

LCCA 3 - THE RIDGE WEST AND QUEENSWAY JUNCTION AREA

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i Location and Landscape Character Summary

There is one Unit within LCCA3, which comprises a longitudinal strip of land which extends within a sunken landform, which is emphasised relative to the artificial raising of surrounding ground for major road infrastructure, with the Queensway (A2690) to the west, and a linking road from a roundabout off this towards Sedlescombe Road North, (A21) which separates the Unit into two, with the southern part of the Unit lowest, extending towards an area of TPO deciduous woodland.

A Public Footpath extends along the eastern edge of the Unit, and in places extending into the Unit. The Unit is bordered to the north by The Ridge West, (A2100) beyond which the High Weald NL extends, within which Beauport Holiday Park is located. Various commercial / industrial uses are located off the northern part of the eastern boundary beyond a woodland belt, with Sussex Waste Management and charity shop Emmaus accessed off Whitworth Road and various commercial supply facilities north of this at Ridgewest Industrial Estate accessed off The Ridge West, (A2100).

The Unit forms part of that allocated for commercial within the Hastings Development Management Plan (2015) Section Three, Policy LRA7, described as offering the potential to create a high quality employment estate with a prominent frontage onto The Ridge, with access from Queensway or from the roundabout to the north west of the Unit.

Through reference to the East Sussex County Landscape Character Assessment, (2016) the Unit is located within the Urban Area of Hastings, (LCA 31), with The Ridge West, (A2100) to the northern edge of the Unit defining the southern edge of the Brede Valley (LCA 11).

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 LCCA3 occurs to the west of the Queensway (A2690) where two storey detached dwellings are accessed off The Ridge West (A2100) to the north along Beauport Gardens and Campkin Gardens and to the south where two storey dwelling are access off the Queensway along Beauport Home Farm Close, where there are more historic G2 LB. Built form otherwise occurs from various commercial / industrial uses to the east with Sussex Waste Management and charity shop Emmaus accessed off Whitworth Road and various commercial supply facilities north of this at Ridgewest Industrial Estate accessed off The Ridge West, (A2100). A Sainsburys Supermarket is located to the southeast of the LCCA. Beyond The Ridge West, (A2100) within the High Weald NL caravans are dispersed within the Beauport Holiday Park.

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LCCA3 - Context Photograph 3A. Various commercial suppliers are located off the northern part of the eastern boundary beyond a woodland belt, at Ridgewest Industrial Estate accessed off The Ridge West, (A2100)



LCCA3 - Context Photograph 3B. (As Context Photograph 3A)

