

LCCA 4 - THE BEANEY'S LANE AREA

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i Location and Landscape Character Summary

There are two small Units within LCCA4, both located north of The Ridge (B2093) either side of Beaney's Lane, which is a compacted gravel access track leading to Woodlands Farm, which is a Public Byway. Patches of Ancient Woodland occur in the wider area offset to north and north-east.

The Units form part of a southern extension to the High Weald NL, which extends across the fields to either side of Beaney's Lane towards a southern boundary with The Ridge, (B2093).

The High Weald AONB Management Plan 2024-2029 describes how natural beauty is articulated through eight core character components, rooted in the historic characterisation of the High Weald landscape as a whole: Natural systems (geology, soils, water and climate); Settlement; Routeways; Woodland; Fieldscapes and heath; Dark night skies; Aesthetic and perceptual qualities and Land-based economy and rural living.

The landscape within LCCA4 is characterised within the East Sussex County Landscape Character Assessment, (2016), with the Brede Valley, (LCA11) extending from an offset north of The Ridge (B2093) and the Urban Area of Hastings, (LCA 31) south of this. The Units are both located within LCA 31.

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.'*

The Brede Valley (LCA 11)

Key positive landscape attributes of LCA11 present within the northern part of LCCA3 include: *'A sense of tranquillity away from the main settlements and roads;'*

The current condition of LCA11 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 a strong historic structure.'*

The vision for LCA11 is defined, including: *'A tranquil landscape centred on the unspoilt river valley. Long open views from the surrounding ridges across the valley. The river winding through remote levels and set within a rolling and spacious countryside of extensive woodlands, farms and traditional orchards. The distinctive historic character of this High Wealden landscape conserved and enhanced.'*

Landscape change and adaptation to meet the vision for LCA11 is identified as requiring the following:

- *'1. Planning for the enhancement of the Romney Marsh Area Biodiversity Opportunity Area, which encompasses the Brede Valley, 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 LCA11 are identified including the following: *'Pressures for expansion of Battle and Hastings may impact on the parts of the character area which border the towns. 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.'*

ii Settlement Pattern

Settlement pattern occurs within the south east of LCCA4, where planned suburban settlement extension has resulted about and off Hillside Road and south of The Ridge (B2093). Housing is of generally low scale detached dwellings. Larger size, higher quality detached dwellings are apparent in places.

There is an area offset to the east along The Ridge, where settlement has extended north of The Ridge A detached bungalow type dwelling is located to the south-east of Unit 4-1. There are various larger buildings north of The Ridge, including the Martha Trust and the Hastings Centre to east and west. The Ark Alexandria Academy is offset to the north west and the Conquest Hospital complex offset to the south west.

