

# LCCA 2 - THE BREADSELL LANE AREA

## LCCA 2 - THE BREADSELL LANE AREA

### i Location and Landscape Character Summary

The Marline Valley extends in a north-easterly direction forming an undulating valley landform leading to the Combe Valley offset to the south. There are five Units within LCCA2, which extend along the western valley-side and about part of the head of the valley to the north. The Units extend across several interconnected fields. The southern Unit, (Unit 2-1) and the two northern Units, (Unit 2-4 and 2-5) partly extending outside of Hastings Borough into Rother District. The Units are bordered to the north-west by Breadsell Lane, which defines the southern boundary to The High Weald NL in this location. North of Park Farm, Breadsell Lane is unsurfaced.

Landform falls from a high about the 135m contour atop a spur of the undulating valley ridges to the western edge of Hastings, towards the 45m contour upon the lower lying spur side to the south west towards the Combe Valley. Along the eastern side of the LCCA and beyond, landform rises to form an opposing valleyside cloaked in woodland beyond a gill stream.

The Units are bordered to the south by Ancient Woodland across the Marline and Hoads Woods, additionally designated as the Marline Wood SSSI. Inset south of the northern boundary of the woodland, south of a meandering water course, the wooded area is additionally designated as the Marline Wood LNR.

The Ancient Woodland is described within the SSSI citation as having formed around a gill, which contains Atlantic flora, rare in the southeast. The woodland composition is described as being uncommon within the UK, being pedunculate oak-hornbeam (birch-hazel variant). North of the SSSI within the Unit and beyond there are a number of Ancient Woodland blocks and shaws.

Public Footpath 37 extends along the hedgerow lined Breadsell Lane along the north-western boundary of the Units, providing a farm access track, between the A2100 to the north-east and Swainham Lane to the west, which is metalled from the south to Park Farm with the remainder compacted gravel. A high pressure gas main and an overhead power line extend in a north easterly alignment inset from the south eastern edge of Units 2-1, 2-2 and 2-3.

Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the fields within the Units are primarily characterised as informal fieldscape in common with the dominant type which extends away to the north west within the High Weald NL. There is otherwise a network of assarted field systems which extend to the eastern side of Units 2-2 and 2-3, which are enclosed about with ancient woodland, with some belts of regenerated woodland. Areas of suburban settlement expansion are offset to the north east of the LCCA.

The A2690 (Queensway) and then the suburban extent of built form offset respectively to the east and north east of LCCA2 approximately defines the boundary of Landscape Character Areas defined within the East Sussex County Landscape Character Assessment, (2016) with the Combe Haven Valley, (LCA10) extending west of this, within which all five Units are located. The Urban Area of Hastings, (LCA 31) is located east of this.

#### Combe Haven Valley (LCA10)

Key positive landscape attributes of LCA10 present within LCCA2 include: *'Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and gills; Extensive areas of ancient woodland; A sense of tranquillity away from the main settlements and roads; Indigenous characteristic tree species are oak, ash and field maple, with wild cherry and sweet chestnut coppice in woodland on the drier slopes; Scattered historic farmsteads typical of the High Weald.'*

The current condition of LCA10 is identified as including: *'a largely unspoilt and tranquil rural landscape with few intrusive features. The landscape is in generally good condition and well managed as farmland with some surviving historic structure.'*

The vision for LCA10 is defined, including: *'A tranquil landscape with some areas of relative remoteness, particularly in the north of the area. The Combe Haven Valley and its tributary valleys contained by well wooded slopes. Well managed and enhanced wildlife habitats and increased biodiversity. The distinctive historic character of this wealden landscape conserved and enhanced.'*

Landscape change and adaptation to meet the vision for LCA10 is identified as requiring the following:

- *'1. Planning for the enhancement of the Bexhill Fringe and the Combe Haven and Marline Biodiversity Opportunity Areas improving habitat continuity;*
- *2. Protect and manage existing habitats and plan for restoration of ditches and riverside vegetation to restore habitat linkages and continuity;*
- *3. Plan for the creation of multifunctional green infrastructure to maximise the opportunities for biodiversity and recreation offered by the river corridor and extensive woodland;*
- *4. Consider the potential to plan for recreational access in this character area identifying areas where public access can be encouraged whilst protecting other areas where wildlife conservation is the priority;*
- *5. Maximise opportunities for water based activities where this does not conflict with wild life interests, water quality or tranquillity;*

- *6. Integrate proposed and existing development into the landscape through planting of tree features and woodland to define the village boundaries with the countryside;*
- *7. Ensure that the design and layout of new developments respect the character and form of the landscape and existing settlements;*
- *8. Control the spread of suburbanisation by minimising clutter of signage and other urban features in lanes and villages;*
- *9. Conserve the setting of historic buildings and landscape features;*
- *10. Consider appropriate species for new plantings to maintain landscape character and biodiversity but also adaptation to climate change influences.'*

Guidelines for managing change within LCA10 are identified including the following: *'A priority should be to identify opportunities to enhance the degraded and poorly managed parts of the character area on the Hastings urban fringes; Any new development should respect the key positive attributes in the landscape; Proposed development should consider opportunities for proactively meeting the Landscape Change Strategy aims for this Landscape Character Area as set out in 1-10 above.'*

#### Hastings (LCA 31, 2016)

Hastings extends across the urbanised area of Hastings Town. It is described with characteristics including that: *'The town sits on sandstone, which is eroded into ridges and wooded ghylls, giving a series of parks, open spaces Urban Areas and sheltered woodland within the town; The medieval Old Town is overlooked by the cliff-top castle ruins.'*

The vision for Hastings is identified including: *'A town of strong, highly distinctive character with equally strong and distinctive local communities. A town with good links to the countryside via a network of ghylls, linear open spaces and well designed transport networks worthy of the town.'*

### ii Settlement Pattern

Settlement pattern within LCCA2 occurs within the north east of LCCA2, where planned suburban settlement extension has resulted about the head of the valley landform, accessed off Battle Road. Housing is of generally low scale of detached dwellings. Larger size, higher quality detached dwellings are apparent in places built within the 21st Century, which exhibit more variation in built form and contrasting material typology within the same developments. There are areas of light industrial use forming part of the Breadsell Farmstead and two semi detached dwellings adjacent to Park Farm. A cluster of built form associated with Stonebridge Farm is located to the south west of LCCA2.

## LCCA 2 - THE BREADSELL LANE AREA



**LCCA2 - Context Photograph 2A.** Within the north east of LCCA2, where planned suburban settlement extension has resulted about the head of the valley landform, accessed off Battle Road.



**LCCA2 - Context Photograph 2B.** Interpretation board highlighting formal and informal access within the Marline Valley Local Nature Reserve and recommended parking locations.

