

## LCCA 6 - THE IVYHOUSE AREA

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### i Location and Landscape Character Summary

There are four Units within LCCA6, located about a valley landform which extends into Hastings from the Brede Valley to the north. Landform across the LCCA rises to high points to the west of some 150m atop Hastings Cemetery and of some 170m to the east about Mill Farm off North's Seat. Landform then falls down the valley sides into a wide valley bottom, defined by the sunken channels of a number of tributary streams which draw together within a ghyll type landform at some 50m. The low is utilised by the Hastings to Rye Railway Line, as this exits from the Ore Tunnel to the south. The low lying landform about the tributary streams is well wooded.

Unit 6-1 is located to the woodland and scrub covered lower level of the east facing valleyside, with Unit 6-2 extending this area to the east towards the mouth of the Ore Tunnel within Rother District. Unit 6-3 is located to the lower level of the west facing valleyside across the Spindlewood Country Holiday Park and a field to the north east of this. Unit 6-4 extends over the upper, west facing valleyside across an area of woodland, scrub and paddocks, partly within Rother District.

The High Weald NL extends across the valley landform to include all four Units, with the Unit limits partly defining the boundary. 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 LCCA6 is characterised within the East Sussex County Landscape Character Assessment, (2016), with the LCCA substantially located within the southern extent of the Brede Valley, (LCA11) with the Urban Area of Hastings, (LCA 31) south of this.

#### 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

There are areas of 20th Century planned estates of semi-detached and terraced housing to the southern fringe and south-east of the LCCA upon the western facing valley slopes, surrounded with dispersed areas of settlement expansion, (such as that to the north-east of Unit 6-3 and to north-east and south-west of Unit 6-4). There are also areas of static caravans along the settlement edge, such as Spindlewood Country Holiday Park across Unit 6-3 and Stalkhurst Caravan Park to the south-west of Unit 6-1. A substantial industrial area named the Ivyhouse Lane Industrial Estate, is located to the south west of the LCCA, south of the expansive Hastings Cemetery.

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LCCA6 - Context Photograph 6A. North-easterly view along Burgess Road of the woodland to the opposing lower valleyside over the north-eastern part of Ivyhouse Lane Industrial Estate.



LCCA6 - Photograph 6B. Easterly view from Ivyhouse Lane of the entrance to Stalkhurst Caravan Park.