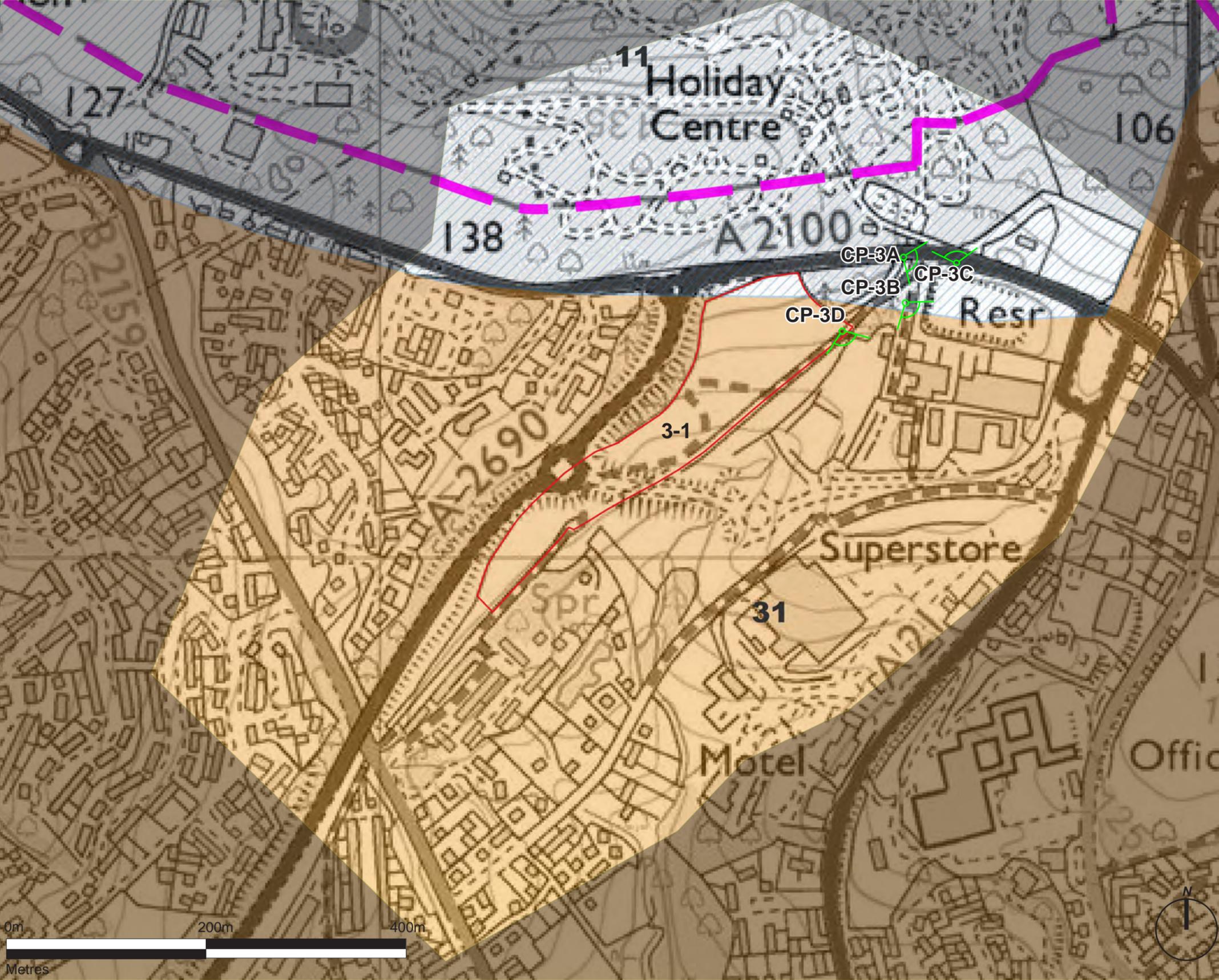


LCCA3 - Photograph 3C. The Unit is bordered to the north by The Ridge West, (A2100) beyond which the High Weald NL extends, within which Beauport Holiday Park is located.



LCCA3 - Context Photograph 3D. Various commercial / industrial uses are located off the northern part of the eastern boundary beyond a woodland belt, with Sussex Waste Management and charity shop Emmaus accessed off Whitworth Road.

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Legend

Hastings Borough Boundary

LCCA3 Landscape Assessment Unit

Land at Junction with The Ridge West and Queensway

East Sussex Landscape Character Areas (2016)

