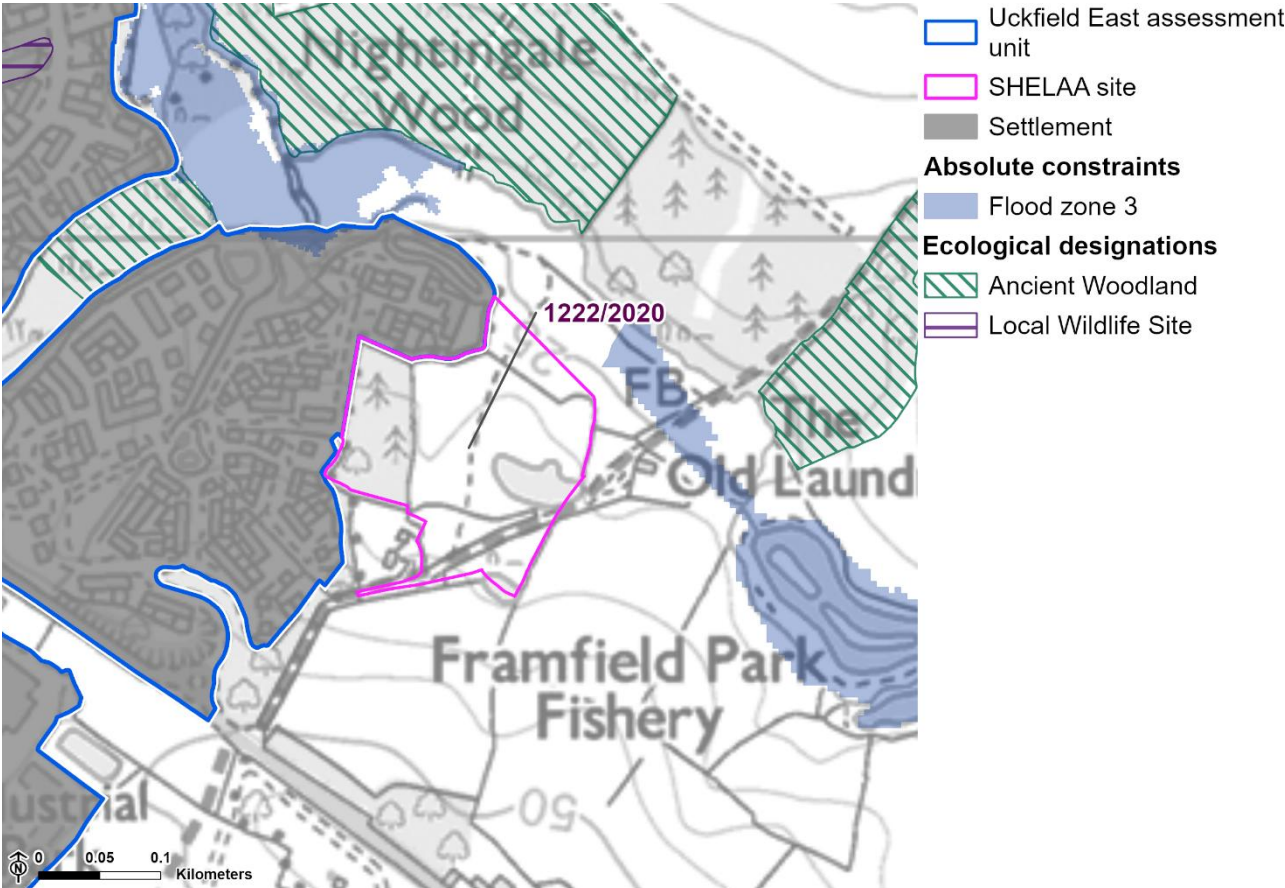


Figure 2.33 Representative site photos



Semi-enclosed rough grassland with mature hedgerow trees and hedgerows from the public right of way