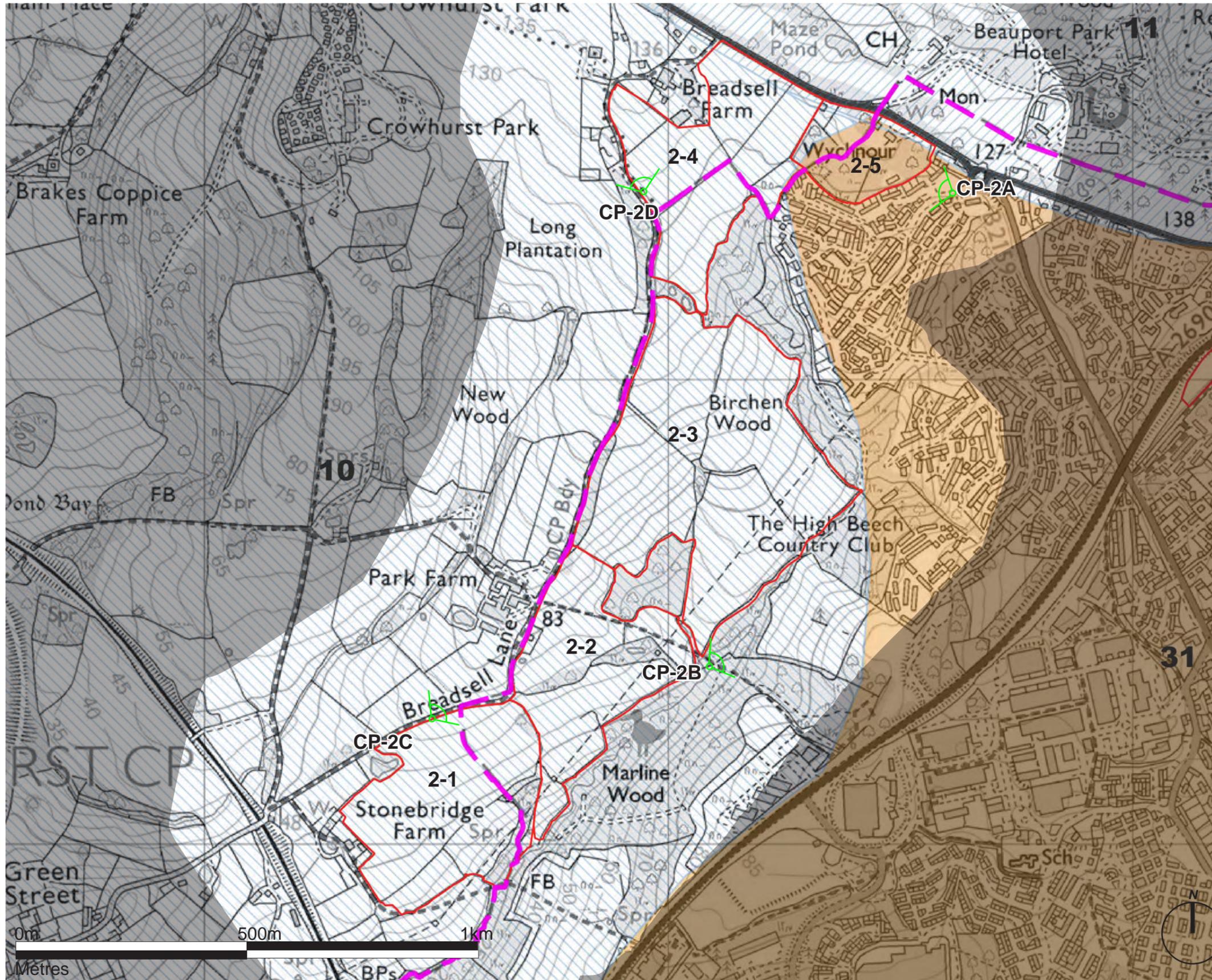


**LCCA2 - Photograph 2C.** The Units are bordered to the north-west by Breadsell Lane, which defines the southern boundary in this location to The High Weald National Landscape, (previously named AONB).



**LCCA2 - Context Photograph 2D.** North of Park Farm, Breadsell Lane is unsurfaced.

## LCCA 2 - THE BREADSELL LANE AREA



**Legend**

-  Hastings Borough Boundary

**LCCA2 Landscape Assessment Units**

-  2-1 Green Street East
-  2-2 Breadsell - South of Alder Wood
-  2-3 Breadsell - South of Coneyburrow Wood
-  2-4 Breadsell North
-  2-5 Wychmour

**East Sussex Landscape Character Areas (2016)**

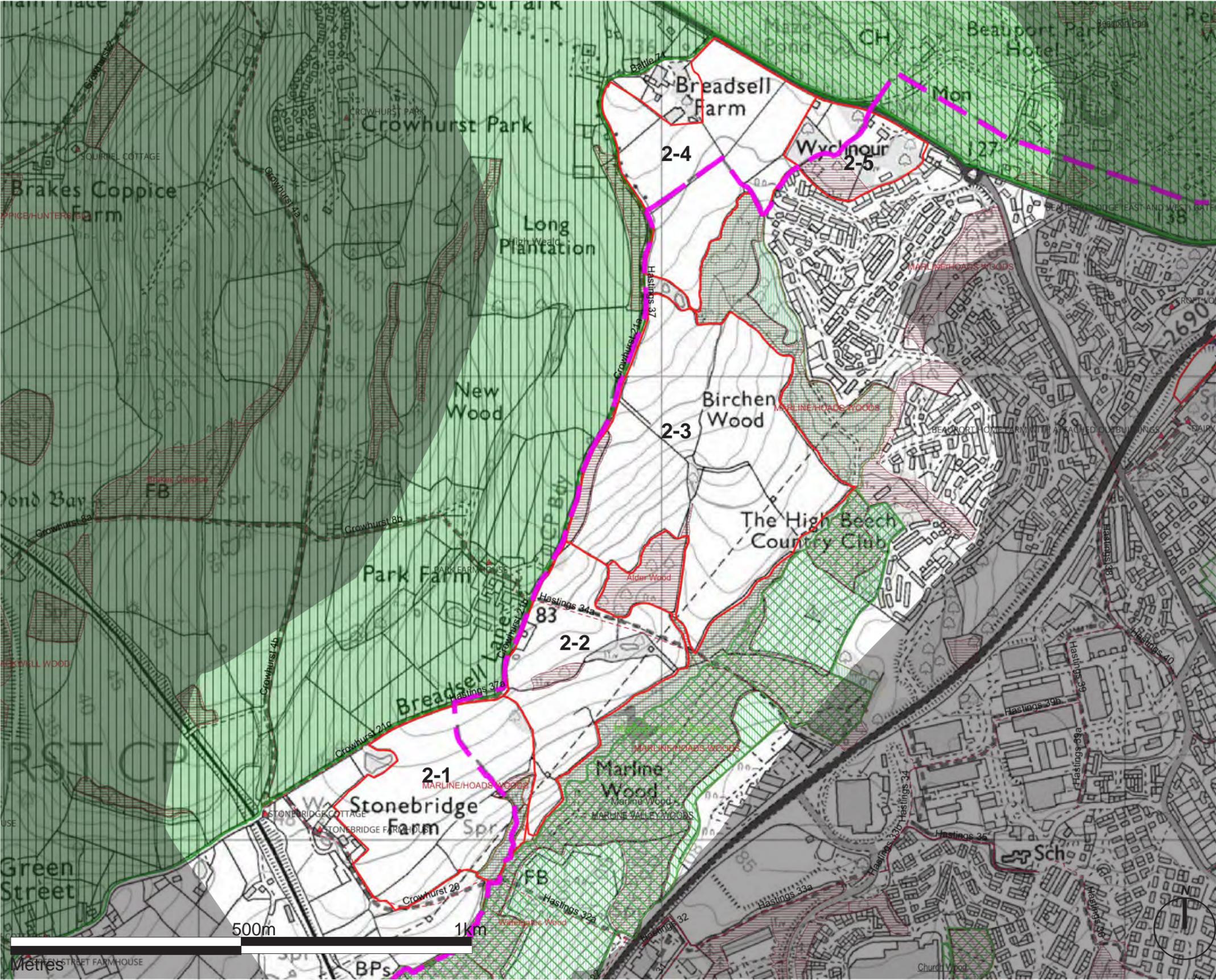
-  31 Urban Area of Hastings (LCA 31)
-  10 Combe Haven Valley (LCA 10)
-  11 Brede Valley (LCA 11)

**Context Photograph Locations**

-  Context Photographs (CP)

**Figure A2.1.** LCCA2 - East Sussex Landscape Character Areas

**LCCA 2 - THE BREADSELL LANE AREA**



**Legend**

- Hastings Borough Boundary

**LCCA2 Landscape Assessment Units**

- 2-1 Green Street East
- 2-2 Breadsell - South of Alder Wood
- 2-3 Breadsell - South of Coneyburrow Wood
- 2-4 Breadsell North
- 2-5 Wychnour