31 Urban Area of Hastings (LCA 31)

11 Brede Valley (LCA 11)

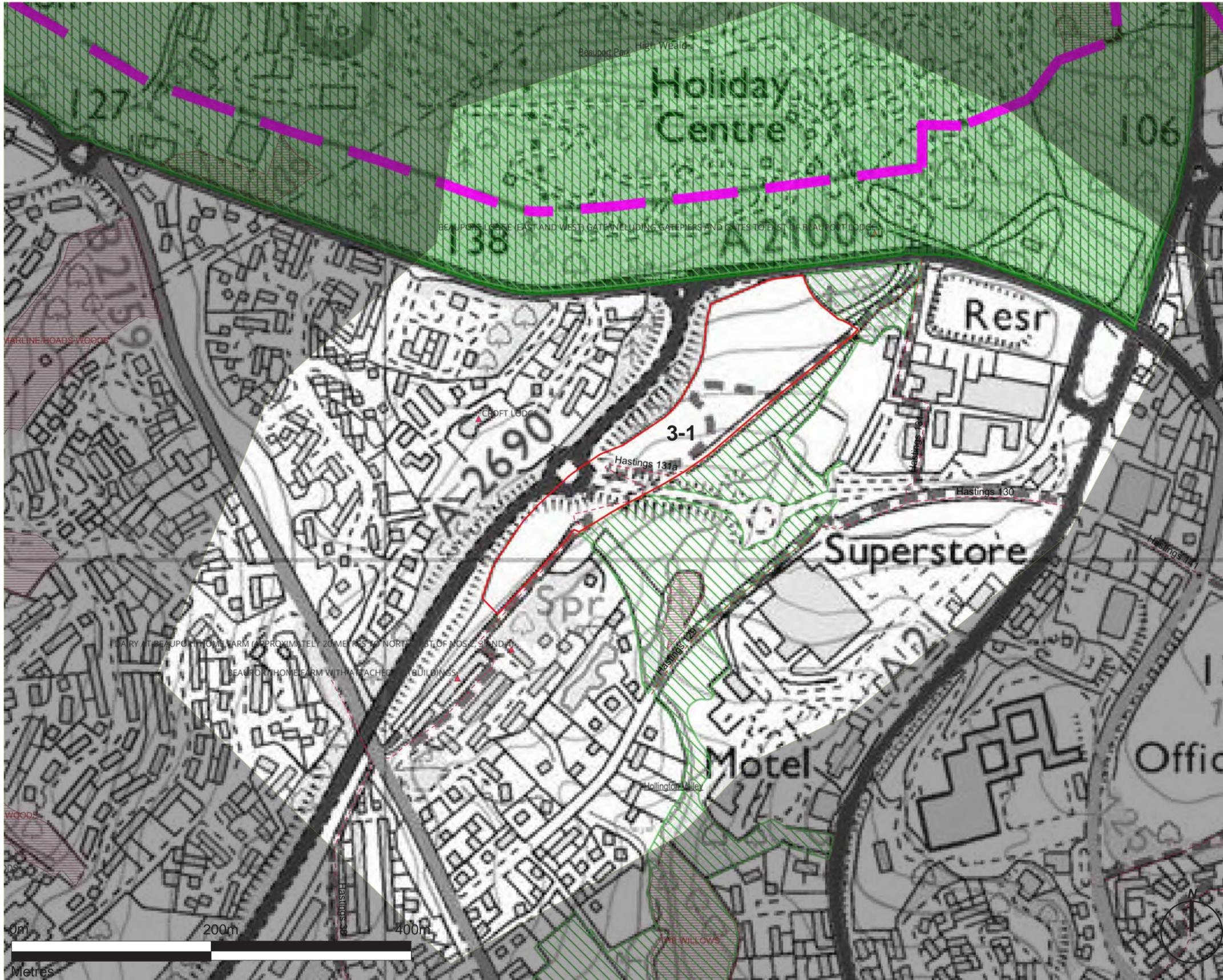
Context Photograph Locations

Context Photographs (CA)