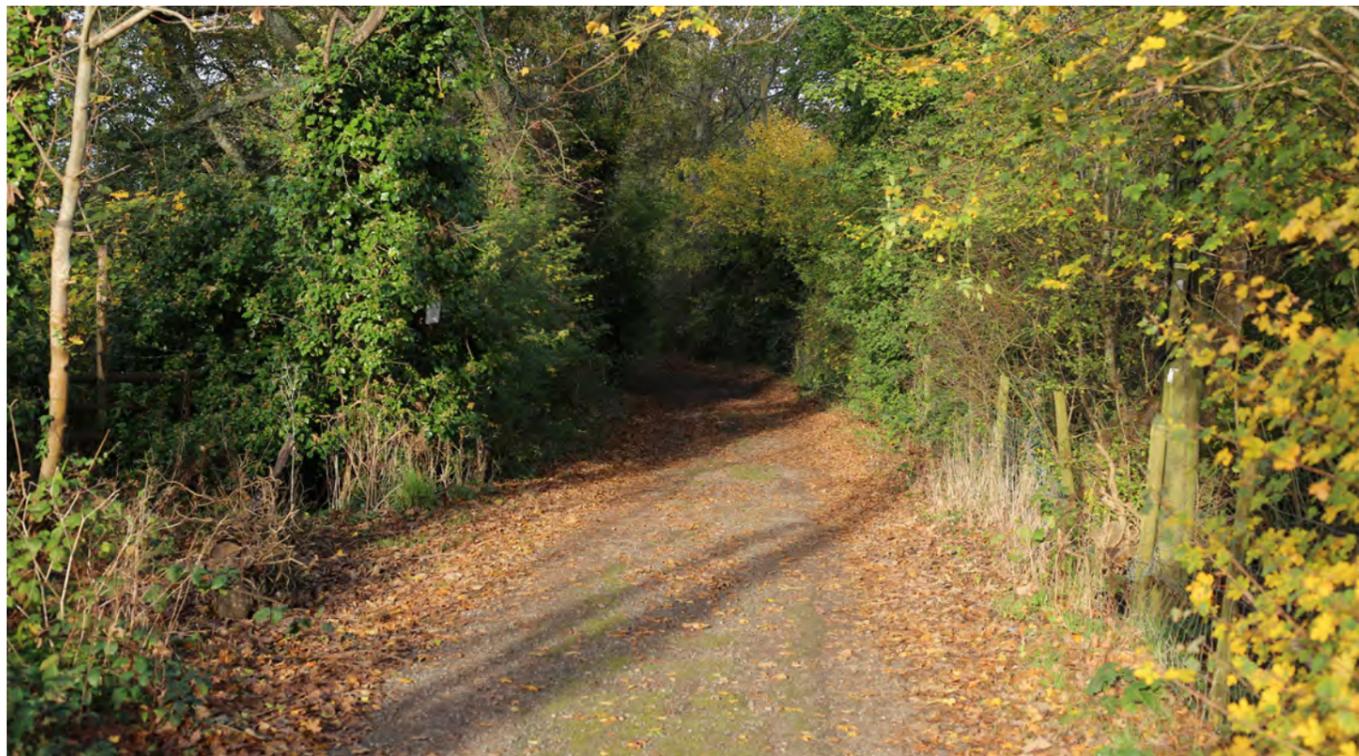
LCCA 4 - THE BEANEY'S LANE AREA



LCCA4 - Context Photograph 4A. There are various larger buildings north of The Ridge, including the Hastings Centre.



LCCA4 - Context Photograph 4B. Through reference to data provided by the High Weald AONB Management Unit, there is a pond to the southern edge of both Units, which is a characteristic, albeit widespread component of the High Weald NL.

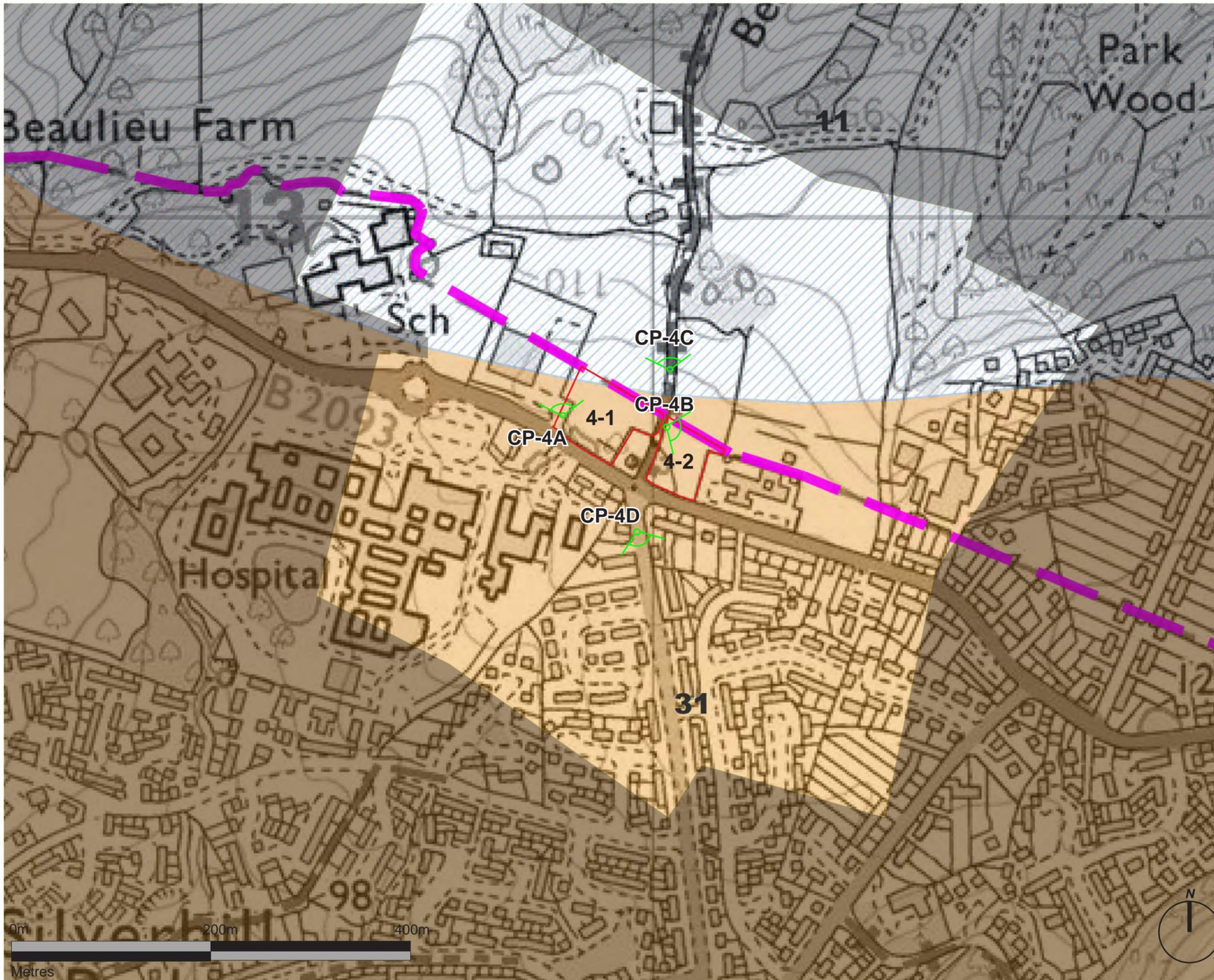


LCCA4 - Photograph 4C. Beaney's Lane is a compacted gravel access track leading to Woodlands Farm, which is a Public Byway.