**Designations**

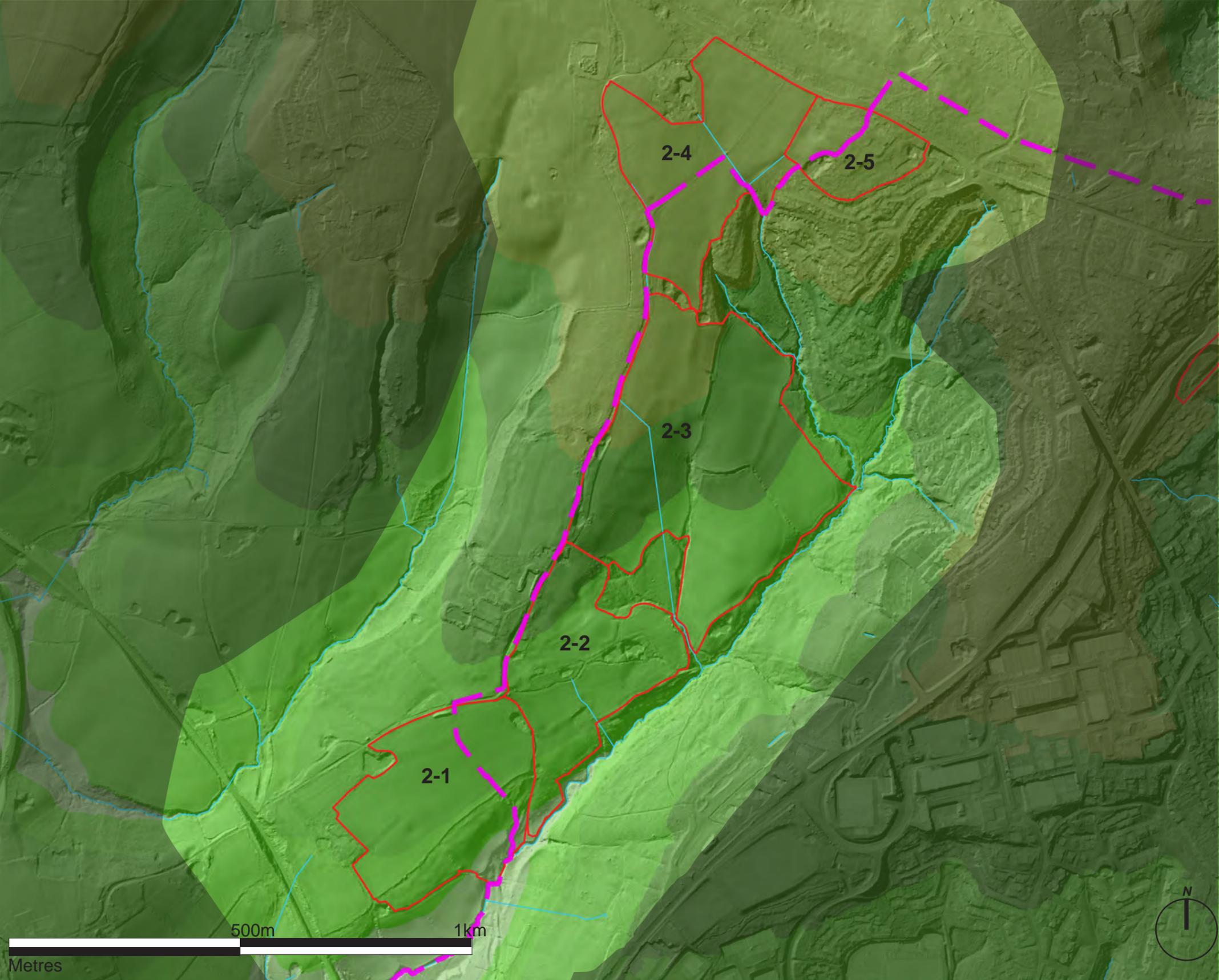
- High Weald National Landscape
- Ancient Woodland
- Site of Special Scientific Interest
- Listed Buildings
- Local Nature Reserve
- Local Wildlife Site
- Public Footpath
- Public Bridleway

**Figure A2.2.** LCCA2 - Relevant Designations

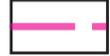
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**LCCA 2 - THE BREADSELL LANE AREA**



**Legend**

-  Hastings Borough Boundary
-  Watercourse, (Source: OS Open Rivers)

LCCA2 Landscape Assessment Units

-  2-1 Green Street East
-  2-2 Breadsell - South of Alder Wood
-  2-3 Breadsell - South of Coneyburrow Wood
-  2-4 Breadsell North
-  2-5 Wychnour

Level above Ordnance Datum. (aOD)

-  125-140m aOD
-  75-125m aOD
-  35-75m aOD
-  20-35m aOD

Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

The content of this LiDAR plan is sourced from the Environment Agency as digital elevation data supplied as a Digital Terrain Model to 1m, (2024) through QGIS.

**Figure A2.4. LCCA2 - Landform**

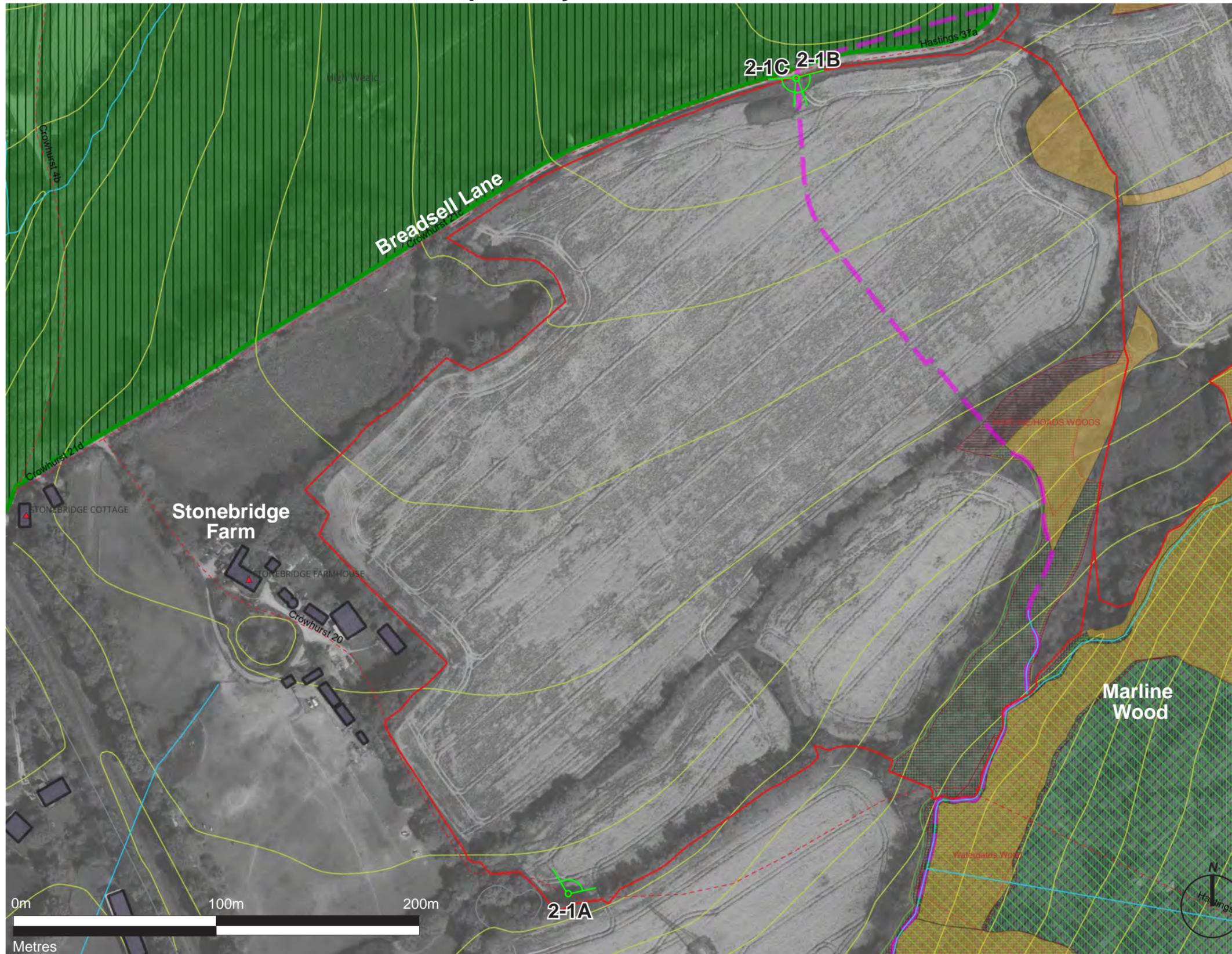
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## LCCA 2 - THE BREADSELL LANE AREA