Figure A3.1. LCCA3 - East Sussex Landscape Character Areas

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Legend

- Hastings Borough Boundary

LCCA3 Landscape Assessment Unit

- Land at Junction with The Ridge West and Queensway

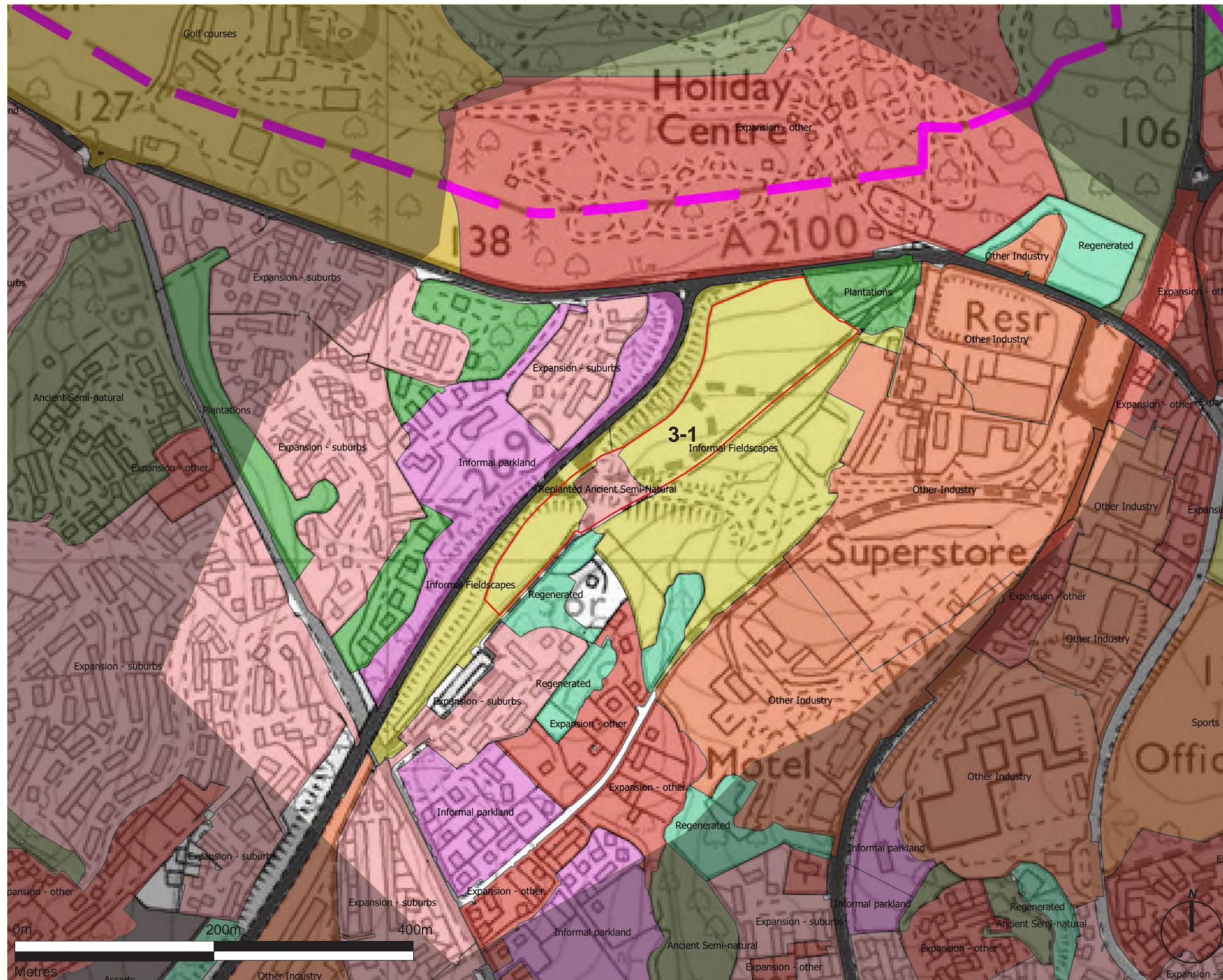
Designations

- High Weald National Landscape
- Ancient Woodland
- Listed Buildings
- Local Wildlife Site
- Public Footpath