LCCA4 - Context Photograph 4D. Suburban settlement extension has resulted about and off Hillside Road to the south.

LCCA 4 - THE BEANEY'S LANE AREA



Legend

-  Hastings Borough Boundary

LCCA4 Landscape Assessment Unit

-  4-1 Land West of Beaney's Lane
-  4-2 Land East of Beaney's Lane

East Sussex Landscape Character Areas (2016)

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

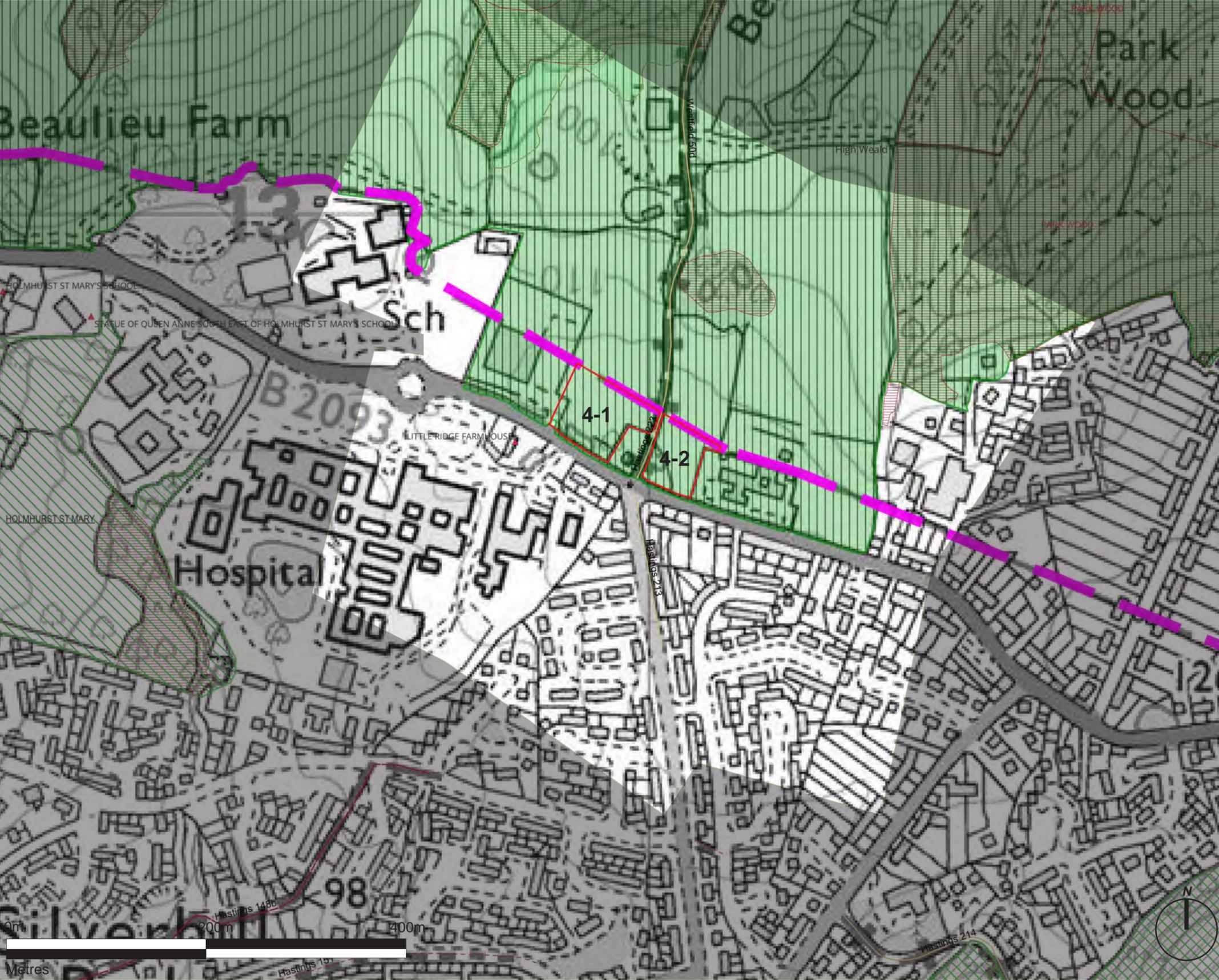
Context Photograph Locations

- Context Photographs (CA)