Views to the pond and mature wooded trees along the public right of way

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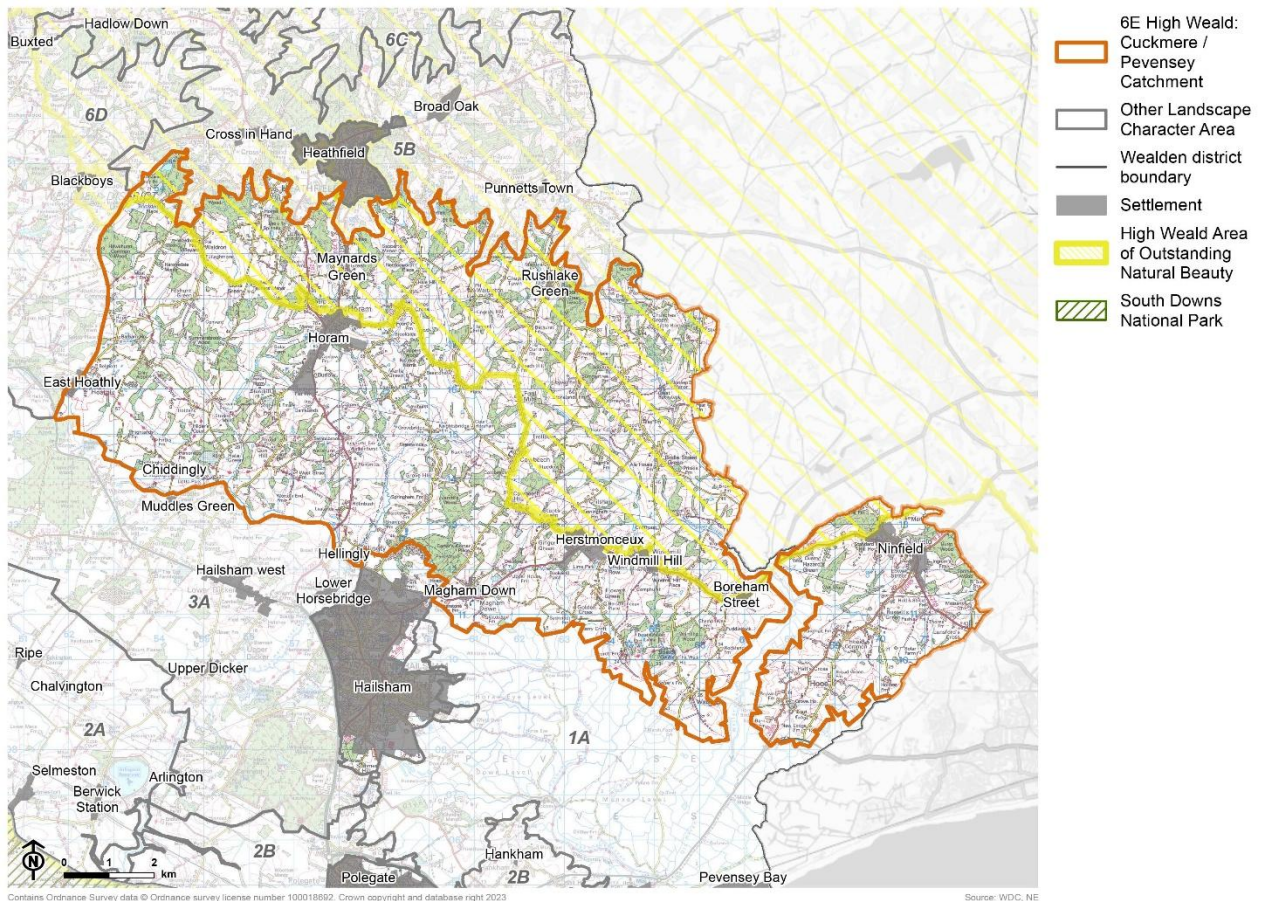
SHELAA site reference: 1222/2020 - Land north of Eastbourne Road	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	This site lies to the south-east of Uckfield and is of a similar sensitivity to the wider Uckfield East assessment unit. Like the wider assessment unit, the site reflects a low-lying, predominantly rough unmanaged grassland landscape, with field assarts, mature woodland boundaries, and a functional relationship with the wider floodplain to the east and north-east. These characteristics increase sensitivity. The site also forms part of the settlement edge along the wooded course of the Framfield Stream, and a small area of Flood Zone 3 lies in the north-east. The site is adjacent to the settlement edge of Uckfield at Fernley Park. The woodland within the site provides a backdrop to views east from the settlement edge and also provides a strong settlement edge to Uckfield. Proximity to Uckfield slightly reduces the sense of remoteness and tranquillity. Unlike the wider assessment unit, the site is relatively enclosed, which reduces sensitivity. Public access along the public right of way in the south which allows views into the site 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 undulating valley landform associated with the River Uck and Framfield Stream ■ Mature deciduous woodlands ■ The varied field pattern, particularly assarts to the south of the assessment unit ■ 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 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

Landscape sensitivity		
SHELAA site	1222/2020 - Land north of Eastbourne Road	
Sensitivity rating for small-scale residential	Moderate sensitivity	M
Reasoning	The site comprises field assarts, as identified within the HLC, on a north-east facing slope (ranging from 25m to 35m AOD). The site is largely visually contained by mature woodland, however, some intervisibility with the wider landscape is possible from the elevated south of the site, including from along the PRoW which runs across the south of the site.	

	The site lies adjacent to the existing settlement edge of Uckfield, to the east of the recently developed Fernley Park. Intervisibility with the urban edge is limited by the presence of a mature, mixed deciduous woodland in the west of the site. This increases the site's sensitivity, creates a backdrop to the urban edge and a stronger relationship with the surrounding landscape than the urban area. There are no recorded heritage assets within the site. The characteristics described above result in a moderate landscape sensitivity to small-scale residential development and a higher landscape sensitivity to medium-scale residential and commercial/industrial development types.
Outline landscape mitigation / guidance	Any development on the site should: ■ Be set back from the more elevated area in the south. ■ Retain, protect and enhance all boundary vegetation, including the woodland which forms a wooded backdrop to Fernley Park, contributes to visual containment and forms part of the wider green infrastructure network. ■ Reinforce the existing field pattern through new planting, maintaining the enclosed character of the site and minimising visual impacts. ■ Respond sensitively to the site's floodplain context, avoiding development in the north-east where there is higher flood risk and integrating green/blue infrastructure where appropriate. ■ Retain the historic field pattern of assarts and preserve and enhance hedgerows. ■ Retain the rural experience of people walking along the public right of way to the south-east of the site. ■ Consider the relationship with the existing settlement edge of Uckfield to the west, ensuring development integrates with the urban fringe, while maintaining the wooded backdrop to Uckfield. ■ Ensure built form and layout respect the transition between settlement edge and open countryside, maintaining a clear and defensible boundary. <i>Please also refer to the strategic landscape guidance for the Uckfield East assessment unit.</i>