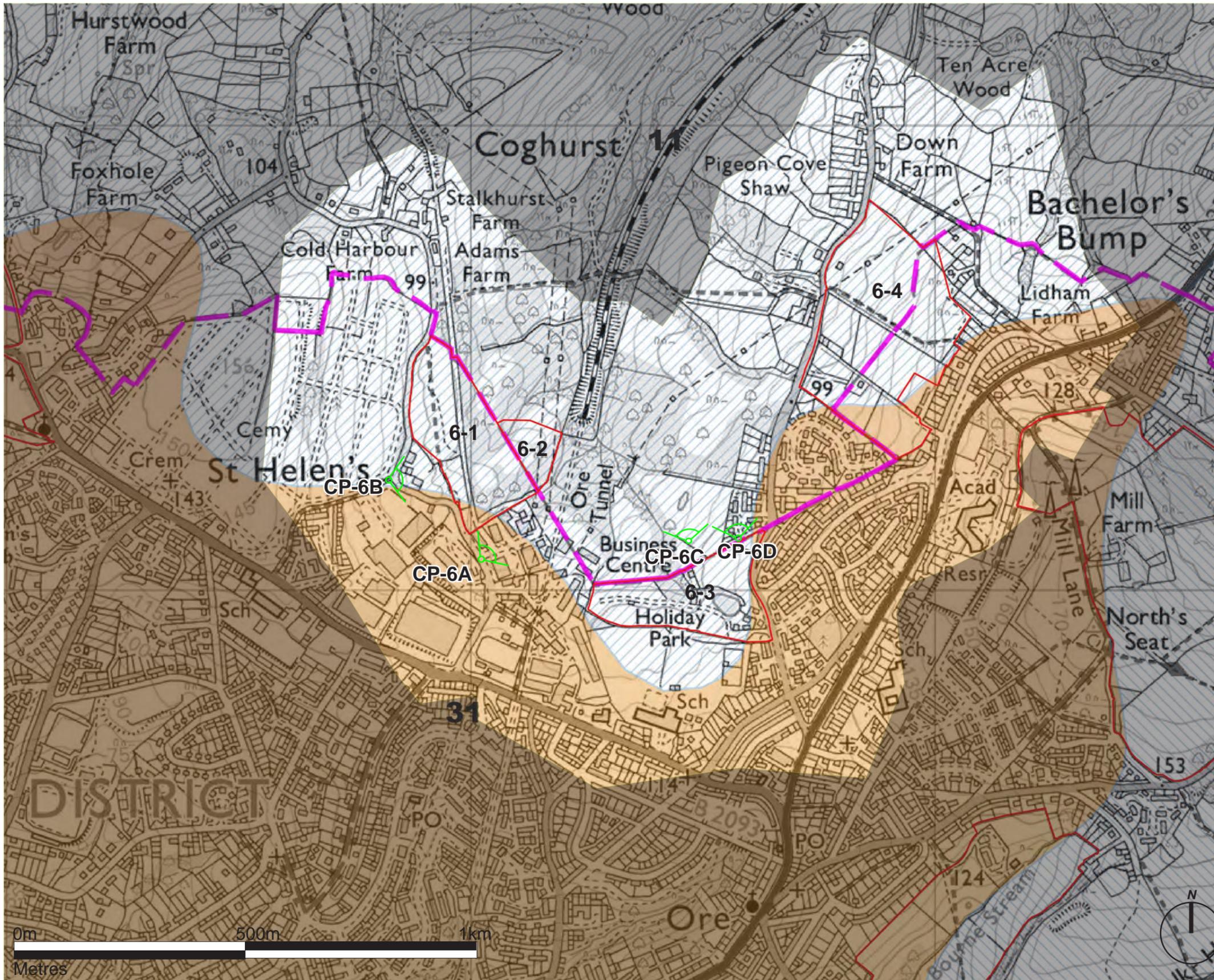


LCCA6 - Context Photograph 6C. Fieldscape to the north of Spindlewood Country Holiday Park.



LCCA6 - Context Photograph 6D. Detached housing to the eastern side of the LCCA off Hazelwood View.

# LCCA 6 - THE IVYHOUSE AREA



**Legend**

- Hastings Borough Boundary

**LCCA6 Landscape Assessment Unit**

- 6-1 Land between Ivyhouse Lane and Rock Lane-West
- 6-2 Land between Ivyhouse Lane and Rock Lane-West (In Rother)
- 6-3 Land between Ivyhouse Lane and Rock Lane-East
- 6-4 Land between Ivyhouse Lane and Rock Lane-Brackendale, (Partly in Rother)

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

- 31 Urban Area of Hastings (LCA 31)
- 11 Brede Valley (LCA 11)
- 12 High Wealden Coast (LCA 12)