Unit 2-1 Green Street East - Unit Assessment				
Location and Landscape Character Summary	Unit 2-1 extends across an area of three fields upon a south-east facing slope along the western valley-side to the southern end of the Marline Valley, as this begins to open out to the Combe Valley. The larger field to the north is amalgamated from earlier fields, whilst those to the south are aligned against the steepening slope. The fields are located between Breadsell Lane to the north-west and Ancient Woodland forming part of the Marline Wood SSSI to the east, with the Marline Wood LNR offset beyond. A Public Footpath extends south of Stonebridge Farm and across the southern corner of the Unit. The High Weald NL extends beyond Breadsell Lane. There are views back to the Unit from the LNR upon the opposing valleyside. The Unit is primarily located within Rother District.			
<b>Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.</b>				
1. Landform (< >)	<i>Undulating landform / Some distinct landform features</i> - Contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. Landform falls from north to south across the larger field from about the 65m contour to the 50m contour. Landform then falls more steeply across the smaller fields to the boundary with the woodland to the 40m contour and within the most eastern field to the 30m contour. Landform turns about to the north about the western end of the Unit, with offset Stonebridge Farm to the west at the corner point of this reorientation about the upper Combe Valley.			
2. Landscape pattern and time depth (< >)	<i>Mixture of simple and complex landscape field patterns</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) Unit 2-1 forms part of an informal fieldscape, which extends as part of a pattern of fields about Stonebridge Farm to the west, whilst comprising the dominant field type in the area. However, it is apparent that boundaries with the Ancient Woodland to the south-east and tree-lined hedgerows to the field boundaries where delineating changes in level to the south-east have time-depth and contribute more complex landscape pattern.			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)</i> - The Unit is bordered by a fringe of Ancient Woodland named Watergates Wood to the south-east, designated as part of the Marline Wood SSSI, with Marline Wood Ancient Woodland continuing to the north along the south-eastern edge of the Unit. Fields are native tree and scrub lined. A pond is located off the north western edge of the Unit, south of Breadsell Lane. The eastern part of the Unit in particular forms part of the steep valley slopes about the Marline Valley, leading towards the natural feature of the ghyll stream within the woodland beyond.			
4. Historic features (< >)	<i>Adjacent presence of historic features that contribute to landscape character</i> - Offset to the south-west of Unit 2-1 is the Grade II LB Stonebridge Farmhouse, described as a late C17 house. Regarding the historic farmsteads dataset from the High Weald AONB, the AONB Storymap (hosted online) does not identify a remaining farmstead. Breadsell Lane is noted on the AONB Storymap as an historic route.			
5. Recreational use (< >)	<i>Some Public Rights of Way and footpaths</i> - Public Footpath 20 extends through Stonebridge Farm along a part of the south western edge of the Unit and then at an offset. Public Footpath 37 extends along Breadsell Lane to part of the north-western boundary of the Unit, where the lane is hedgerow lined with dispersed trees. The Marline Wood LNR, promoted for recreational use, extends at an offset to the south east beyond intervening woodland.			
6. Perceptual aspects (>)	<i>A highly rural landscape, remote from visible or audible signs of human activity and modern development</i> - There are glimpsed views from field gates about the dense hedgerow along Breadsell Lane to the opposing wooded valleyside and skyline and over the Unit to the south towards the open Combe Valley. There are views of fields enclosed within trees from Public Footpath 20 which extends across the southern corner of the Unit. The above contribute to relative tranquillity within the Unit.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop and contributes to views that are important to the character of a settlement</i> - The wooded skyline dominates and conceals any glimpses of the suburban edge of Hastings, which might contribute to settlement setting. The Unit has no association with settlement, other than that clustered about Stonebridge Farm outside of the western boundary of the Unit.			
8. Visual prominence (>)	<i>Area is visually prominent or contains distinctive skylines</i> - There are north-westerly views from the eastern end of Public Footpath 32 within the Marline LNR, offset to the south-east beyond Marline Wood, west of Queensway (A2690), (see <b>Photograph 2-1C</b> ) from which the fields within Unit 2-1 can be seen upon the opposing valleyside and tree lined hedgerow along Breadsell Lane, forming part of the setting to the High Weald NL beyond. The south eastern and western part of the Unit is otherwise enclosed.			
9. Landscape Character strength of expression (>)	<i>'Rare' landscape with many key positive landscape attributes</i> - Key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10) include the surrounding areas of Ancient Woodland and the contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. There is a general sense of tranquillity contributed from the rural character.			
10. Coalescence (>)	<i>The area plays an important role in settlement separation</i> - The area forms part of the upper landform and habitat associated with the Combe Haven Valley and its tributaries, which provides a natural corridor between the settlements of Hastings to the east and Crowhurst offset 1.5km to the west and Bexhill-on-Sea offset some 3km to the south-west.			
<b>Sensitivity Analysis</b>				
Sensitivity Analysis Commentary	The contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, and contribution of rural character to the setting of the High Weald NL, appreciated both from surrounding Public Footpaths and in north-westerly views from the eastern end of Public Footpath 32 within the Marline LNR, results in a location which is very susceptible to change without adverse change and significant effects on the strength of expression of rural landscape and visual characteristics within the Unit. A more enclosed area of the field adjacent to the farming settlement to the west of the Unit may be less susceptible to solar development, subject to the landscape guidelines.			
Landscape Guidelines	The enclosure of the field should be reinforced, through reinstatement of historic field boundaries apparent through reference to historic maps. The field boundary might be managed as a meadow through a combination of cutting and grazing with traditional breed cattle in line with the approach undertaken by Sussex Wildlife Trust for the offset protected area of Marline Woods SSSI and LNR.			
<b>Sensitivity Judgement</b>				
	<b>Development Scenario</b>			
	<b>Residential - Low scale</b>	<b>Residential - Medium scale</b>	<b>Commercial / Industrial - Low-Medium scale</b>	<b>Solar</b>
<b>Landscape Sensitivity Rating</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>Moderate - High</b>

# LCCA 2 - THE BREADSELL LANE AREA

## Unit 2-1 Green Street East - Landscape Analysis



**Legend**

- 2-1 Green Street East
- Hastings Borough Boundary, (Rother District to west of line)

**Designations**

- High Weald National Landscape
- Ancient Woodland
- Site of Special Scientific Interest
- ▲ Listed Buildings
- Local Nature Reserve
- Local Wildlife Site
- Tree Preservation Order
- Public Footpath

**Landscape Analysis**

- Watercourse
- Built form
- Contour lines (5m increments)
- A Unit Photographs

**Figure A2.5.** Landscape Analysis for Unit 2-1.

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## LCCA 2 - THE BREADSELL LANE AREA

### Unit 2-1 Green Street East - Photographs



**Photograph 2-1A.** North-easterly view from Footpath 20, south of Stonebridge Farm across the small central field, east of which landform falls more steeply across the small eastern field.



**Photograph 2-1B.** South-easterly view from a field gate (boundary between Hastings and Rother District) across the northern part of the Unit, enclosed with woodland and the meadow within woodland on the opposing valleyside. Beyond the landform, there is visibility towards the sea along the Combe Valley to the south.



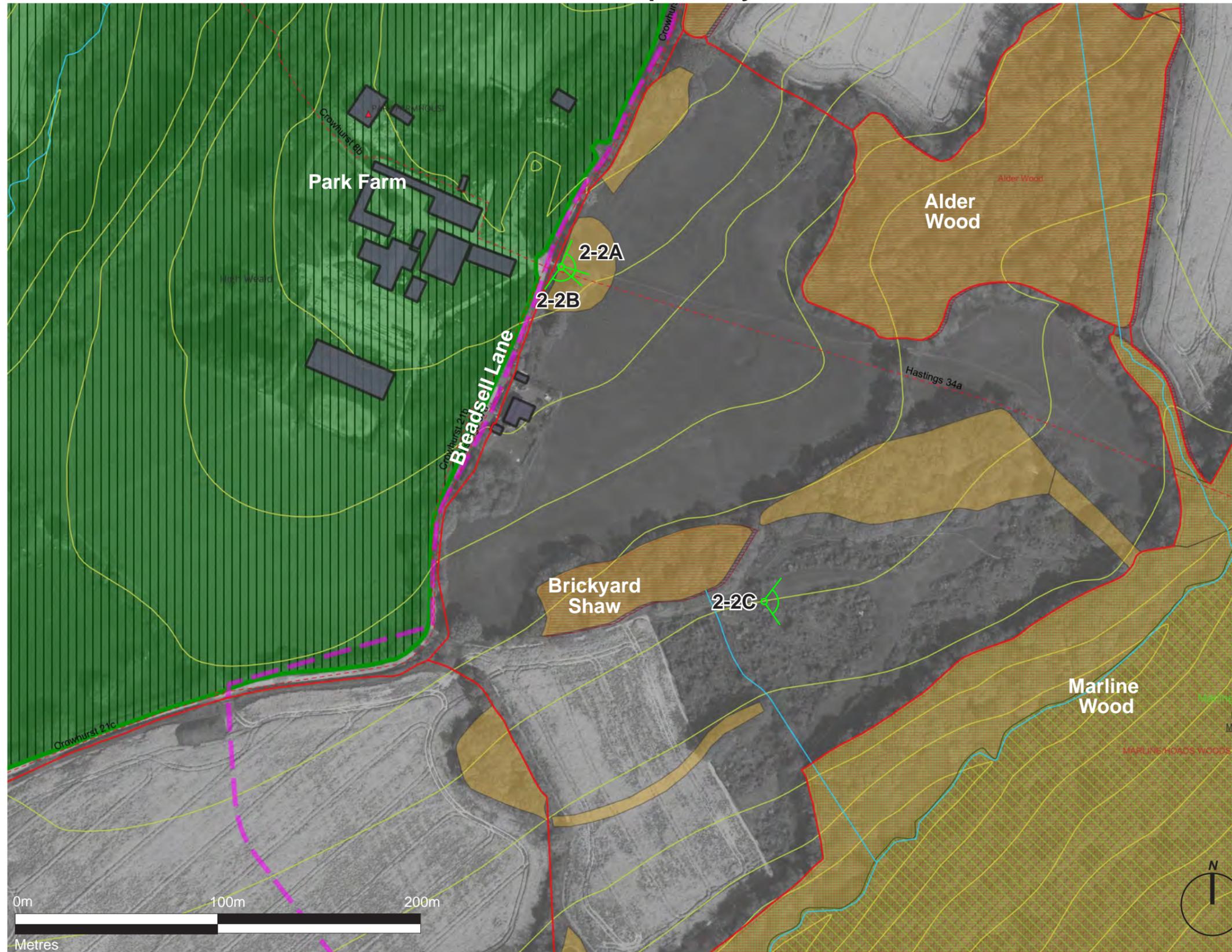
**Photograph 2-1C.** North-westerly view from the eastern end of Public Footpath 32, west of Queensway (A2690) within the Marline LNR from which the fields within Unit 2-1 can be seen upon the opposing valleyside, with the NL beyond.