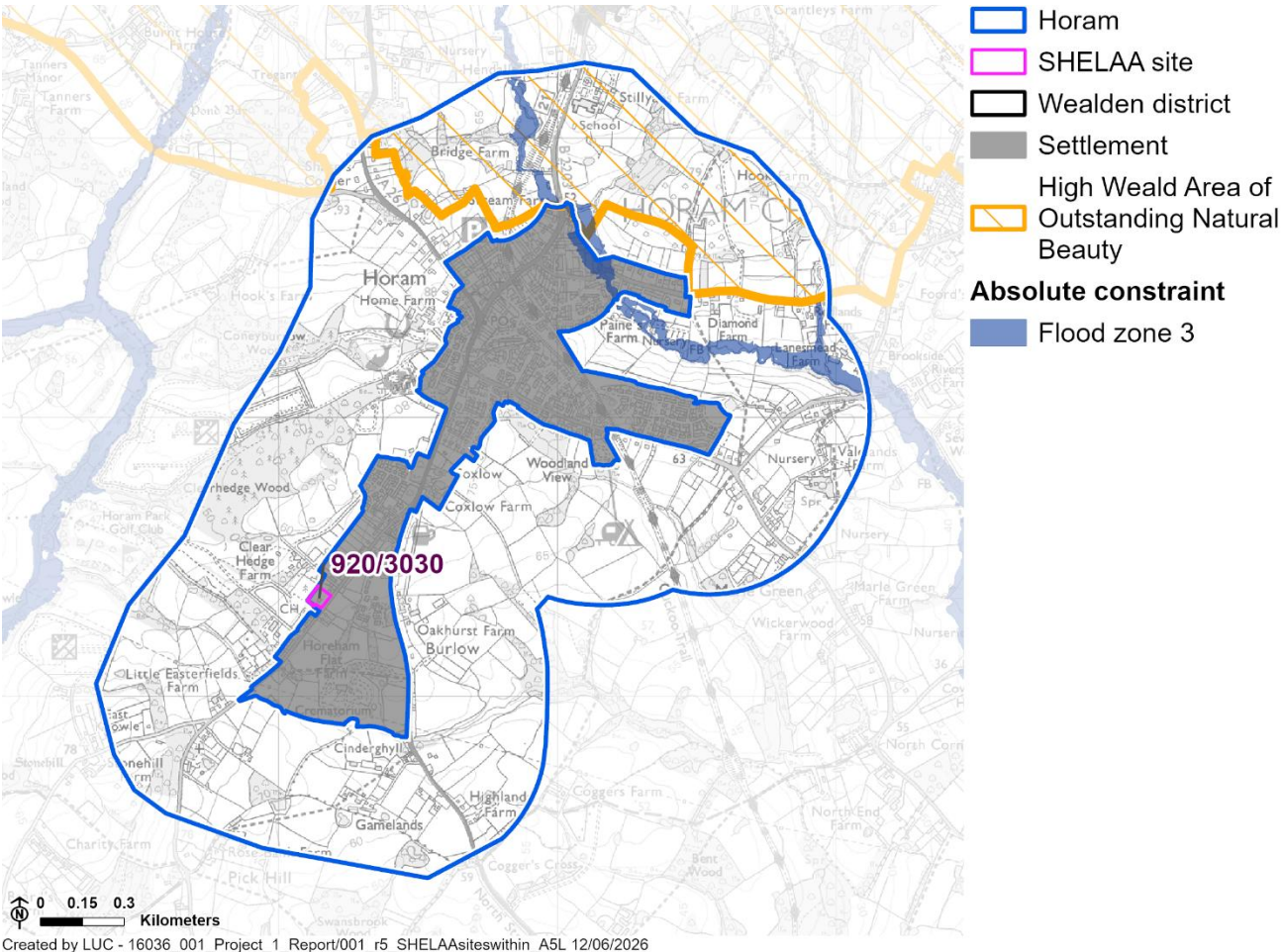
LCA 6E: High Weald – Cuckmere / Pevensey Catchment

Figure 2.34 Location of LCA 6E: High Weald – Cuckmere / Pevensey Catchment



Horam Assessment Unit

Figure 2.35 SHELAA sites within Horam²²



Assessment Unit	Horam		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	M	MH	H

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Figure 2.36 Absolute constraints within Horam²³