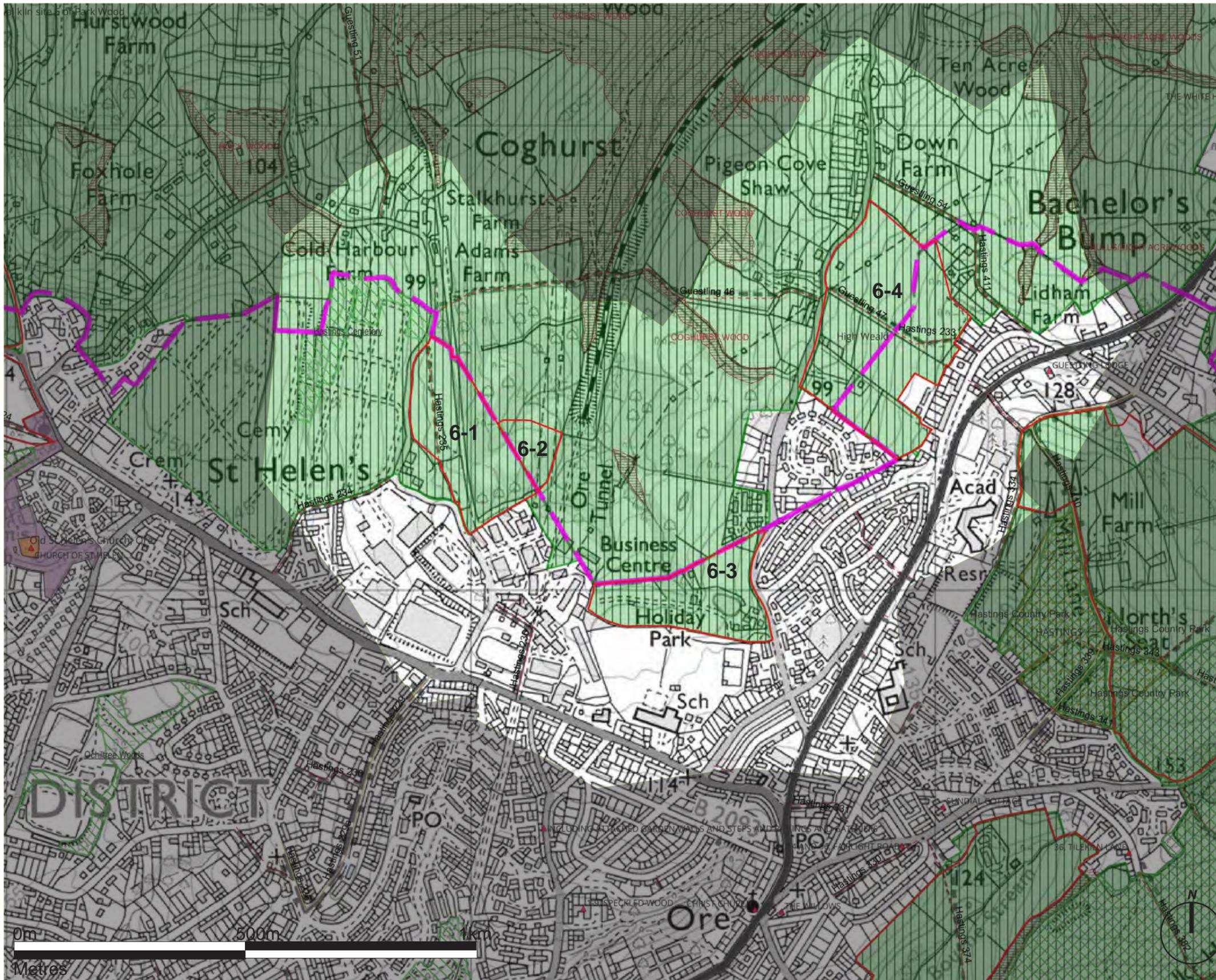
**Context Photograph Locations**

- Context Photographs (CA)

**Figure A6.1.** LCCA6 - East Sussex Landscape Character Areas

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# LCCA 6 - THE IVYHOUSE AREA



**Legend**

- Hastings Borough Boundary

**LCCA6 Landscape Assessment Unit**

- 6-1 Land between Ivyhouse Lane and Rock Lane-West
- 6-2 Land between Ivyhouse Lane and Rock Lane-West (In Rother)
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- 6-4 Land between Ivyhouse Lane and Rock Lane-Brackendale, (Partly in Rother)