Figure A4.1. LCCA4 - East Sussex Landscape Character Areas

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LCCA 4 - THE BEANEY'S LANE AREA



Legend

-  Hastings Borough Boundary

LCCA4 Landscape Assessment Unit

-  4-1 Land West of Beaney's Lane
-  4-2 Land East of Beaney's Lane

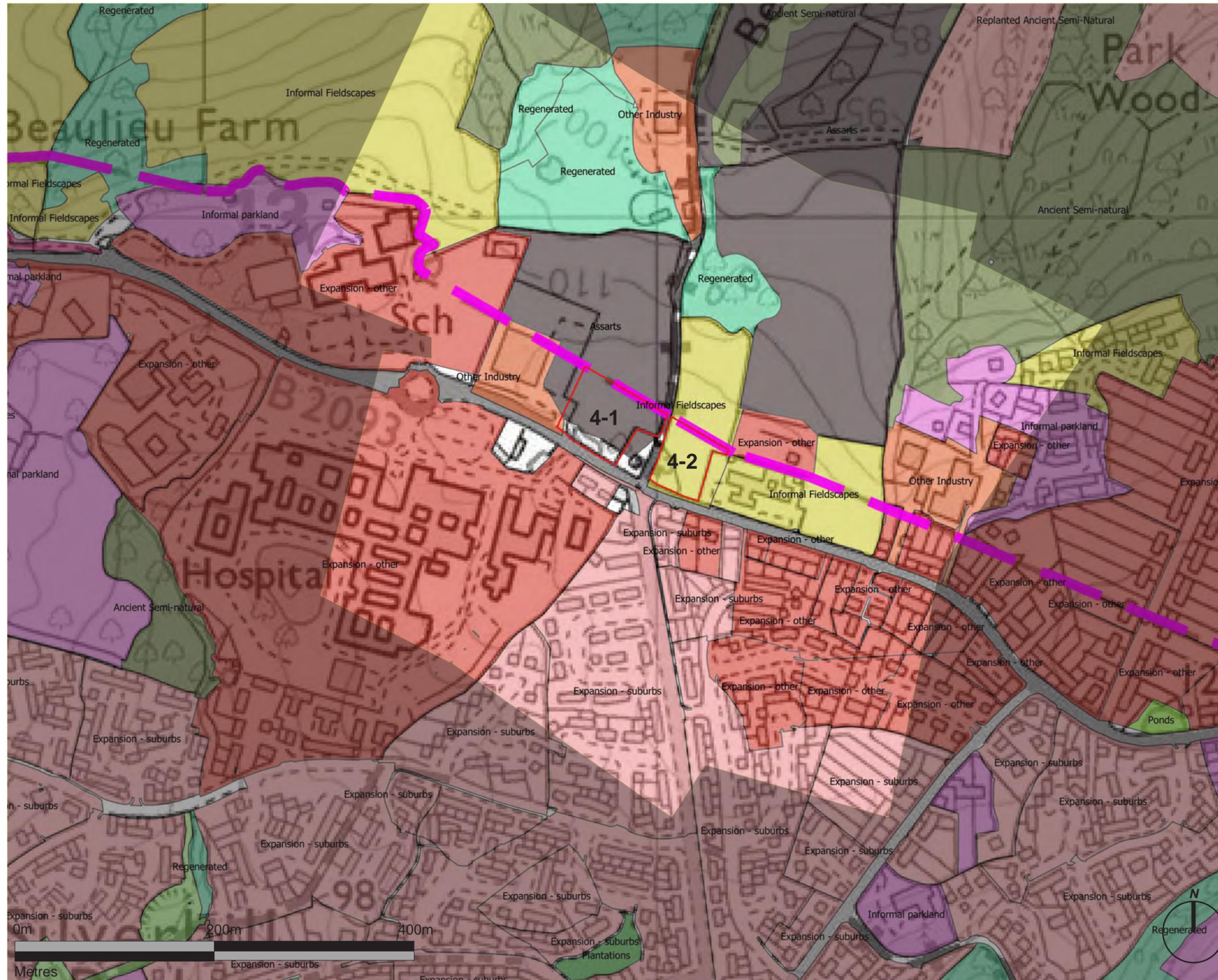
Designations

-  High Weald National Landscape
-  Ancient Woodland
-  Listed Buildings
-  Public Footpath
-  Public Byway

Figure A4.2. LCCA4 - Relevant Designations

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 LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2024.