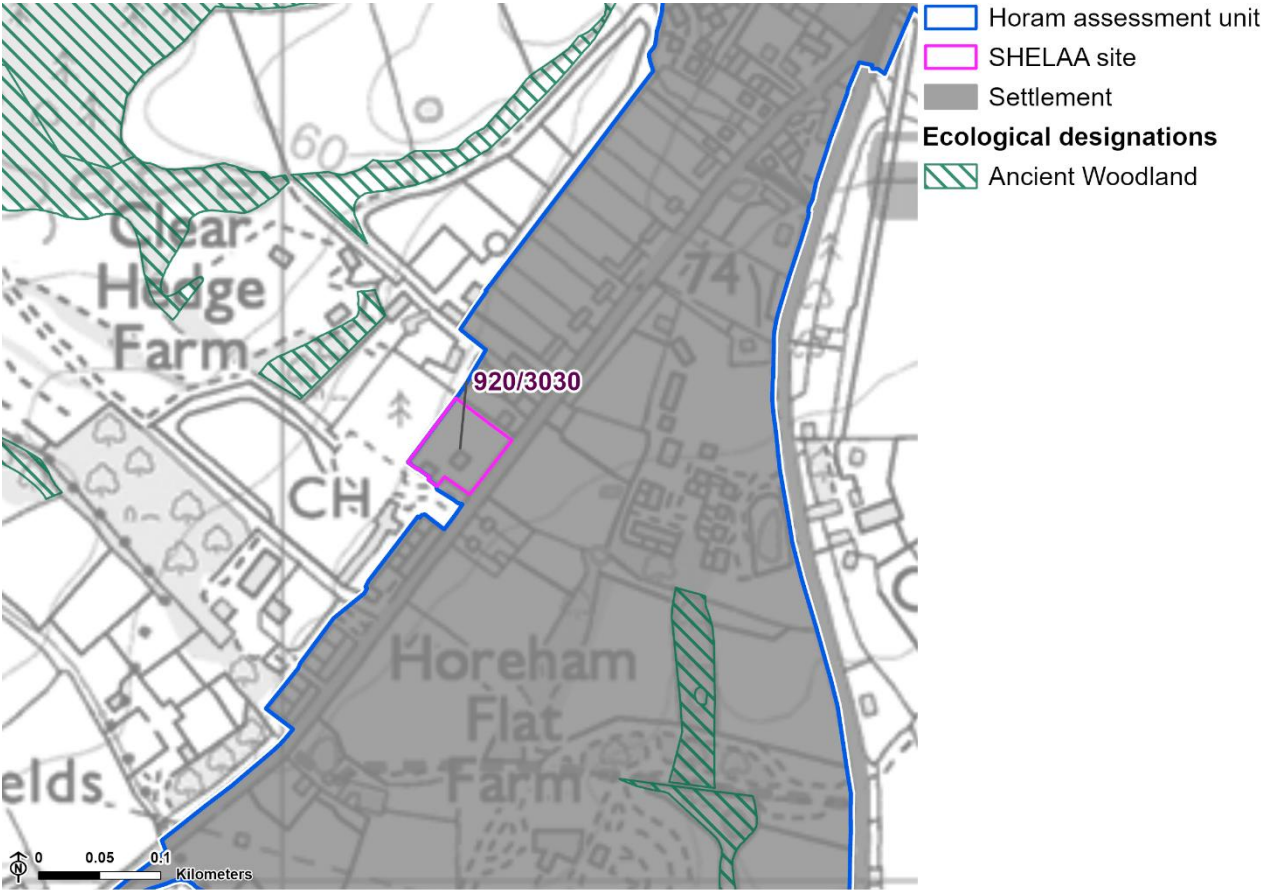


Figure 2.37 Representative site photos



Views from the south edge of the site along the road



Views from the Horam Park Golf Club are enclosed by mature trees and hedgerows.

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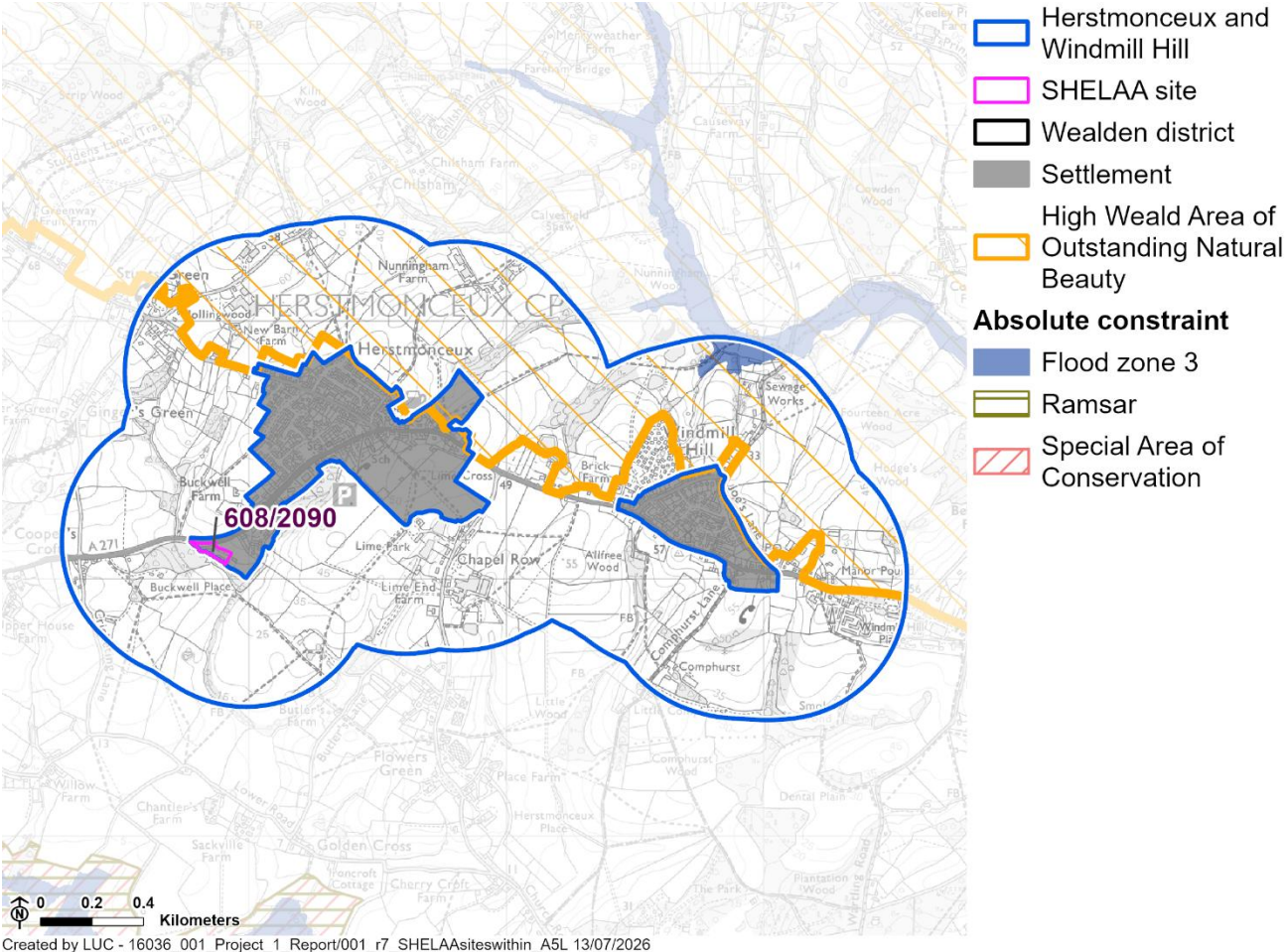
SHELAA site	920/3030 - Land at Great Easterfields, Chiddingly Road, Horam
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site lies to the south-west of Horam, within the settlement boundary and on the edge of the Horam assessment unit. The site is considered to have a lower similar sensitivity than the wider Horam assessment unit, reflecting its position at the interface between the settlement edge and adjoining rural land. Like the wider assessment unit, the site is influenced by a combination of settlement edge development and pastoral land beyond. Residential development along Chiddingly Road to the east and south-east forms a defined urban edge, while Horam Park Golf Club to the west introduces a managed recreational landscape, consistent with the urban fringe influences present across the wider assessment unit. Pasture and arable farmland to the south and south-east reflects the transition to the wider rural landscape. The site occupies relatively flat land at approximately 70m AOD, which differs from the more undulating landform that characterises parts of the wider assessment unit and reduces sensitivity. Like the wider assessment unit, the site is defined by boundary vegetation, including hedgerows and mature trees, which provide enclosure and limit intervisibility with the wider countryside. The field pattern is irregular and defined by hedgerows and tree lines, although it lacks strong historic distinctiveness compared to more intact areas of the wider assessment unit, which reduces sensitivity. Great Easterfields, a historic (but non-designated) Wealden farmhouse is located within the site and provides some local character; however, the absence of designated heritage assets reduces overall sensitivity. As in parts of the wider assessment unit, the site is enclosed and has limited intervisibility with the surrounding landscape. Clearhedge Wood to the north provides a wooded backdrop to north of the site. The absence of public rights of way and limited public access reduces opportunities for views into the site. Perceptual qualities are moderated by proximity to existing development and movement along Chiddingly Road, and the site does not exhibit the same level of tranquillity as more rural parts 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 complex ridge and valley landform, particularly in the north. ■ Interconnecting mature deciduous woodlands. ■ The strong network of thick hedgerows with hedgerow trees. ■ Intact historic field patterns, which provide a strong rural setting to the settlement. ■ Occasional intervisibility with the High Weald AONB.