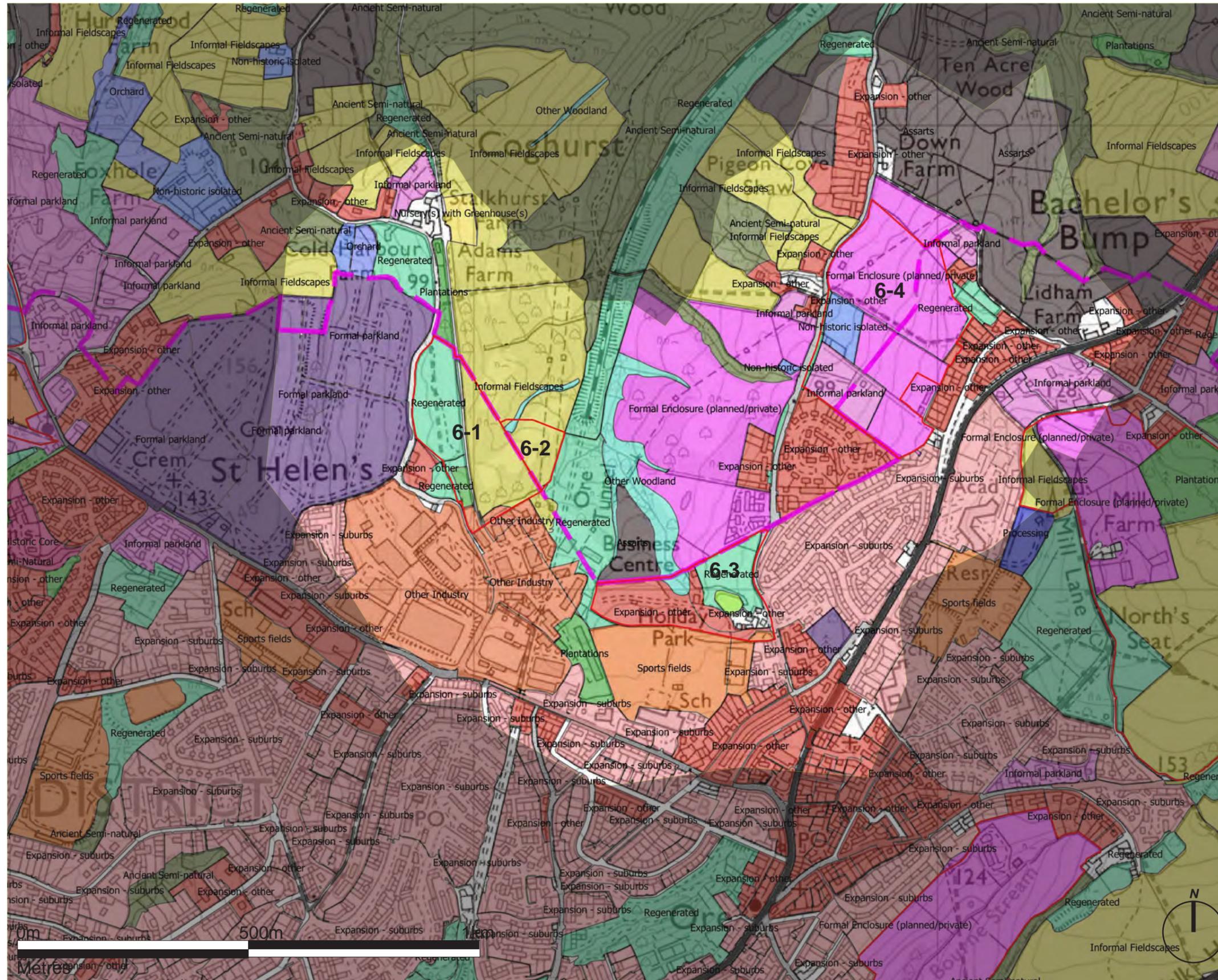
**Designations**

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

**Figure A6.2.** LCCA6 - Relevant Designations

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# LCCA 6 - THE IVYHOUSE AREA