## LCCA 2 - THE BREADSELL LANE AREA

Unit 2-2 Breadsell - South of Alder Wood - Unit Assessment				
Location and Landscape Character Summary	Unit 2-2 extends across an area of complex, irregular and varied field patterns upon a south-east facing, undulating slope along the western valley-side to the Marline Valley, located between Breadsell Lane and Marline Wood LNR and SSSI, with Ancient Woodland in a belt to the centre and as part of a broader swathe from the north east about to the south east. A Public Footpath extends in an easterly direction across the Unit towards Breadsell Lane, beyond which the High Weald NL extends.			
<b>Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.</b>				
1. Landform (< >)	<i>Undulating landform / Some distinct landform features</i> - Contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. Landform falls some 20m in elevation across the large northern field from the 85m contour in the northern corner to the 65m contour in the centre of the Unit. Landform then continues to fall across the undulating valleyside beyond the belt of woodland from about the 60m contour to the 45m contour in the southern corner and within the most eastern field to the 55m contour.			
2. Landscape pattern and time depth (>)	<i>Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assarted field patterns / presence of Ancient Woodland</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) Unit 2-2 is divided between informal fieldscape to the north-west, which is the dominant field type in the area and fields to the south-east, beyond the intervening woodland belt resulting from the process of assarting, with associated greater time depth, forming an area of complex, irregular and varied field patterns.			
3. 'Natural' character (>)	<i>Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland) and presence of larger areas of semi-natural habitats</i> - The area of scrub and smaller arable field to the south-east is separated from the main area of arable land to the north by a latitudinally aligned patch of Ancient Woodland, named Brickyard Shaw, with an adjacent area of woodland to the east of this identified as UK Priority Habitat Deciduous Woodland through reference to Natural England's Priority Habitats Inventory, (25 September 2024 update, MAGiC) protected under a Tree Preservation Order. A larger patch of Ancient Woodland, named Alder Wood is located outside the north eastern edge of the Unit. Natural character contributes to the setting of the High Weald NL. Through reference to the Landform figure there are a number of ponds within the belts of woodland within the Unit.			
4. Historic features (>)	<i>Presence of many historic features that contribute to landscape character, such as historic fields and routeways</i> - The assarted field systems and Ancient Woodland contribute historic areas and features within the landscape. Breadsell Lane is noted on the AONB Storymap as an historic route. Offset to the north of Unit 2-2, beyond Breadsell Lane, at Park Farm is the early C19 Grade II LB Park Farmhouse. Regarding the historic farmsteads dataset from the High Weald AONB, the AONB Storymap (hosted online) identifies Park Farmstead (not Medieval)			
5. Recreational use (< >)	<i>Landscapes with green spaces or recreation areas valued in the local context / Some Public Rights of Way and footpaths</i> - Public Footpath 34 extends east of Park Farm, across the northern edge of Unit 2-2, below Alder Wood and then through Marline Wood towards the Queensway, (B2092). Public Footpath 37 extends along Breadsell Lane to the north-western boundary of the Unit, where the lane is tree lined with understorey scrub and hedgerow. The Marline Wood LNR, promoted for recreational use, extends at an offset to the south east beyond intervening woodland, within which there are a number of footbridges and an interpretation board accessed along Public Footpath No. 34. Informal pathways extends through the area of scrub to the southern fields, which are maintained open as rides.			
6. Perceptual aspects (< >)	<i>Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character / some scenic value</i> - There are views of the fields enclosed within trees from Public Footpath 34 which contributes to relative tranquillity, including the falling landform towards the ghyll woodland in the valley bottom. There are some red brick dwellings enclosed within hedgerows and under trees along Breadsell Lane.			
7. Settlement pattern and setting (< >)	<i>The area has some limited association with surrounding settlement pattern</i> - There are some red brick dwellings enclosed within hedgerows and under trees along Breadsell Lane, whilst offset to the north-west, beyond Breadsell Lane is a cluster of agricultural buildings at Park Farm.			
8. Visual prominence (< >)	<i>Semi-enclosed or has some enclosed and some open areas</i> - Where experienced along the Public Footpath within the Unit. The treeline to the west along Breadsell Lane to the western edge of the Unit has some contribution to the skyline. The treeline is additionally anticipated to form part of the distinctive skylines from open areas to the south of the Marline LNR, (see Photograph 2-1C from which the fields within Unit 2-1 can be seen upon the opposing valleyside for reference)			
9. Landscape Character strength of expression (>)	<i>'Rare' landscape with many key positive landscape attributes</i> - Key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10) include the surrounding areas of Ancient Woodland and contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. There is a general sense of tranquillity contributed from the rural character.			
10. Coalescence (>)	<i>The area plays an important role in settlement separation</i> - The area forms part of the upper landform and habitat associated with the Combe Haven Valley and its tributaries, which provides a natural corridor between the settlements of Hastings to the east and Crowhurst offset 1.5km to the west and Bexhill-on-Sea offset some 3.5km to the south-west.			
<b>Sensitivity Analysis</b>				
Sensitivity Analysis Commentary	The contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, and contribution of the complex, irregular and varied field patterns and Ancient Woodland to rural qualities, perceptual aspects and setting of the High Weald NL, (particularly appreciated from Public Footpath No. 34 west from within the Marline Wood LNR) results in a location which is very susceptible to change without adverse change and significant effects on the strength of expression of rural landscape and visual characteristics within the Unit.			
Landscape Guidelines	A buffer of at least 15m of semi-natural habitat could be provided to the areas of Ancient Woodland.			
<b>Sensitivity Judgement</b>				
	<b>Development Scenario</b>			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
<b>Landscape Sensitivity Rating</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>

# LCCA 2 - THE BREADSELL LANE AREA

## Unit 2-2 Breadsell - South of Alder Wood - Landscape Analysis



**Legend**

- 2-2 Breadsell - South of Alder Wood
- Hastings Borough Boundary, (Rother District to west of line)

**Designations**

- High Weald National Landscape
- Ancient Woodland
- Site of Special Scientific Interest
- ▲ Listed Buildings
- Local Nature Reserve
- Local Wildlife Site
- Tree Preservation Order
- Public Footpath

**Landscape Analysis**

- Watercourse
- Built form
- Contour lines (5m increments)
- A Unit Photographs

**Figure A2.6.** Landscape Analysis for Unit 2-2.

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## LCCA 2 - THE BREADSELL LANE AREA

### Unit 2-2 Breadsell - South of Alder Wood - Photographs



**Photograph 2-2A.** North easterly view across the Unit from Public Footpath 34, offset south of Breadsell Lane on elevated ground showing falling ground to the valley bottom and electricity pylon.



**Photograph 2-2B.** South easterly view across the Unit, (as above within 2-2A) showing falling ground to the valley bottom and semi-detached dwellings to upper side of field off Breadsell Lane.