Landscape sensitivity		
SHELAA site ref.	920/3030 - Land at Great Easterfields, Chiddingly Road, Horam	
Sensitivity rating for small-scale residential	Low to moderate sensitivity	LM

Reasoning	The site's location within the settlement boundary and its proximity to existing residential development along Chiddingly Road and Horam Park Golf Club reduce sensitivity. The flat landform and limited contribution to the wider undulating character of the landscape also reduce sensitivity. The irregular field pattern and lack of strong historic distinctiveness reduce sensitivity to change, while boundary vegetation provides visual containment and limits intervisibility. The absence of public rights of way further reduces visual and perceptual sensitivity. Sensitivity is increased by the presence of mature boundary vegetation, the proximity of woodland to the north, and the role of the site in forming part of the transition between the settlement and the wider pastoral landscape. The presence of Great Easterfields farmhouse also contributes to local character. These characteristics result in a low-moderate sensitivity to small-scale residential development and a higher landscape sensitivity to medium-scale residential and commercial/industrial development types.
Outline landscape mitigation / guidance	Any development on the site should: ■ Be located adjacent to the existing settlement edge along Chiddingly Road to reinforce the established pattern of development. ■ Ensure that mature boundary vegetation, including hedgerows and trees, is retained and strengthened to maintain visual containment and reinforce the enclosed character of the site. ■ Ensure building scale, layout and materials reflect the local vernacular and are appropriate to the settlement-edge context. ■ Maintain the semi-enclosed character of the site and avoid lighting or built form that would erode localised tranquillity. <i>Please also refer to the strategic landscape guidance for the Horam assessment unit.</i>

Herstmonceux and Windmill Hill Assessment Unit

Figure 2.38 SHELAA sites within Herstmonceux and Windmill Hill²⁴



Assessment Unit	Herstmonceux and Windmill Hill		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	MH	H	H

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Figure 2.39 Absolute constraints within Herstmonceux and Windmill Hill²⁵