**Legend**

Hastings Borough Boundary

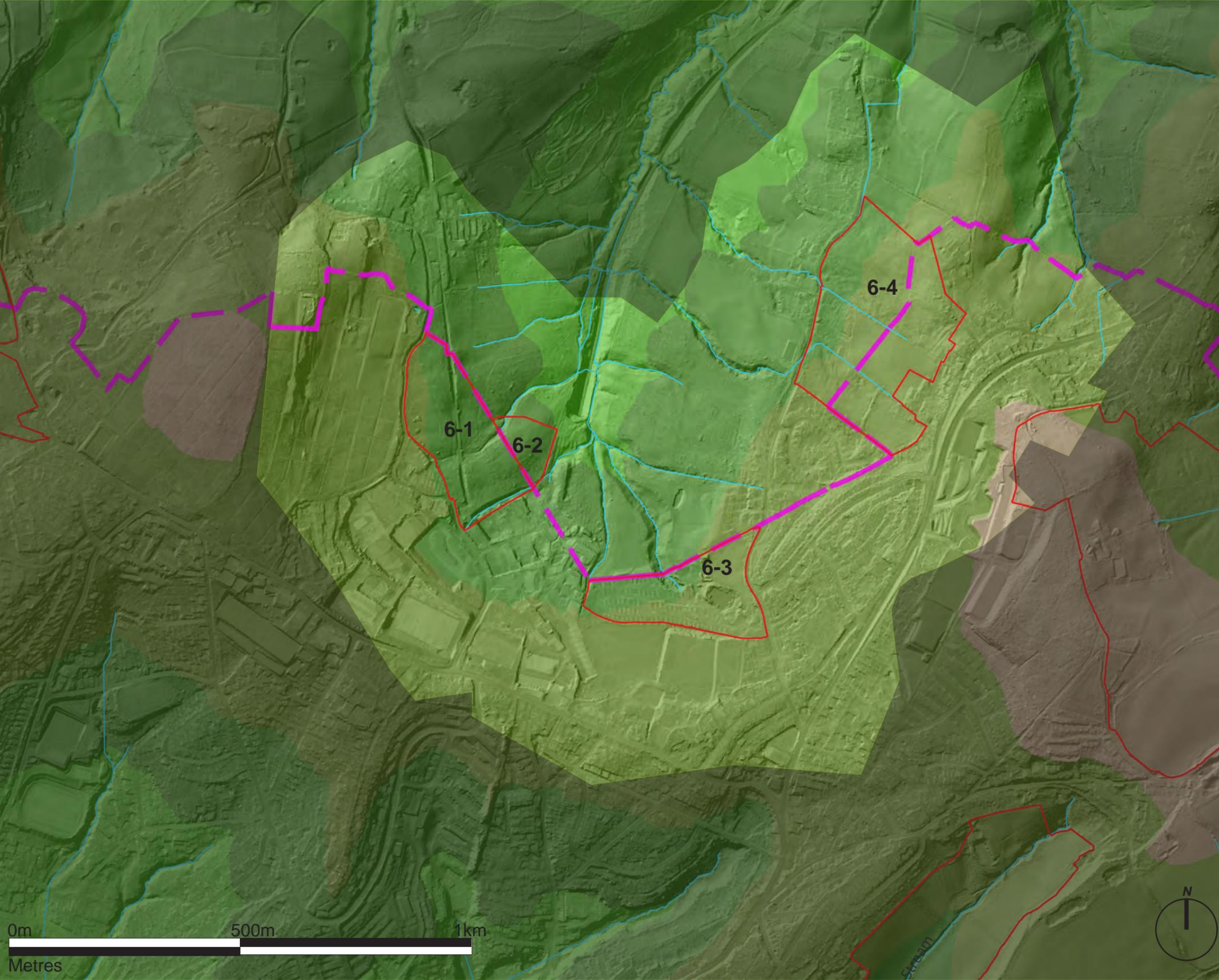
**LCCA6 Landscape Assessment Unit**

- 6-1** Land between Ivyhouse Lane and Rock Lane-West
- 6-2** Land between Ivyhouse Lane and Rock Lane-West (In Rother)
- 6-3** Land between Ivyhouse Lane and Rock Lane-East
- 6-4** Land between Ivyhouse Lane and Rock Lane-Brackendale, (Partly in Rother)

**Figure A6.3.** LCCA6 - Sussex Historic Landscape Character Types (2010)

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

**LCCA 6 - THE IVYHOUSE AREA**



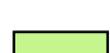
**Legend**

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

**LCCA6 Landscape Assessment Unit**

-  **6-1** Land between Ivyhouse Lane and Rock Lane-West
-  **6-2** Land between Ivyhouse Lane and Rock Lane-West (In Rother)
-  **6-3** Land between Ivyhouse Lane and Rock Lane-East
-  **6-4** Land between Ivyhouse Lane and Rock Lane-Brackendale, (Partly in Rother)

**Level above Ordnance Datum. (aOD)**

-  150-170m aOD
-  100-150m aOD
-  75-100m aOD
-  50-75m 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 A6.4. LCCA6 - Landform**

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## LCCA 6 - THE IVYHOUSE AREA