Figure A3.2. LCCA3 - Relevant Designations

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Legend

- Hastings Borough Boundary

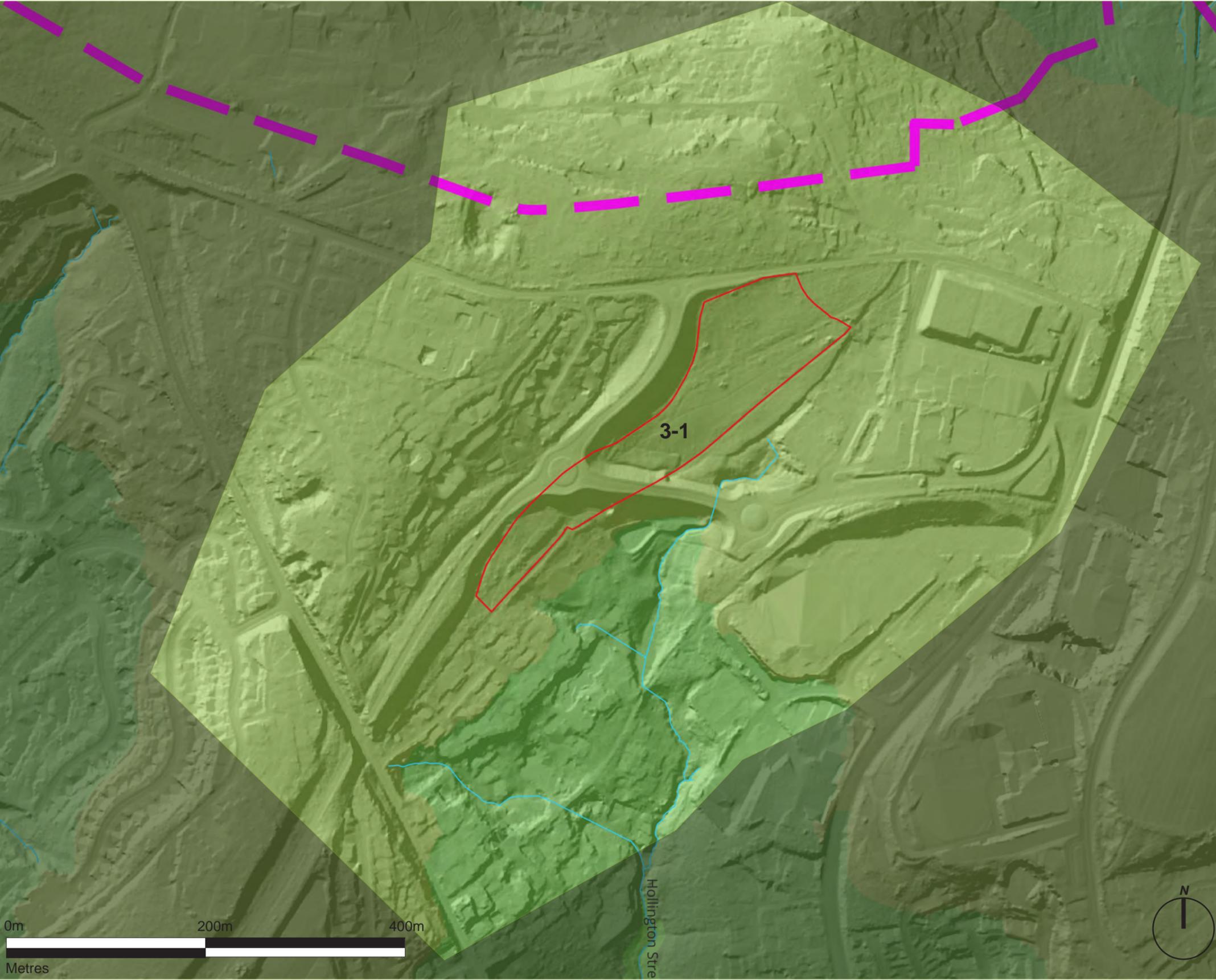
LCCA3 Landscape Assessment Unit

- Land at Junction with The Ridge West and Queensway

Figure A3.3. LCCA3 - Sussex Historic Landscape Character Types (2010)

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 HISTORIC LANDSCAPE CHARACTERISATION GIS DATASET: DATA COPYRIGHT © EAST SUSSEX COUNTY COUNCIL, HISTORIC ENGLAND

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Legend

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

LCCA3 Landscape Assessment Unit

-  Land at Junction with The Ridge West and Queensway

Level above Ordnance Datum, (aOD)

-  ↑ 100-135m aOD
-  ↑ 75-100m 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 A3.4. LCCA3 - Landform

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LCCA 3 - THE RIDGE WEST AND QUEENSWAY JUNCTION AREA

Unit 3-1 Land at Junction with The Ridge West and Queensway - Unit Assessment

Location and Landscape Character Summary	Unit 3-1 comprises a longitudinal strip of land which extends within a sunken landform, which is emphasised relative to the artificial raising of surrounding ground for major road infrastructure, with the Queensway (A2690) to the west, and a linking road from a roundabout off this towards Sedlescombe Road North, (A21) which separates the Unit into two, with the southern part of the Unit lowest, extending towards an area of TPO deciduous woodland. A Public Footpath extends along the eastern edge of the Unit, and in places extending into the Unit. The Unit forms part of that allocated for commercial within the Hastings Development Management Plan (2015) Section Three, Policy LRA7, described as offering the potential to create a high quality employment estate with a prominent frontage onto The Ridge, with access from Queensway or from the roundabout to the north west of the Unit.
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Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.