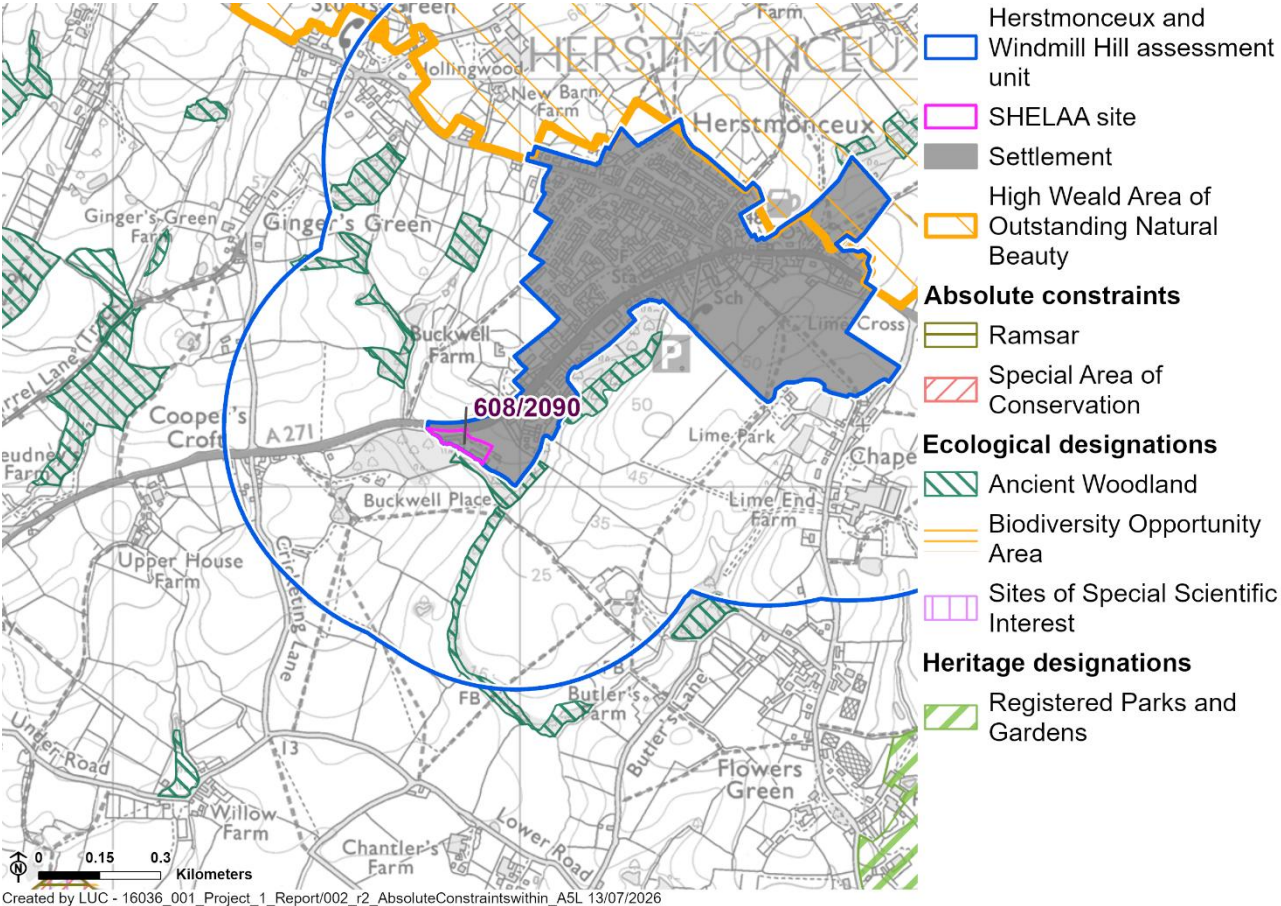


Figure 2.40 Representative site photos



Views from the north edge of the site along the road



Views are enclosed by mature trees and hedgerows.

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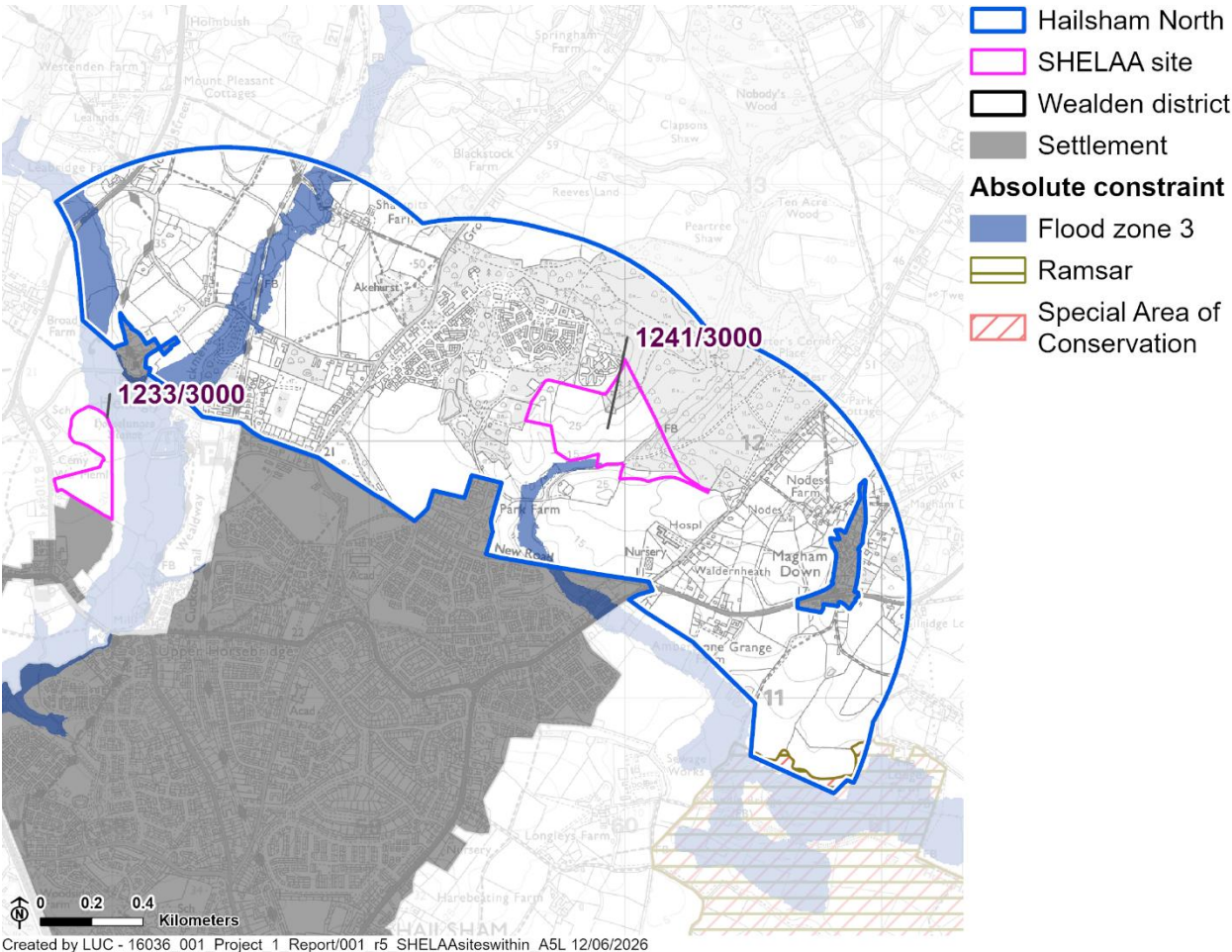
SHELAA site reference		608/2090 - Land at Collins Honda, Hailsham Road, Herstmonceux
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	The site lies to the south-west of Herstmonceux, within the settlement boundary and on the edge of the wider Herstmonceux and Windmill Hill assessment unit. The site is considered to have a lower sensitivity than the wider assessment unit, reflecting its location within the settlement edge and its existing commercial land use. Like the wider assessment unit, the surrounding landscape is characterised by a combination of woodland and arable land; however, the site itself is more strongly influenced by built development and infrastructure. The A271 Hailsham Road forms the northern boundary, and reduces tranquillity and rural character, in contrast with the wider assessment unit. The existing commercial land use of the site and adjacent residential development at Woodland View to the east further reinforces the urban influence and reduces sensitivity. Buckwell Gill ancient woodland lies adjacent to the south of the site, reflecting the wooded character of the wider assessment unit and increasing sensitivity. The site occupies flat land at approximately 25m AOD, and forms part of the undulating ridge and valley landform that is a defining component of the wider High Weald landscape and a key contributor to higher sensitivity within the assessment unit. The historic field pattern has been lost due to modern land use, unlike the wider assessment unit. The site is enclosed by mature boundary vegetation along the eastern, western and southern boundaries, which is consistent with the wooded character of the wider assessment unit and limits intervisibility. However, the northern boundary is open to the A271, reducing containment and increasing local visibility. Perceptual qualities are strongly influenced by traffic and activity associated with the A271 and existing commercial uses, and the site does not exhibit the same rural or tranquil character identified as a key sensitivity of the wider assessment unit. There are no public rights of way within the site, which contrasts with the wider assessment unit. Overall, the site reflects an urban edge landscape that is more developed and less rural than 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 distinctive landform of ridges and valleys. ■ Ecologically valued woodlands, including ancient woodland at Buckwell Gill. ■ Pasture fields bound by strong hedgerows, shaws and hedgerow trees. ■ Occasional long views to the South Downs National Park, and Pevensey Levels.