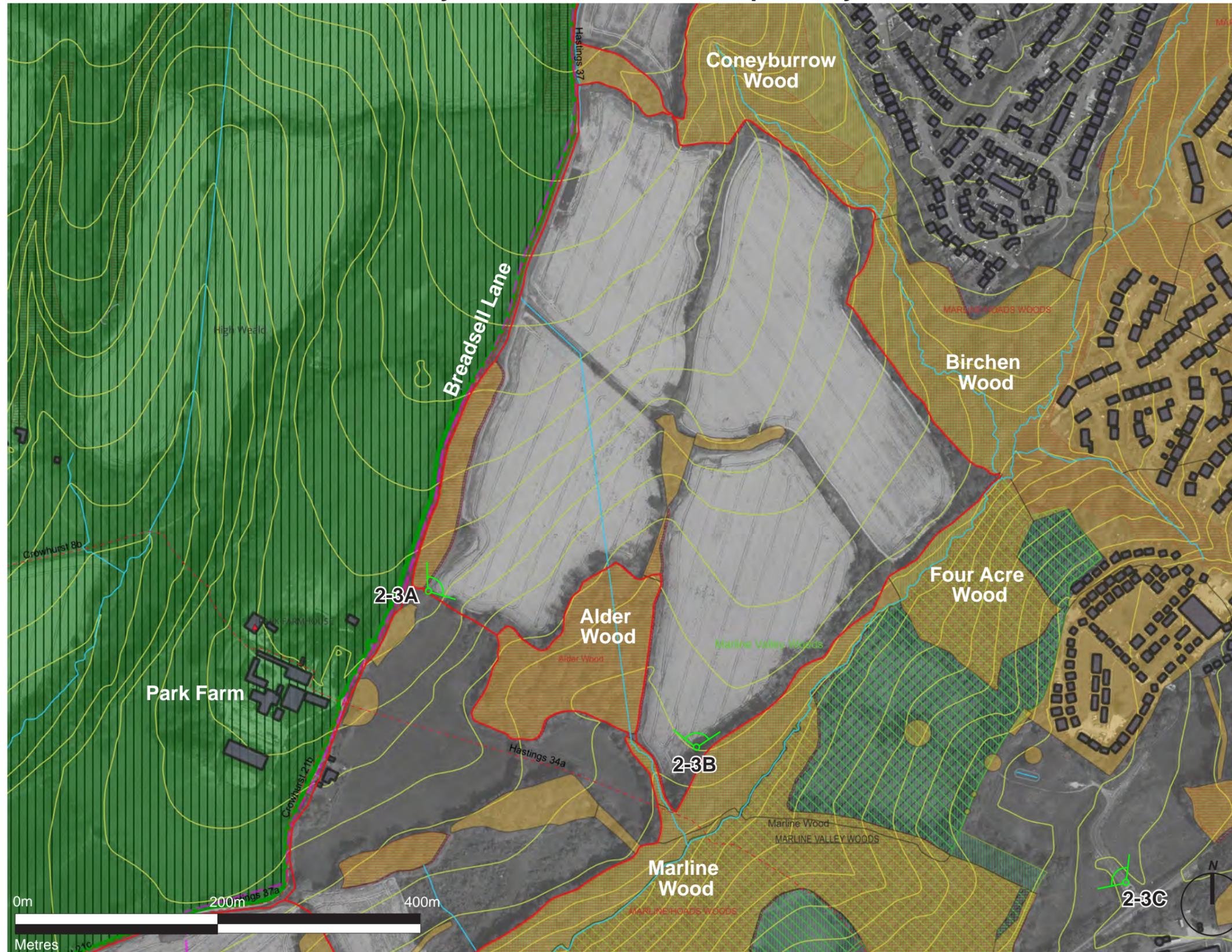
**Photograph 2-2C.** Easterly view showing area of regenerating scrub enclosed with woodland within the southern field.

## LCCA 2 - THE BREADSELL LANE AREA

Unit 2-3 Breadsell - South of Coneyburrow Wood - Unit Assessment				
Location and Landscape Character Summary	Unit 2-3 extends across an area of complex, irregular and varied field patterns of four arable fields upon a south-east facing, undulating slope along the western valley-side to the head of the Marline Valley. The Unit is located between Breadsell Lane and Marline Wood LNR and SSSI, with Ancient Woodland to the south and south western boundaries and in a broader swathe from the north east about to the south east. Breadsell Lane defines the southern boundary to The High Weald NL in this location.			
<b>Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.</b>				
1. Landform (< >)	<i>Undulating landform or some distinct landform features</i> - Contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. Landform falls some 65m in elevation from the northern corner to the south-eastern edge of the Unit, from the 120m contour to the 55m contour, undulating about a depression within the centre of the Unit about a wooded shaw, with landform at a more gentle gradient within the eastern part of the Unit, compared with that to the north and west.			
2. Landscape pattern and time depth (< >)	<i>Mixture of simple and complex landscape field patterns</i> - Assarted field patterns / presence of Ancient Woodland - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) Unit 2-3 is divided between informal fieldscape to the west and fieldscape resulting from the process of assarting to the east and north east against the Marline and Hoads Woods, forming an area of complex, irregular and varied field patterns.			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)</i> - The Unit is located north of a large patch of Ancient Woodland, named Alder Wood, which is located outside of the southern edge of the Unit. A shaw of Ancient Woodland extends along the south-western field bordering Breadsell Lane, with a hedgerow along the remainder of the north western boundary. Landform turns about a patch of TPO woodland within the centre of the Unit. An adjacent area of woodland along the remaining western end of the northern boundary is identified as UK Priority Habitat Deciduous Woodland, (through reference to Natural England's Priority Habitats Inventory, 25 September 2024 update, MAGiC).			
4. Historic features (< >)	<i>Presence of historic features that contribute to landscape character</i> - The assarted field systems and Ancient Woodland contribute historic areas and features within the landscape. Breadsell Lane is noted on the AONB Storymap as an historic route.			
5. Recreational use (<)	<i>Publicly inaccessible</i> - Public Footpath 37 extends along Breadsell Lane to part of the north-western boundary of the Unit, where the lane is hedgerow lined with dispersed trees. The Marline Wood LNR, promoted for recreational use, extends at an offset to the south east beyond intervening woodland.			
6. Perceptual aspects (< >)	<i>Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character / some scenic value</i> - There are glimpsed views from field gates about the dense shaw and hedgerow along Breadsell Lane to the opposing wooded valleyside and skyline.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - The wooded skyline dominates where there are glimpses from Breadsell Lane about the dense intervening hedgerow, albeit there are glimpses of the suburban edge of Hastings which have some contribution to settlement setting, limited by the glimpsed nature of these. The opposing valleyside to north east and east about the valley head are in residential use, with the wooded extent forming a more narrow belt in the valley bottom here than further to the south-west, albeit fingers of woodland rise up the valleyside.			
8. Visual prominence (< >)	<i>Semi-enclosed or has some enclosed and some open area</i> - There is a glimpsed north westerly view from west of Queensway (A2690) over the head of the valley towards the western edge of Unit 2-3, glimpsed under trees within the High Weald NL beyond and over trees within Marline Wood / Four Acre Wood, with existing residential viewed to the side of this, (see Photograph 2-3C). There is otherwise little visual prominence associated with the Unit from surrounding areas, due to the enclosure with woodland and landform and dense hedgerow along Breadsell Lane.			
9. Landscape Character strength of expression (>)	<i>'Rare' landscape with many key positive landscape attributes</i> - Key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10) include the surrounding areas of Ancient Woodland and contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. There is a general sense of tranquillity contributed from the rural character.			
10. Coalescence (>)	<i>The area plays an important role in settlement separation</i> - The area forms part of the upper landform and habitat associated with the Combe Haven Valley and its tributaries, which provides a natural corridor between the settlements of Hastings to the east and Crowhurst offset 1.5km to the west and Bexhill-on-Sea offset some 4.5km to the south-west.			
<b>Sensitivity Analysis</b>				
Sensitivity Analysis Commentary	The contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, and contribution of the complex, irregular and varied field patterns and Ancient Woodland to rural qualities, perceptual aspects and setting of the High Weald NL, results in a location which is very susceptible to change without adverse change and significant effects. Albeit, the larger scale of the field sizes here, in comparison with those further to the south west along the valley side which are smaller in size, more complex and irregular, provide some separation from the more valued boundary features of woodland and shaws. There is also a landform association with the residential land use about the valley head upon the opposing valleyside to north east and east, which impacts on perceptual aspects and reduces natural character and contribution to setting of the High Weald NL.			
Landscape Guidelines	A buffer of at least 15m of semi-natural habitat would be required to the areas of Ancient Woodland, whilst hedgerows might be reinforced and widened into shaws to buffer and maintain ecological connectivity and contribute to surface water regulation. The lower lying fields adjacent to Marline Woods could be managed in line with the approach undertaken by Sussex Wildlife Trust for the protected area to the east, including management as meadows through a combination of cutting and grazing with traditional breed cattle. The rural character of Breadsell Lane should be maintained, with local access only for existing residents and farm use, to maintain the contribution of the lane to the setting of the High Weald NL beyond. A woodland shaw should be extended along the north western edge of the Unit from that existing to better buffer Breadsell Lane and the NL. Access is anticipated from Unit 2-4 to the north off Hastings Road, minimising impact on the intervening tree line. Within the setting of the High Weald NL development should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report).			
<b>Sensitivity Judgement</b>				
	<b>Development Scenario</b>			
	<b>Residential - Low scale</b>	<b>Residential - Medium scale</b>	<b>Commercial / Industrial - Low-Medium scale</b>	<b>Solar</b>
<b>Landscape Sensitivity Rating</b>	<b>Moderate - High</b>	<b>High</b>	<b>High</b>	<b>Moderate - High</b>

# LCCA 2 - THE BREADSELL LANE AREA

## Unit 2-3 Breadsell - South of Coneyburrow Wood - Landscape Analysis



**Legend**

- 2-3 Breadsell - South of Coneyburrow Wood
- Hastings Borough Boundary, (Rother District to west of line)

**Designations**

- High Weald National Landscape
- Ancient Woodland
- Site of Special Scientific Interest
- ▲ Listed Buildings
- Local Nature Reserve
- Local Wildlife Site
- Tree Preservation Order
- Public Footpath

**Landscape Analysis**

- Watercourse
- Built form
- Contour lines (5m increments)

**Figure A2.7.** Landscape Analysis for Unit 2-3.

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## LCCA 2 - THE BREADSELL LANE AREA

### Unit 2-3 Breadsell - South of Coneyburrow Wood - Photographs



**Photograph 2-3A.** North easterly view across the Unit from the southern corner off Breadsell Lane on elevated ground showing falling ground to the valley bottom, separation of fields with vegetation and housing about the valley head beyond.