### Unit 6-1 Land between Ivyhouse Lane and Rock Lane-West - Unit Assessment

Location and Landscape Character Summary	Unit 6-1 is located to the lower level of the east facing valleyside, where there are patches of scrub and woodland alongside of loosely defined fields, which are in the process of being colonised with scrub and trees. Electricity pylons dominate off the eastern edge of the Unit, whilst noise travels from the Ivyhouse Lane Industrial Estate to the south. The Unit forms part of that allocated for Employment / B use classes within the Hastings Development Management Plan (2015) Section Three, under Policy HOV11, Ivyhouse Lane, Northern Extension.
<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> - Landform across Unit 6-1 falls from about the 100m contour inset from the western edge of the Unit off Ivyhouse Lane to a low about the 85m contour to the eastern edge of the Unit, with a gently undulating profile associated with tributary streams which drain from off the eastern edge of the Unit towards the ghyll type landform utilised by the Hastings to Rye Railway Line, as this exits from the Ore Tunnel to the south. A sunken lane extends longitudinally through the centre of the Unit.
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 western part of Unit 6-1 forms part of an area characterised as regenerated woodland, which extends in a belt north from the area of industry to the south. The area of regenerated woodland is separated from an area of informal fieldscape to the east by a sunken track which extends through the centre of Unit 6-1 (through reference to historic mapping towards the now lost Coghurst Hall offset some 2km to the north). Regarding the historic field boundary dataset from the High Weald AONB, the fields within the Unit are defined as partly maintaining their historic boundary. The AONB Storymap (hosted online) identifies that the extent of the Unit east of the sunken lane is a Medieval field.
3. 'Natural' character (>)	<i>Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland) / Presence of larger areas of semi-natural habitats</i> - The High Weald NL extends north from the southern boundary of the Unit. Patches of scrub and woodland alongside of loosely defined fields, which are in the process of being colonised with scrub and trees contribute to 'natural' character. A belt of trees to the south western edge of the Unit is protected under a TPO.
4. Historic feature (< >)	<i>Presence of historic features that contribute to landscape character</i> - Regarding the historic field boundary dataset from the High Weald AONB, the fields within the Unit are defined as partly maintaining their historic boundary. The AONB Storymap (hosted online) identifies that the fields east of the historic sunken track comprise Medieval field systems.
5. Recreational use (< >)	<i>Some Public Rights of Way</i> - Public Footpath No. 235, extends at an offset from Ivyhouse Lane within the western part of the Unit from the southern corner of the Unit to an inset from the northern corner, along a worn path which is becoming overgrown in places with bramble.
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</i> - There is some contribution to a tranquil rural landscape character from the scrub, trees and remnant fields on falling ground, but unmanaged and without legibility, with overhead electricity power lines and falling landform towards the train track in place of the natural ghyll type feature which would have been there prior. Some noise from the Ivyhouse Lane Industrial Estate.
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - The trees about and across the Unit contributes to the setting of the settlement which rises up the valleyside offset to the east. Stalkhurst Caravan Park is located to the south-west of Unit 6-1. A substantial industrial area named the Ivyhouse Lane Industrial Estate, is located to the south of the Unit off Burgess Road, continuing beyond Ivyhouse Lane to the south-west of the Unit.
8. Visual prominence (< >)	<i>Semi-enclosed or has some enclosed and some open areas</i> - The belts of trees and scrub about the perimeter and across the Unit encloses the Unit from visibility, whilst not forming a visually distinctive or prominent skyline. There is glimpsed visibility from a gap in the hedgerow for field access some 1.5km to the south east adjacent to the telecommunication compound on Mill Lane (Byway 410), (see <b>Photograph 6-1F</b> ).
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - Landscape attributes of the Brede Valley, (LCA11) include some contribution to a tranquil landscape from the field pattern, field boundary vegetation and trees, which contribute to rural character and tranquillity. 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 enclosure within vegetation and landform, with railway line to east and industrial areas to the south-west limits contribution.
<b>Sensitivity Analysis</b>	
Sensitivity Analysis Commentary	The location and natural character of the remnant part historic field boundaries and fields on falling ground, enclosed within trees and scrub, part designated as a Tree Preservation Order contributes to rural qualities and perceptual aspects within the southern edge of the High Weald NL, which is susceptible to change. It may have some potential to accommodate the relevant type of development if sited and designed sensitively, and in other cases only in limited situations, both subject to the recommended landscape guidelines.
Landscape Guidelines	Retain a naturalistic wooded area about the northern edge of the Unit to continue to contribute to the natural character of the High Weald NL. Historic field boundaries should be retained as part of any layout. Maintain a belt of trees about the perimeter of some 20m to integrate development from the surrounding area along Ivyhouse Lane and Stakehurst Caravan Park to the west and at longer distance to the east. Maintain the TPO belt of trees along the south western edge of the Unit. Maintain a naturalistic corridor for Public Footpath No. 235 across the Unit. This might be realigned to extend along or aside the historic, sunken tree lined track, which should be retained as a natural feature. There may be an opportunity to better connect the naturalistic landscapes about the edge of Hastings in this area to provide non motorised access from Ivyhouse Lane across to Rock Lane as an enhancement within the High Weald NL, creating a revitalised urban fringe with improved legibility. If developed for housing, there should be a natural buffer incorporated against the Industrial Estate to the south. 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				
Landscape Sensitivity Rating	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
	Moderate	Moderate – High	Moderate – High	Moderate