Landscape sensitivity		
SHELAA site	608/2090 - Land at Collins Honda, Hailsham Road, Herstmonceux	
Sensitivity rating for small-scale residential	Low to moderate sensitivity	LM

Landscape sensitivity	
Reasoning	The site's location within the settlement boundary and its existing commercial land use reduce sensitivity, as the site is already influenced by built form, activity and traffic associated with the A271. The flat landform absence of an intact historic field pattern and the limited rural tranquillity, further reduce sensitivity. The absence of public rights of way also limits visual and experiential sensitivity. However, sensitivity is increased by the presence of mature boundary vegetation and the proximity of ancient woodland at Buckwell Gill to the south. These characteristics result in a low-moderate sensitivity to small-scale residential development and a higher landscape sensitivity to medium-scale residential and commercial/industrial development types.
Outline landscape mitigation / guidance	Any development on the site should: ■ Retain and strengthen boundary vegetation, including mature hedgerows and tree cover, to maintain enclosure and reinforce the wooded character of the wider landscape. ■ Provide an appropriate buffer to Buckwell Gill ancient woodland to the south, ensuring no indirect impacts on its ecological or landscape function. ■ Respond to the wooded character of the northern boundary along the A271 through appropriate siting, layout and planting of boundary vegetation along it to minimise visual effects from the road. ■ Design development to reflect the local vernacular and settlement-edge character and avoid introducing prominent or incongruous built form. ■ Ensure that lighting and activity do not further erode tranquillity in adjacent areas of the wider landscape. <i>Please also refer to the strategic landscape guidance for the Herstmonceux and Windmill Hill assessment unit.</i>

Hailsham North Assessment Unit

Figure 2.41 SHELAA sites within Hailsham North²⁶



Assessment Unit	Hailsham North		
Landscape Sensitivity Rating	Small-scale residential	Medium-scale residential	Commercial/ Industrial
	M	MH	H

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Figure 2.42 Absolute constraints within Hailsham North²⁷