1. Landform (< >)	<i>Undulating landform / Some distinct landform features</i> - Unit 3-1 comprises a longitudinal strip of land which extends within a sunken landform, which is emphasised relative to the artificial raising of surrounding ground for major road infrastructure. The northern end of the Unit adjacent to The Ridge West, (A2100) is situated about the 125m contour, before gently falling towards the embanked linking road which subdivides the Unit into two about the 105m contour line, with remaining landform to the south of this at a comparable level. The landform forms part of the Hollington Valley which drains to a stream to the south east.
2. Landscape pattern and time depth (<)	<i>Simple / Regular or uniform field patterns, (mainly of modern origin)</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the Unit forms part of a remnant area of informal fieldscape. A remnant hedgeline extends diagonally across the upper part of the Unit as a line of scrub, tracing the line of an earlier track.
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)</i> - A pond surrounded with scrub and woodland is located within the southern part of the Unit, with a more established block to the southern edge of the Unit comprising an area of TPO deciduous woodland. The western and eastern edges of the Unit comprise tree belts with dense understorey, which have extended into the Unit, where scrub is establishing over previous grassland. The northern edge of the Unit, south of The Ridge West, (A2100) is a little more open but comprises a dispersed thin belt of maturing trees, with scrub, (west of an area of TPO Deciduous Woodland, outside of the Unit). The Hollington Valley Local Wildlife Site extends off the eastern boundary of the Unit associated with the stream course further to the south east, (described as comprising Lowland Deciduous Woodland, a stream, wet woodland, a pond and scrub which provides a corridor of semi-natural woodland habitat through an otherwise urban area of Hastings).
4. Historic features (<)	<i>Absence of historic features in or adjacent to the area that contribute to landscape character</i> - Offset south of the Unit beyond intervening woodland is the G2 Listed Former Beauport Home Farm with attached outbuildings. Offset north east of the outbuildings is the G2 Listed Dairy at Beauport Home Farm. Offset to the north-west beyond intervening woodland about the Queensway is the G2 Listed Croft Lodge. Offset to the north-east, beyond an intervening block of deciduous woodland is the G2 Listed Beauport Lodge (east and west) gate.
5. Recreational use (< >)	<i>Some Public Rights of Way</i> - Public Footpath No. 131 extends along the eastern edge of the Unit, and in places extending into the Unit, about which dense shrub and persistent road noise reduces recreational amenity.
6. Perceptual aspects (<)	<i>Close to visible or audible signs of human activity and modern development</i> - The sunken nature of the Unit relative to the surrounding embankments and well vegetated boundaries limits visibility from the Public Footpath, with an overview only available from the road corridor which latitudinally crosses the Unit, but with no pavement. Glimpses of traffic moving along perimeter roads occur.
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - The trees to the northern and outside of the western edge of the Unit provides some continuity along The Ridge West, (A2100) offset east along which residential areas occur. There are offset areas of residential to west and south west. The Unit is bordered to the north by The Ridge West, (A2100) beyond which the High Weald NL extends, within which Beauport Holiday Park is located. Various commercial / industrial uses are located off the northern part of the eastern boundary beyond a woodland belt, with Sussex Waste Management and charity shop Emmaus accessed off Whitworth Road and various commercial supply facilities north of this at Ridgewest Industrial Estate accessed off The Ridge West, (A2100).
8. Visual prominence (<)	<i>Visually enclosed landscape screened by landform or land cover</i> - There is little visual prominence from the Unit due to enclosure from landform and vegetation, other than the wooded perimeter for fast moving traffic adjacent to the northern and western boundaries.
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 Hastings Landscape Character Area, (LCA31) contributed by the Unit include the linear open space, albeit this is constrained by surrounding land uses and noise from these and the adjacent sheltered woodland within the urban fringe of the town.
10. Coalescence (<)	<i>The area does not play a particularly important role in settlement separation</i> - There is no contribution to separation of settlements being enclosed within Hastings.