LCCA 4 - THE BEANEY'S LANE AREA



Legend

-  Hastings Borough Boundary

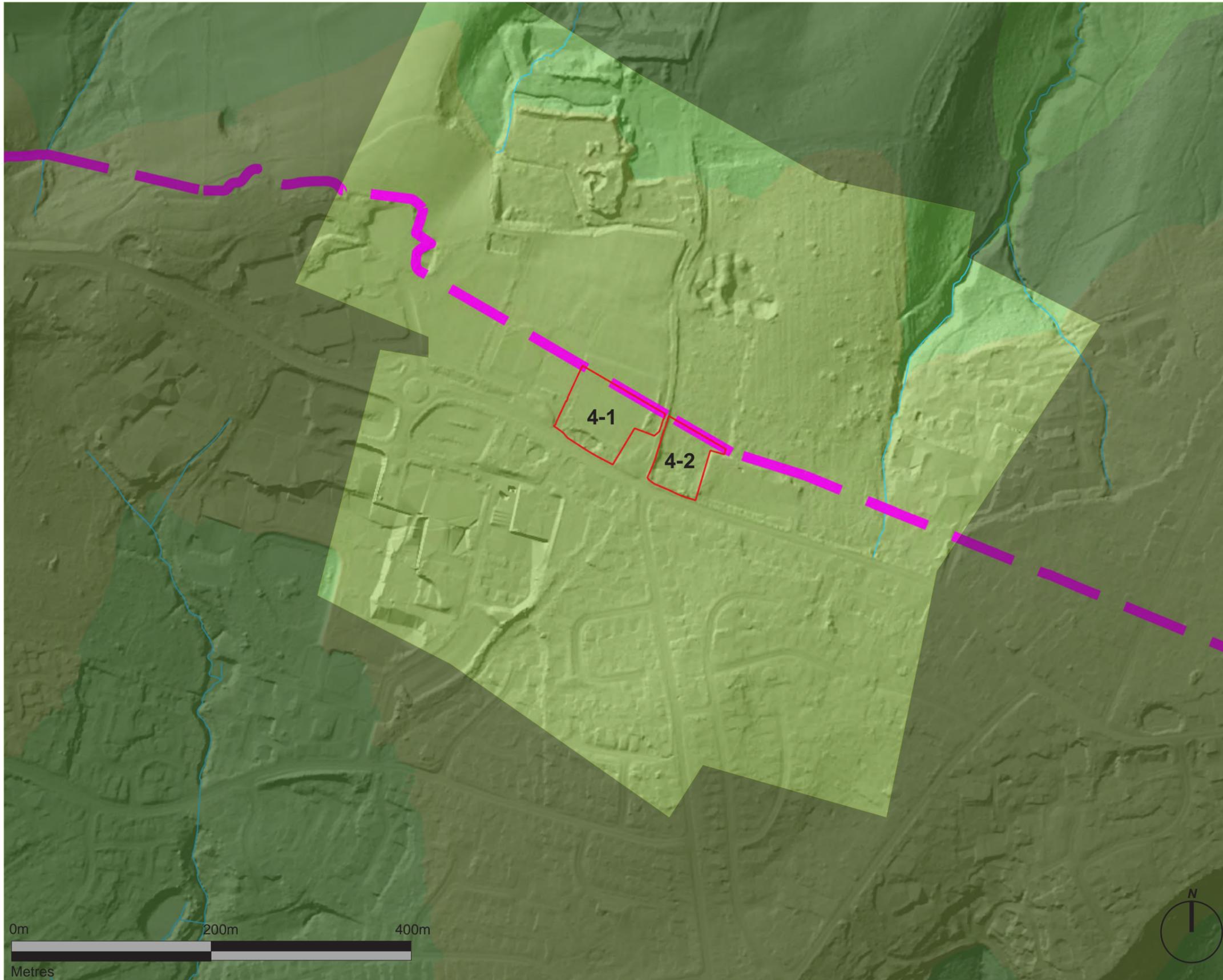
LCCA4 Landscape Assessment Unit

-  4-1 Land West of Beaney's Lane
-  4-2 Land East of Beaney's Lane

Figure A4.3. LCCA4 - 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)

-  80-115m aOD
-  70-100m 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 A4.4. LCCA4 - Landform