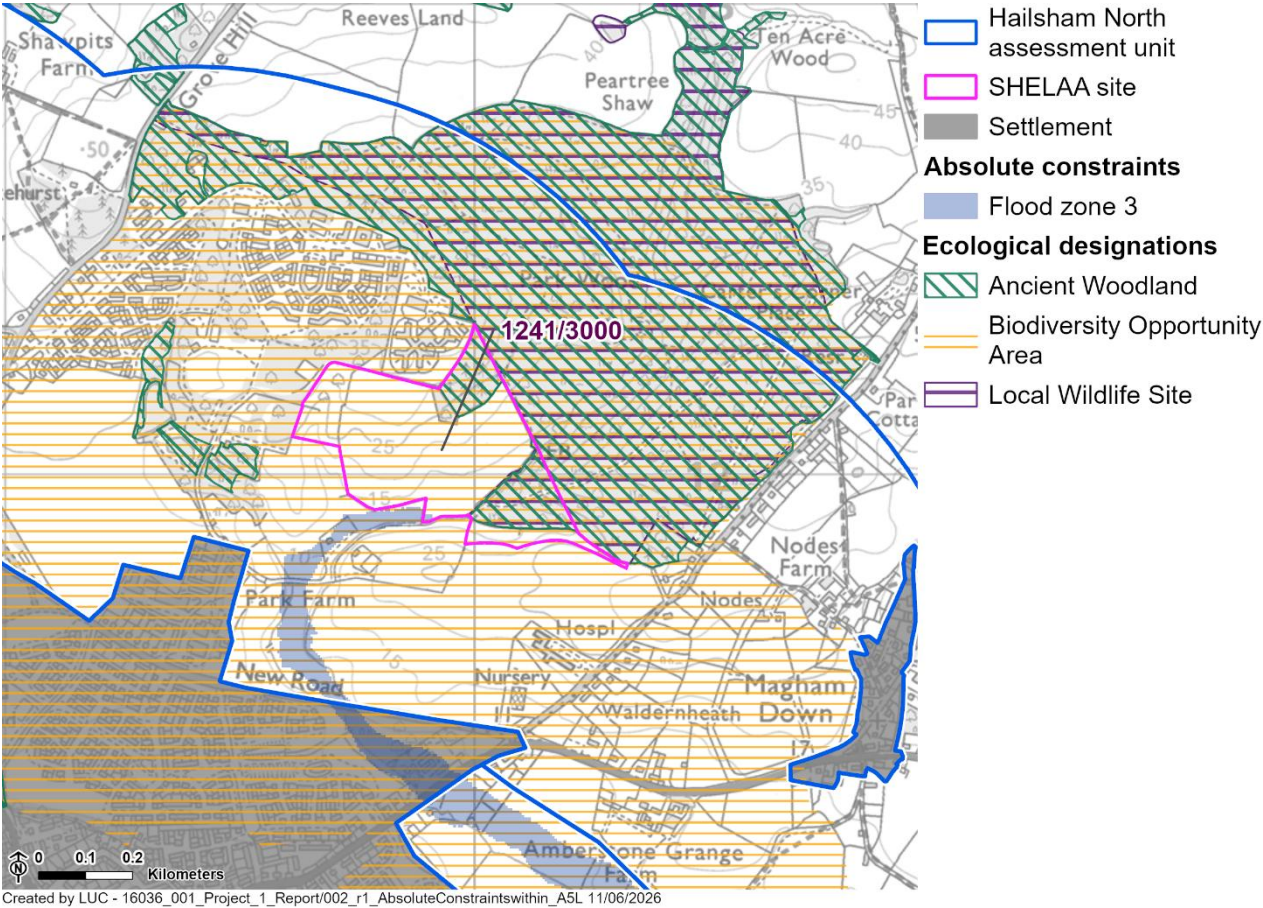


Figure 2.43 Representative site photos



Long-distance views south from within the site



Views across the site towards the Pevensey Levels and Hailsham

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SHELAA site reference:	
1241/3000 - Land at Great Easterfields, Chiddingly Road, Horam	
Sensitivity analysis How does the landscape sensitivity of these sites relate to the wider assessment unit?	This site lies to the north-east of Hailsham and is considered to have a higher sensitivity than the wider Hailsham North assessment unit, primarily due to its separation from the settlement edge, role in the separation of the Hellingly Centre and approved development to the south, and the presence of ancient woodland at Park Wood. Like the wider assessment unit, the site has a valley landform, incised by a tributary of the Hurst Haven, with Flood Zone 3 through the south-east of the site, and Park Wood ancient and priority habitat deciduous woodland extends into the east of the site. The site reflects the historic field pattern of irregular piecemeal enclosure east of Park Road, and like the assessment unit there are recorded historic features. Unlike the wider assessment unit there is no public access within the site. The site lies to the north of the new settlement edge of Hailsham and is visually related to the new settlement edge of Hailsham along North Road. Like the wider assessment unit, the site contributes to the rural setting of Hailsham; the wooded backdrop of Park Wood is the most important feature in the setting to the north of Hailsham. Like the assessment unit, the rural characteristics of the site are affected by proximity to Hailsham in the south and existing residential development at Woodside to the north. A predominantly arable land with long distance views to the south all the way to Hailsham across Pevensy Levels.
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: ■ 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. ■ Strong network of thick hedgerows with hedgerow trees. ■ Largely intact historic irregular field patterns. ■ The rural character of much of the assessment unit, which provides a scenic backdrop to Hailsham. ■ The assessment unit, particularly Park Wood and the River Cuckmere provide strong boundary features between Hailsham and the wider rural area. ■ Occasional long-distance views to the South Downs National Park from areas of higher ground.

Landscape sensitivity		
SHELAA site ref.	1241/3000 – Land at Park Farm, New Road, Hellingly	
Sensitivity rating for small-scale residential	Moderate to higher sensitivity	MH
Reasoning	The site comprises predominantly irregular piecemeal enclosure, as identified within the HLC, with areas of ancient woodland to the north and east that form parts of Park Wood. The site comprises a valley landform sloping down from the north-west to the Hurst Haven in the south-east (from 35m to 10m AOD) and rising again into Park Wood (up to 25m AOD). The site is	

	visually contained by boundary vegetation and Park Wood, however, some intervisibility with the wider countryside is possible from the north of the site. There are no recorded heritage assets within the site, and the enclosed nature of the site reduces visibility to Magham Down to the east and Hailsham to the south-west. The site lies to the south of The Hellingly Centre. Land to the south of the site has outline planning permission for up to 360 dwellings (WD/2022/0294/MAO). The site retains a sense of separation between the Hellingly Centre and the approved development, which increases sensitivity of the site. The characteristics described above result in moderate-high landscape sensitivity to small-scale residential development and 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, harm, or deterioration to Park Wood ancient semi-natural woodland and allow an appropriate buffer zone around them (to avoid root damage). ■ Be set back from Flood Zone 3 and respond sensitively to the site's floodplain context, integrating green/blue infrastructure where appropriate. ■ Retain, protect and enhance all boundary vegetation, including mature trees, which contribute to visual containment and form part of the wider green infrastructure network. ■ Retain a sense of separation between the Hellingly Centre and approved development to the south. ■ Ensure any development is carefully integrated into the landscape, utilising existing woodland, or using species that are in character with the wider landscape. <i>Please also refer to the strategic landscape guidance for the Hailsham North assessment unit.</i>