Sensitivity Analysis

Sensitivity Analysis Commentary	Due to the enclosure with arterial roads to north and west and proximity to the Sussex Waste Management facility to east, the linear open space retained within the Unit is physically well contained and enclosed by scrub and trees and subject. The recreational use associated with Public Footpath No. 131 and association of the surrounding wooded and wetland habitat with the adjacent Hollington LWS is susceptible to change, with potential to accommodate the relevant type of development if this is sited and designed sensitively.
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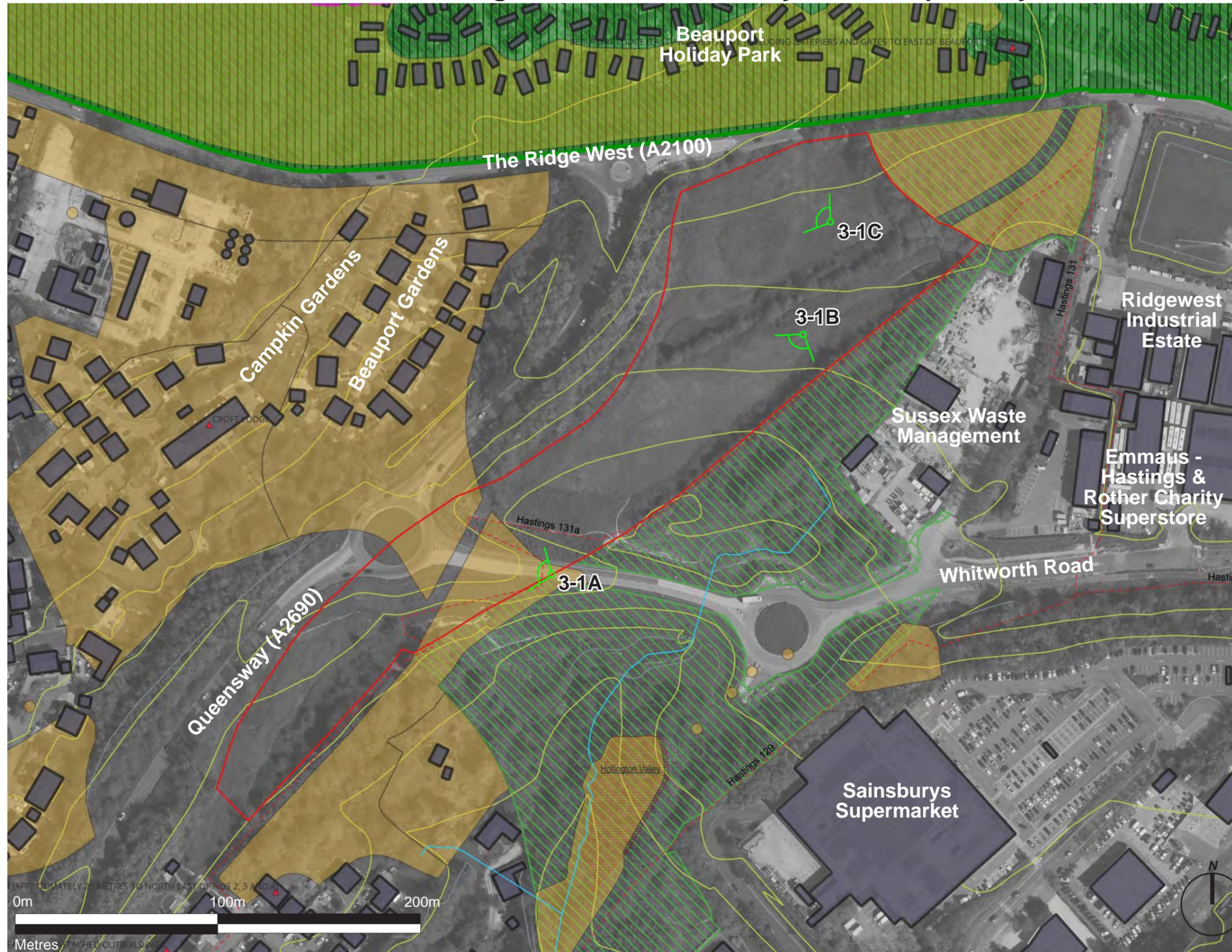
Landscape Guidelines	The existing woodland belts which extend about the boundary of the Unit should be maintained and reinforced to comprise belts of some 20m in width along the arterial roads to north and west and to maintain a wooded corridor for Public Footpath No. 131 along the eastern edge of the Unit. The southern part of the Unit should be maintained as a nature conservation area with pond in support of the adjacent Hollington Valley Local Wildlife Site.
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Sensitivity Judgement

	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
Landscape Sensitivity Rating	Moderate	Moderate	Moderate	Moderate

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Unit 3-1 Land at Junction with The Ridge West and Queensway - Landscape Analysis



Legend

3-1 Land at Junction with The Ridge West and Queensway

Designations

- High Weald National Landscape
- Listed Buildings
- Local Wildlife Site
- Tree Preservation Order
- Public Footpath

Landscape Analysis

- Watercourse
- Built form
- Contour line
- Unit Photographs

Figure A3.5. Landscape Analysis for Unit 3-1.

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Unit 3-1 Land at Junction with The Ridge West and Queensway - Photographs



Photograph 3-1A. The sunken nature of the Unit relative to the surrounding embankments and well vegetated boundaries limits visibility from the Public Footpath, with an overview only available from the road corridor which latitudinally crosses the Unit, but with no pavement.



Photograph 3-1B. Public Footpath No. 131 extends along the eastern edge of the Unit, and in places extending into the Unit, about which dense shrub and persistent road noise reduces recreational amenity.



Photograph 3-1C. The northern edge of the Unit, south of The Ridge West, (A2100) is a little more open but comprises a dispersed thin belt of maturing trees, with scrub, (west of an area of TPO Deciduous Woodland, outside of the Unit).