# LCCA 6 - THE IVYHOUSE AREA

## Unit 6-1 Land between Ivyhouse Lane and Rock Lane-West - Landscape Analysis



**Legend**

- 6-1 Land between Ivyhouse Lane and Rock Lane-West
- Hastings Borough Boundary, (Rother District to east of line)

**Designations**

- High Weald National Landscape
- Tree Preservation Order
- Public Footpath

**High Weald National Landscape Dataset**

- Historic Routeways - PRoW
- Historic Routeways - Roads
- Historic Fields - Partial (Sections match historic field boundaries).

**Landscape Analysis**

- Watercourse
- Built form
- Contour lines (5m increments)
- A** Unit Photographs  
 (Unit Photograph 6.1E is located some 500m to the east, within a gap in the hedgerow for field access along Rock Lane).  
 (Unit Photograph 6.1F is located some 1.5km to the south east on high ground adjacent to the telecommunication compound on Mill Lane, (north of North's Seat).

**Figure A6.5.** Landscape Analysis for Unit 6-1.

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## LCCA 6 - THE IVYHOUSE AREA

### Unit 6-1 Land between Ivyhouse Lane and Rock Lane-West - Photographs



**Photograph 6-1A.** Southerly view at an inset from the northern end of the Unit along Ivyhouse Lane, adjacent to the northern end of Public Footpath No. 235 and a seven bar gate access.



**Photograph 6-1B.** Southerly view from the middle of Unit 6-1 along Public Footpath No. 235, where a glimpse of a barn at Stalkhust Caravan Park can be made within the scrubby vegetation with young trees.



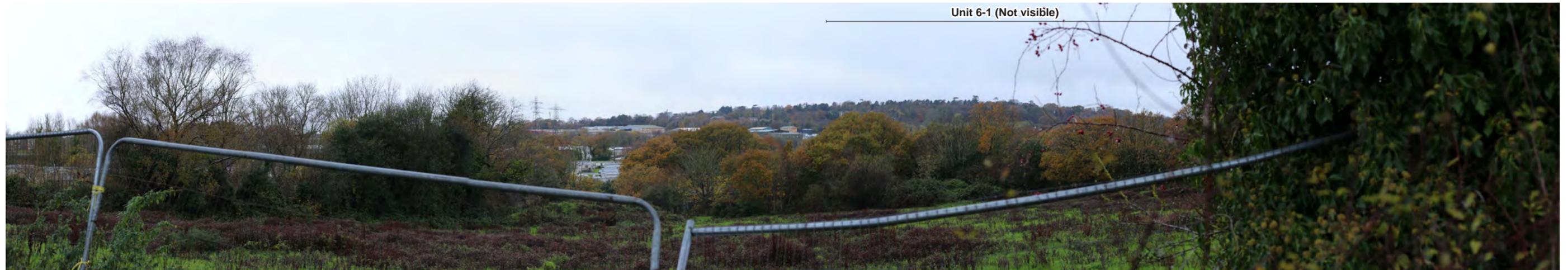
**Photograph 6-1C.** Northerly view from the southern end of Unit 6-1 off Public Footpath No. 235, where static caravans within Stalkhust Caravan Park are situated adjacent to a wooded area to the east.

## LCCA 6 - THE IVYHOUSE AREA

### Unit 6-1 Land between Ivyhouse Lane and Rock Lane-West - Photographs



**Photograph 6-1D.** North-westerly view from the north eastern end of the Ivyhouse Lane Industrial Estate, at the end of Burgess Road, showing the scrubby woodland and electricity pylons about the industrial area.