**Photograph 2-3B.** Northerly view from within the southern corner of the Unit, showing the rising landform from the southern corner, and elevation of electricity pylon, with lines extending along the south-eastern edge of the Unit.



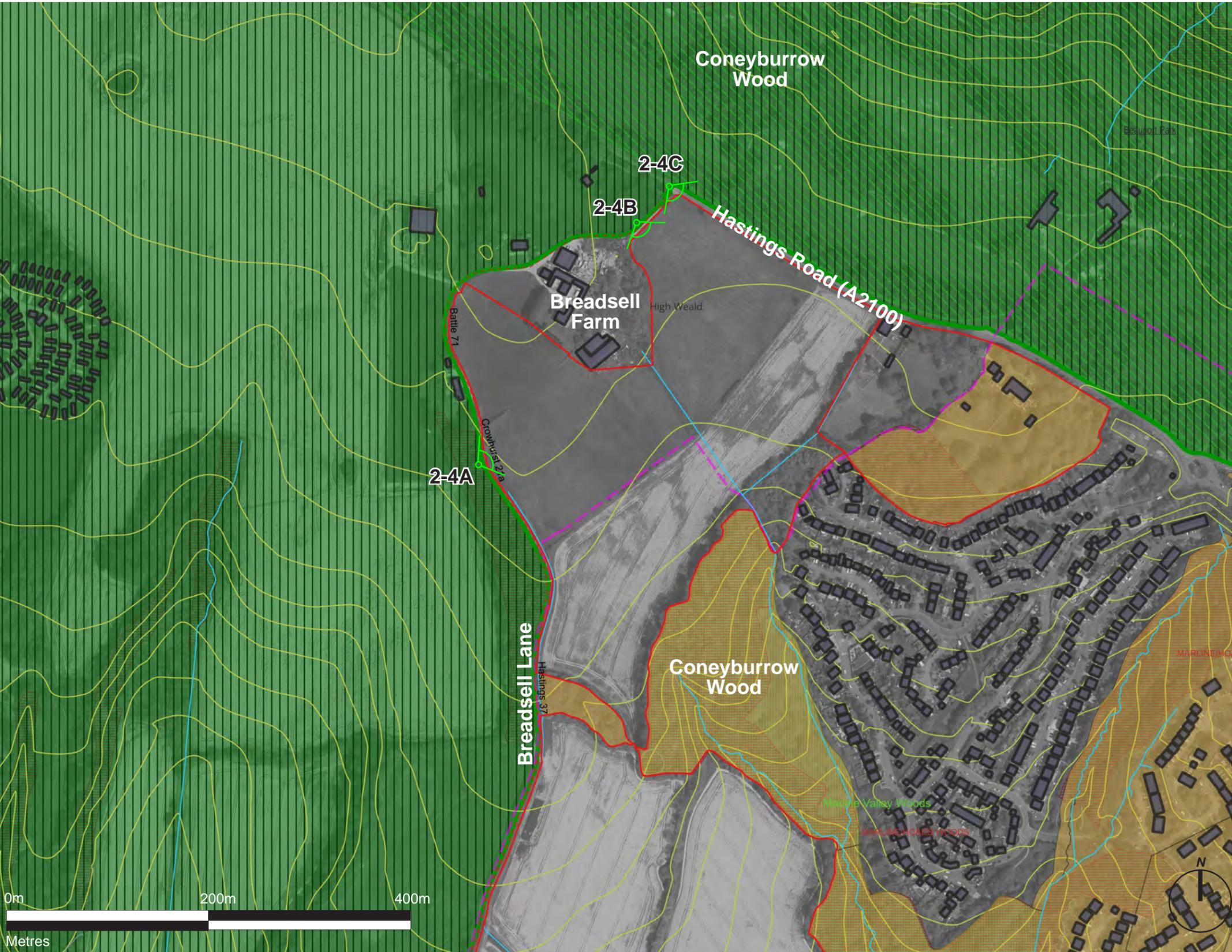
**Photograph 2-3C.** North westerly view from west of Queensway (A2690), over the head of the valley towards the western edge of Unit 2-3 glimpsed under trees within the High Weald NL beyond and over trees within Marline Wood / Four Acre Wood.

## LCCA 2 - THE BREADSELL LANE AREA

Unit 2-4 Breadsell North - Unit Assessment				
Location and Landscape Character Summary	Unit 2-4 extends across four arable fields north of a large patch of Ancient Woodland, named Coneyburrow Wood, (part of Marline Wood SSSI) located along the southern edge of the Unit. One long field extends along the south eastern edge of the Unit, whilst three, weakly defined smaller fields surround Breadsell Farm outside of the Unit to north-west. Breadsell Lane continues in an arc around the northern edge of the Unit towards Hastings Road, (A2100) with the Unit located outside of the tree'd perimeter. The main northern part of the Unit is located within Rother District.			
<b>Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.</b>				
1. Landform (< >)	<i>Undulating landform</i> - Contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. Landform falls some 20m in elevation from the north-western corner to the southern corner of the Unit, from the 135m contour to the 115m contour, with landform at a more gentle gradient within the north-eastern part of the Unit, compared with that to the west. The landform comprises the north western part of the upper valley head of the Marline Valley.			
2. Landscape pattern and time depth (< >)	<i>Mixture of simple and complex landscape field patterns</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the southern part of Unit 2-4 alone is characterised, with this area comprising an informal fieldscape. Beyond an eastern tongue of the same type outside of the eastern edge of the Unit which has become wooded, is a suburban area of settlement resulting from settlement expansion. Whilst not within the High Weald NL the AONB Storymap identifies the northern fields within the Unit to east and west of Breadsell Farm forming a Medieval Field System.			
3. 'Natural' character (<)	<i>Lack of semi-natural habitat coverage or valued natural features such as intensively farmed</i> - Regarding 'natural' character, a shaw of Ancient Woodland extends outside of the western edge of the Unit beyond Breadsell Lane. Coneyburrow Wood, (part of Marline Wood SSSI) is located along the southern edge of the Unit. An area of TPO woodland provides connectivity between the two along the remainder of the southern edge of the Unit. Additionally identified as UK Priority Habitat Deciduous Woodland, (through reference to Natural England's Priority Habitats Inventory, 25 September 2024 update, MAGiC). A clipped, dense hedgerow lines Hastings Road along the north eastern boundary of the Unit.			
4. Historic features (< >)	<i>Presence of adjacent historic features that contribute to landscape character</i> - The Ancient Woodland contribute historic areas and features within the landscape. Breadsell Lane is noted on the AONB Storymap as an historic route.			
5. Recreational use (<)	<i>Publicly inaccessible</i> - Public Footpath 37 extends along Breadsell Lane to part of the north-western boundary of the Unit, where the lane is hedgerow lined with dispersed trees. The Marline Wood LNR, promoted for recreational use, extends at an offset to the south east beyond intervening woodland.			
6. Perceptual aspects (< >)	<i>Some sense of rural character but with some signs of human activity and modern development</i> - There are glimpsed views from about the hedgerow along Breadsell Lane across the undulating landform enclosed within woodland.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - A suburban area of settlement resulting from settlement expansion extends beyond a belt of woodland to the east. There is varied residential, commercial and agricultural built form and use at Breadsell Farm. Some dispersed residential is located off the western side of Breadsell Lane outside of the Unit. The wooded skyline dominates where there are glimpses from Breadsell Lane about the dense intervening hedgerow, albeit there are patches of the suburban edge of Hastings which have some limited contribution to settlement setting.			
8. Visual prominence (< >)	<i>Semi-enclosed or has some enclosed and some open areas</i> - There is little visual prominence associated with the Unit from surrounding areas, due to the enclosure with woodland and landform and dense hedgerow along Breadsell Lane. There are some glimpsed views over the Unit above the hedgerow for users along Hastings Road.			
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - Key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10) include the surrounding areas of Ancient Woodland and contribution of the undulating landform particularly where steeper to the south, to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south. There is a general sense of tranquillity contributed from the rural character, limited by the road noise from Hastings Road, (A2100).			
10. Coalescence (>)	<i>The area plays an important role in settlement separation</i> - The area forms part of the upper landform associated with the Combe Haven Valley and its tributaries, which provides a natural corridor between the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1/1.5km to the west.			
<b>Sensitivity Analysis</b>				
Sensitivity Analysis Commentary	The contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, and contribution of the complex, irregular and varied field patterns and Ancient Woodland to rural qualities, perceptual aspects and setting of the High Weald NL, results in a location which is very susceptible to change without adverse change and significant effects. Albeit, the larger scale of the field sizes here and association with residential development to the east, beyond more recent woodland belts and dispersed agricultural and residential to the north west and the Hastings Road, (A2100) to the north east reduces natural character and contribution to setting of the High Weald NL. The contribution to coalescence however is very susceptible to change, with the area forming part of a natural corridor between the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1/1.5km to the west.			
Landscape Guidelines	A buffer of at least 15m of semi-natural habitat would be required to the area of Ancient Woodland to the south east, whilst shaws should be introduced to buffer and maintain ecological connectivity and contribute to surface water regulation. Boundaries should primarily be defined with hedgerows. The rural character of Breadsell Lane should be maintained, with local access only for existing residents and farm use, to maintain the contribution of the lane to the setting of the High Weald NL beyond. A woodland shaw should be extended along the north western edge of the Unit to better buffer Breadsell Lane and the NL beyond. The same should be extended along Hastings Road to buffer visibility of built form for road users and reduced perception of coalescence. Access is anticipated to the north off Hastings Road. Within the setting of the High Weald NL development should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report).			
<b>Sensitivity Judgement</b>				
	<b>Development Scenario</b>			
	<b>Residential - Low scale</b>	<b>Residential - Medium scale</b>	<b>Commercial / Industrial - Low-Medium scale</b>	<b>Solar</b>
<b>Landscape Sensitivity Rating</b>	<b>Moderate</b>	<b>High</b>	<b>High</b>	<b>Moderate</b>