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Unit 4-1 Land West of Beaney's Lane - Unit Assessment				
Location and Landscape Character Summary	Unit 4-1 comprises the south-eastern end of an L shaped field in use as hay meadow and Beaulieu Farm Campsite. The Unit is located to the west of Beaney's Lane and north of The Ridge, (B2093). The High Weald NL extends across the Unit, with the southern boundary of this defined by the northern edge of The Ridge (B2093) along which a tree and scrub belt is subject to a TPO. The Hastings Centre, with public parking is offset to the west beyond a planted hedgerow. A Public Byway extends along Beaney's Lane.			
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.				
1. Landform (< >)	<i>Undulating landform / Some distinct landform features</i> - Landform is relatively level, with the 115m contour line extending about The Ridge in this location, albeit landform begins to fall away to the north and shows some undulation. The eastern and southern boundaries are banked, with ditches, including a pond to the southern boundary.			
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. Within the High Weald NL: Fields that still retain the medieval pattern</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the field, including the Public Car Parking area to the north-west outside of the Unit are characterised as resulting from the historic process of assarting, (or cutting back) from woodland, within the digitised 2010 dataset, albeit this has been disturbed by the modern boundaries to the Hastings Centre to the west. The AONB Storymap (hosted online) identifies that the field forms part of a Medieval field system. However, this has been subject to recent change from the Hastings Centre to the west.			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)</i> - The High Weald NL extends across the Unit, with the southern boundary of this defined by the northern edge of The Ridge (B2093) along which a tree and scrub belt extends, which is subject to a TPO. Through reference to data provided by the High Weald AONB Management Unit, there is a pond to the southern edge of the Unit, which is a characteristic, albeit widespread component of the High Weald NL.			
4. Historic features (>)	<i>Presence of many historic features that contribute to landscape character, such as historic fields and routeways</i> - The assarted field contained within the Unit is identified on the AONB Storymap (hosted online) as a Medieval field, whilst Beaney's Lane to the east and The Ridge to the south are identified as Historic Routeways within and bordering the High Weald NL. The Grade II LB Little Ridge Farmhouse is located at an offset to the south-west of Unit 4-1 beyond The Ridge, but well enclosed. Regarding the historic farmsteads dataset from the High Weald AONB, the AONB Storymap (hosted online) identifies a farmstead (not Medieval) offset to the north-west of the Unit. However, this is no longer present.			
5. Recreational use (<)	<i>Publicly inaccessible</i> - Byway 223 extends along Beaney's Lane beyond a dense intervening tree and scrub belt. - The Unit is in seasonal use as Beaulieu Farm Camp from April through to the end of October, described as forming part of Beaulieu Farm, originally a dairy farm but now mainly used for making hay, which is sold in the nearby Pet & Animal Feeds shop.			
6. Perceptual aspects (<)	<i>Close to visible or audible signs of human activity and modern development</i> - The Unit forms an enclosed area surrounded with the busy B2093 to the south and well used Hastings Centre and car parking areas to the west. The scrub and tree belt along the southern and eastern boundaries contribute to a balance of rural character along The Ridge and rural character along Beaney's Lane.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - The scrub and tree belt along the southern boundary with The Ridge provides some contribution as a backdrop / setting to the northern edge of settlement within Hastings forming the boundary of the High Weald NL and subject to a TPO. A detached bungalow type dwelling is located to the south-east of Unit 4-1. There are various larger buildings north of The Ridge, including the Martha Trust and the Hastings Centre to east and west.			
8. Visual prominence (<)	<i>Visually enclosed landscape screened by landform or land cover</i> - Enclosure with mature trees and woodland, with a glimpse of the area above the Unit from over the gateway in the south-west corner.			
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - There are no characteristics of the overlying Hastings Landscape Character Area, (LCA31) within the Unit, albeit Byway 223, which extends along Beaney's Lane beyond a dense intervening tree and scrub belt within the Unit, provides a good link to the countryside. Regarding strength of expression associated with the offset Brede Valley, (LCA11) there is some contribution to a tranquil landscape from the belt of scrub and trees to east and south and grassland. These aspects are heightened due to their contribution to special qualities of the High Weald NL.			
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 enclosed and limited area of the Unit has little contribution to separation of settlements, being small and enclosed within vegetation, with offset built form to east and west along the edge of Hastings.			
Sensitivity Analysis				
Sensitivity Analysis Commentary	The contribution of the field corner to part of a Medieval field system, enclosed within a tree and scrub belt subject to a TPO to the south and bordering the historic Beaney's Lane to east, with a pond to the southern boundary, contribute to rural qualities and perceptual aspects within the southern edge of the High Weald NL, which is very susceptible to change without adverse change and significant effects. It may be able to accommodate the relevant type of development but only in limited situations without adverse change or significant effects, due to the adjacent land use at the Hastings Centre to west and bungalow to east, subject to the recommended landscape guidelines.			
Landscape Guidelines	The boundary with the Hastings Centre should be reinforced as a tree and shrub belt to maintain a buffer of natural character within the High Weald NL. The woodland and scrub belt to the southern (TPO protected) and eastern boundaries should be maintained. Whilst the pond area might be managed to better open this up and encourage biodiversity potential under the advice of an Ecologist. The northern boundary should be defined with a mixed species native hedgerow with trees to establish a boundary in keeping with the rural character beyond. 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).			
Sensitivity Judgement				
	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
Landscape Sensitivity Rating	Moderate – High	High	High	Moderate – High

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Unit 4-1 Land West of Beaney's Lane - Landscape Analysis



Legend

- 4-1 Land West of Beaney's Lane
- Hastings Borough Boundary, (Rother District to north of line)

Designations

- High Weald National Landscape
- Public Byway
- Tree Preservation Order
- ▲ Listed Building

High Weald National Landscape Dataset

- Ponds in the AONB
- Historic Routeways - PRoW
- Historic Routeways - Roads
- Historic Farmstead

Landscape Analysis

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

Figure A4.5. Landscape Analysis for Unit 4-1.