# LCCA 2 - THE BREADSELL LANE AREA

## Unit 2-4 Breadsell North - Landscape Analysis



**Legend**

- 2-4 Breadsell North
- Hastings Borough Boundary, (Rother District to north of line)

**Designations**

- High Weald National Landscape
- Ancient Woodland
- Site of Special Scientific Interest
- Tree Preservation Order
- Public Footpath

**Landscape Analysis**

- Watercourse
- Built form
- Contour lines (5m increments)
- Unit Photographs

**Figure A2.8.** Landscape Analysis for Unit 2-4.

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## LCCA 2 - THE BREADSELL LANE AREA

### Unit 2-4 Breadsell North - Photographs



**Photograph 2-4A.** North-easterly view from Public Footpath 71 along Breadsell Lane, (unsurfaced section) across the field within the northern part of the Unit towards a wooded backdrop, where a house is located.



**Photograph 2-4B.** South-easterly view from Public Footpath 71 along Breadsell Lane, (unsurfaced section) across the field within the northern part of the Unit towards a wooded backdrop, where a house is located.



**Photograph 2-4C.** South-easterly view from the junction of Breadsell Lane, (unsurfaced section) and Hastings Road over the northern edge of the Unit into the field within, viewed against a backdrop of woodland.

## LCCA 2 - THE BREADSELL LANE AREA

Unit 2-5 Wychnour - Unit Assessment				
Location and Landscape Character Summary	Unit 2-5 comprises an enclosed parkland area of large gardens with mature trees south west of Hastings Road (A2100) associated with a large semi-detached house named Wychnour, Nos 1 and 2 to the north-east and Swiss Cottage to the north-west. Small fields in use for pasture are located south of the residential curtilages, north of a wooded area much of which is Ancient Woodland.			
<b>Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.</b>				
1. Landform (<)	<i>Absence of strong topographical variety / very gently undulating or flat landform</i> - Landform falls gently across some 5m in elevation from north to south, from about the 130m contour to the 125m contour.			
2. Landscape pattern and time depth (< >)	<i>Mixture of simple and complex landscape field patterns / Designed landscape / May be some Ancient Woodland</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the areas outside of the woodland are characterised as a designed landscape of informal parkland, resulting from large, landscaped gardens associated with Wychnour House, with a small parcel of land to the west characterised within the digitised 2010 dataset as regenerated woodland, although appearing as tree fringed pasture through reference to aerial photography. An area of Ancient Woodland extends across the southern quarter of the Unit			
3. 'Natural' character (>)	<i>Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland)</i> - An area of Ancient Woodland extends across the southern quarter of the Unit, with mature trees to the remaining eastern half of the Unit, subject to a Tree Preservation Order. Through reference to Natural England's Priority Habitats Inventory, (25 September 2024 update, MAGiC) an area extending north east of the Ancient Woodland is identified as UK Priority Habitat Deciduous Woodland, apart from a small area in apparent use as extended garden / vegetable garden type area. Mature trees are dispersed and in patches to the north of the Unit.			
4. Historic features (< >)	<i>Presence of historic features that contribute to landscape character</i> - The informal parkland designed landscape and Ancient Woodland contribute historic areas within the landscape.			
5. Recreational use (<)	<i>Publicly inaccessible.</i>			
6. Perceptual aspects (<)	<i>Close to visible or audible signs of human activity and modern development</i> - Rural character to the south of the Unit associated with the Ancient Woodland area.			
7. Settlement pattern and setting (<)	<i>The area has a close association with surrounding settlement pattern</i> - The wooded character integrates the western edge of settlement in this location from along Hastings Road to the north / north-west. Large gardens with mature trees south west of Hastings Road (A2100) associated with a large semi-detached house named Wychnour, Nos 1 and 2 to the north-east and Swiss Cottage to the north-west. Small fields in use for pasture are located south of the residential curtilages, north of a wooded area much of which is Ancient Woodland, beyond which a suburban area of settlement expansion extends outside of the Unit.			
8. Visual prominence (< >)	<i>Semi-enclosed or has some enclosed and some open areas</i> - There is little visual prominence associated with the Unit from surrounding areas, due to the enclosure with mature trees and woodland and sloping landform away from Hastings Road, within glimpsed views from about the hedgerow along Breadsell Lane offset to the south and more immediately where along Hastings Road to the north / north-west.			
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - Regarding strength of expression associated with the overlying Combe Haven Valley Landscape Character Area, (LCA10) the presence of key positive landscape attributes present within the Unit includes the designated areas of Ancient Woodland.			
10. Coalescence (< >)	<i>The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements</i> - The existing residential use and well wooded character of the Unit very much limits the contribution of the Unit to separation of the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1.5km to the west.			
<b>Sensitivity Analysis</b>				
Sensitivity Analysis Commentary	The area of Ancient Woodland is very susceptible to change, as are the blocks and belts of mature trees about the boundaries. The existing residential use and intervening areas between this and the woodland in use as paddocks present limited situations where low scale housing or solar could be located if sited and designed sensitively.			
Landscape Guidelines for Development Management	A buffer of at least 15m of semi-natural habitat would be required to the area of Ancient Woodland to the south, whilst areas of Deciduous woodland and mature trees in good condition would need to be retained, with their root protection areas considered in defining layout.			
<b>Sensitivity Judgement</b>				
	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
Landscape Sensitivity Rating	Moderate – High	High	High	Moderate - High

# LCCA 2 - THE BREADSELL LANE AREA

## Unit 2-5 Wychmour - Landscape Analysis



**Legend**

- 2-5 Wychmour
- Hastings Borough Boundary, (Rother District to north of line)

**Designations**

- High Weald National Landscape
- Ancient Woodland
- Site of Special Scientific Interest
- Tree Preservation Order
- Public Footpath

**Landscape Analysis**

- Built form
- Contour lines (5m increments)
- Unit Photographs

**Figure A2.9.** Landscape Analysis for Unit 2-5.

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## LCCA 2 - THE BREADSELL LANE AREA

### Unit 2-5 Wychmour - Photographs

Unit 2-5



Photograph 2-5A. South-easterly view from the entrance to Bannatyne's Health Club, along Hastings Road (A2100) with large house within the Unit to right of view and stone wall boundary, with TPO trees overhanging.



Photograph 2-5B. South-westerly view (as above for 2-5A), with large house within the Unit to left of view with tree lines glimpsed beyond and mature trees within the Unit to centre beyond which a further house can be seen.



Photograph 2-5C. Westerly view of the residential area to the south, taken from Stonebeach Rise, offset west of the junction with Hastings Road. Trees within the south eastern edge of the Unit form the skyline over the roof line.