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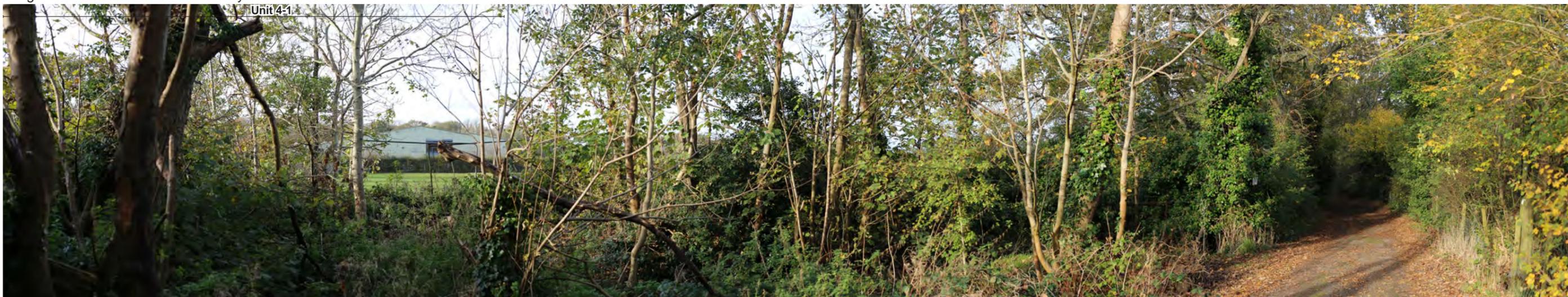
Unit 4-1 Land West of Beaney's Lane - Photographs



Photograph 4-1A. Easterly view from off the south-western corner of Unit 4-1, showing the dense tree and scrub belt along The Ridge (B2093) with a gateway leading to the south western part of the Unit and signposts for parking and the Conquest Hospital.



Photograph 4-1B. Northerly view from off the south-eastern corner of Unit 4-1, showing the dense tree and scrub belt along The Ridge (B2093) and along Beaney's Lane, both beyond East Lodge, with close boarded fencing and coniferous / beech hedgerow outside of the Unit boundary.



Photograph 4-1C. North-westerly view from off the north-eastern corner of Unit 4-1, showing the dense tree and scrub belt along Beaney's Lane, through which there is a gap in this location from which the Hastings Centre can be viewed over the Unit.

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Unit 4-2 Land East of Beaney's Lane - Unit Assessment				
Location and Landscape Character Summary	Unit 4-2 comprises the southern end of an area of informal fieldscape, within which scrub is regenerating. The Unit is located to the east of Beaney's Lane and north of The Ridge, (B2093). The Martha Trust is located to the east of the Unit, comprising purpose-built homes for life and respite care for people with profound physical and multiple learning disabilities. The boundary with the Martha Trust garden area is more open, with a fenceline defining the boundary. The High Weald NL extends across the Unit, with the southern boundary of this defined by the northern edge of The Ridge (B2093) along which a tree and scrub belt is partly subject to a TPO. Within the south western third of the Unit an area of trees is protected under a TPO designation, within which there is a pond.			
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.				
1. Landform (<)	<i>Undulating landform / Some distinct landform features</i> - Landform is relatively level, with the 115m contour line extending about The Ridge in this location, albeit landform begins to fall away to the north and shows some undulation. The western and southern boundaries are banked, with ditches, including a pond to the western boundary.			
2. Landscape pattern and time depth (< >)	<i>Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the Unit is characterised as resulting from part of an informal field, albeit this does not pick up on the time depth of the historic route of the Byway, and the landform about this, including the pond. The AONB Storymap (hosted online) identifies that the field forms part of a field system (not Medieval).			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)</i> - The High Weald NL extends across the Unit, with the southern boundary of this defined by the northern edge of The Ridge (B2093) along which a tree and scrub belt extends, which is subject to a TPO. Through reference to data provided by the High Weald AONB Management Unit, there is a pond to the western edge of the Unit, which is a characteristic, albeit widespread component of the High Weald NL.			
4. Historic features (< >)	<i>Adjacent presence of historic features that contribute to landscape character</i> - Beaney's Lane to the west and The Ridge to the south are identified as Historic Routeways within and bordering the High Weald NL. The Grade II LB Little Ridge Farmhouse is located at an offset to the south-west of Unit 4-1 beyond The Ridge, but well enclosed.			
5. Recreational use (<)	<i>Publicly inaccessible</i> - Byway 223 extends along Beaney's Lane beyond a dense intervening tree and scrub belt.			
6. Perceptual aspects (<)	<i>Close to visible or audible signs of human activity and modern development</i> - The Unit forms an enclosed area enclosed within tree and scrub belts to south and west, albeit surrounded with the busy B2093 to the south and purpose built The Martha Trust to the eastern boundary.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - The scrub and tree belt along the southern boundary with The Ridge provides some contribution as a backdrop / setting to the northern edge of settlement within Hastings forming the boundary of the High Weald NL and subject to a TPO. A detached bungalow type dwelling is located to the south-east of Unit 4-1. There are various larger buildings north of The Ridge, including the Martha Trust and the Hastings Centre to east and west.			
8. Visual prominence (<)	<i>Visually enclosed landscape screened by landform or land cover</i> - Enclosure with mature trees and woodland.			
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - There are no characteristics of the overlying Hastings Landscape Character Area, (LCA31) within the Unit, albeit Byway 223, which extends along Beaney's Lane beyond a dense intervening tree and scrub belt within the Unit, provides a good link to the countryside. Regarding strength of expression associated with the offset Brede Valley, (LCA11) there is some contribution to a tranquil landscape from the belt of scrub and trees to west and south and grassland / scrub. These aspects are heightened due to their contribution to special qualities of the High Weald NL.			
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 enclosed and limited area of the Unit has little contribution to separation of settlements, being small and enclosed within vegetation, with offset built form to east and west along the edge of Hastings.			
Sensitivity Analysis				
Sensitivity Analysis Commentary	The contribution of the field corner to a small irregularly shaped field, enclosed within a tree and scrub belt subject to a TPO to the south and bordering the historic Beaney's Lane to west, with a pond to the western boundary, contribute to rural qualities and perceptual aspects within the southern edge of the High Weald NL, which is very susceptible to change without adverse change and significant effects. It may be able to accommodate the relevant type of development but only in limited situations without adverse change or significant effects, due to the adjacent land use at the Martha Trust to the east, subject to the recommended landscape guidelines.			
Landscape Guidelines	The TPO protected trees and underlying scrub should be maintained. The northern boundary should be defined with a mixed species native hedgerow with tree to establish a boundary in keeping with the rural character beyond. The pond area might be managed to better open this up and encourage biodiversity potential under the advice of an Ecologist. The boundary with the Martha Trust should be carefully considered to maintain a buffer of natural character for the residential and respite care for people with profound physical and multiple learning disabilities within. 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).			
Sensitivity Judgement				
	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
Landscape Sensitivity Rating	Moderate – High	High	High	Moderate – High

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Unit 4-2 Land East of Beaney's Lane - Landscape Analysis



Legend

- 4-2 Land East of Beaney's Lane
- Hastings Borough Boundary, (Rother District to north of line)

Designations

- High Weald National Landscape
- Public Byway
- Tree Preservation Order
- ▲ Listed Building

High Weald National Landscape Dataset

- Ponds in the AONB
- Historic Routeways - PRow
- Historic Routeways - Roads
- Historic Farmstead

Landscape Analysis

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

Figure A4.6. Landscape Analysis for Unit 4-2.

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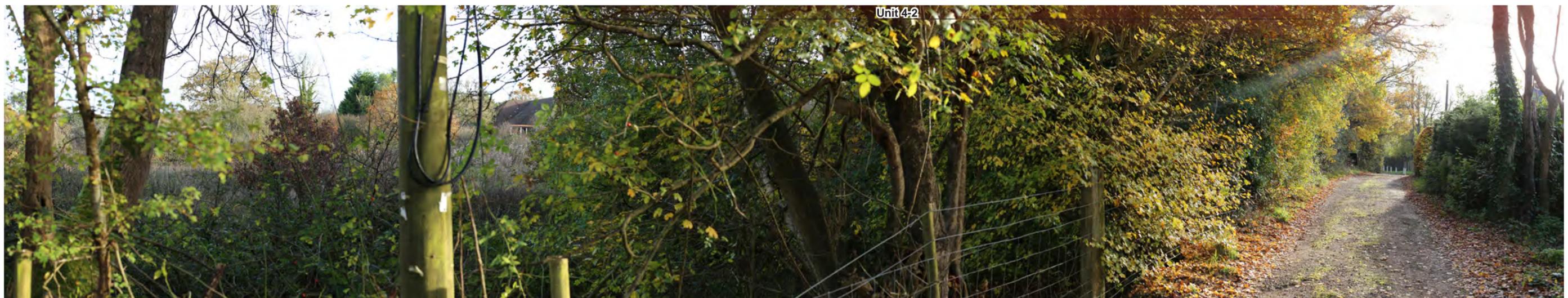
Unit 4-2 Land East of Beaney's Lane - Photographs



Photograph 4-2A. North-easterly view from off the south-western corner of Unit 4-2, showing the dense tree and scrub belt along The Ridge (B2093) and housing offset to west and south-east.



Photograph 4-2B. North-westerly view along The Ridge from off the southern edge of Unit 4-2, showing the dense tree and scrub belt along The Ridge (B2093), with some gaps in the otherwise TPO'd treeline to right of view.



Photograph 4-2C. South-easterly view from off the north-western corner of Unit 4-2, showing the dense tree and scrub belt along Beaney's Lane, through which there is a gap in this location from which the Martha Trust can be viewed over the Unit.