**Photograph 6-1E.** There is glimpsed visibility from a gap in the hedgerow for field access along Rock Lane, located some 500m east of the Unit, where the western end of the Spindlewood Country Holiday Park can be glimpsed between trees on level ground at the head of the valley and beyond an intervening tree belt, units upon the higher ground within the Ivyhouse Lane Industrial Estate, west of Ivyhouse Lane. Trees within the Unit are not visible due to intervening trees.



**Photograph 6-1F.** Some 1.5km to the south east off Byway 410 adjacent to the telecommunication compound on Mill Lane, (north of North's Seat), there is a glimpsed view at a fenced field gate where the upper canopy of trees across Unit 6-1 can be seen as part of an extensive wooded area across the valley bottom and east facing slopes, with the Ivyhouse Lane Industrial Estate glimpsed to the left of this and a grassed clearing upon the facing eastern slopes forming part of Hastings Cemetery. The Brede Valley opens out further to the north to right of view..

## LCCA 6 - THE IVYHOUSE AREA

### Unit 6-2 Land between Ivyhouse Lane and Rock Lane-West (In Rother)- Unit Assessment

Location and Landscape Character Summary	Unit 6-2 extends east from Unit 6-1 towards the mouth of the Ore Tunnel within Rother District. Electricity pylons extend across the eastern part of the Unit, whilst noise travels from the Ivyhouse Lane Industrial Estate adjacent to the south. Unit 6-1 forms part of that allocated for Employment / B use classes within the Hastings Development Management Plan (2015) Section Three, under Policy HOV11, Ivyhouse Lane, Northern Extension. The extent of the logical boundary within Rother District is defined within this Study as Unit 6-2. The Unit is located within the southern end of the High Weald NL. There is glimpsed visibility towards the tree canopies about the Unit from off Mill Lane (Byway 410) adjacent to the telecommunication compound, (north of North's Seat), (see <b>Photograph 6-1F</b> ).
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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> - Landform across Unit 6-2 falls from about the 85m contour to the western edge of the Unit, with a gently undulating profile associated with a tributary streams which drain from off this boundary across the north-western corner of the Unit towards the ghyll type landform utilised by the Hastings to Rye Railway Line, as this exits from the Ore Tunnel, adjacent to the Unit boundary to the east.
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) 6-2 forms part of an area of informal fieldscape. Regarding the historic field boundary dataset from the High Weald AONB, the field within the Unit is defined as partly maintaining their historic boundary. The AONB Storymap (hosted online) identifies that the field forms part of a Medieval field.
3. 'Natural' character (>)	<i>Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland)</i> - Patches of scrub and woodland alongside of a loosely defined field, in the process of being colonised with scrub and trees contribute to 'natural' character. The High Weald NL extends north of the southern boundary of the Unit.
4. Historic feature (< >)	<i>Presence of historic features that contribute to landscape character</i> - Regarding the historic field boundary dataset from the High Weald AONB, the field within the Unit is defined as partly maintaining their historic boundary. The AONB Storymap (hosted online) identifies that the field forms part of a Medieval field systems.
5. Recreational use (<)	<i>Publicly inaccessible.</i>
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</i> - There is some contribution to a tranquil rural landscape character from the scrub, trees and remnant fields on falling ground, but unmanaged and without legibility, with overhead electricity power lines and falling landform towards the train track in place of the natural ghyll type feature which would have been there prior. Some noise from the Ivyhouse Lane Industrial Estate.
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - The trees about and across the Unit contributes to the setting of the settlement which rises up the valley side offset to the east. A substantial industrial area named the Ivyhouse Lane Industrial Estate, is located to the south of the Unit off Burgess Road.
8. Visual prominence (< >)	<i>Semi-enclosed or has some enclosed and some open areas</i> - The belts of trees and scrub about the perimeter and across the Unit encloses the Unit from visibility, whilst not forming a visually distinctive or prominent skyline. There is glimpsed visibility from a gap in the hedgerow for field access some 1.5km to the south east adjacent to the telecommunication compound on Mill Lane (Byway 410), (see Photograph 6-1F).
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - Landscape attributes of the Brede Valley, (LCA11) include some contribution to a tranquil landscape from the field pattern, field boundary vegetation and trees, which contribute to rural character and tranquillity. 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 enclosure within vegetation and landform, with railway line to east and industrial areas to the south limits contribution.

#### Sensitivity Analysis

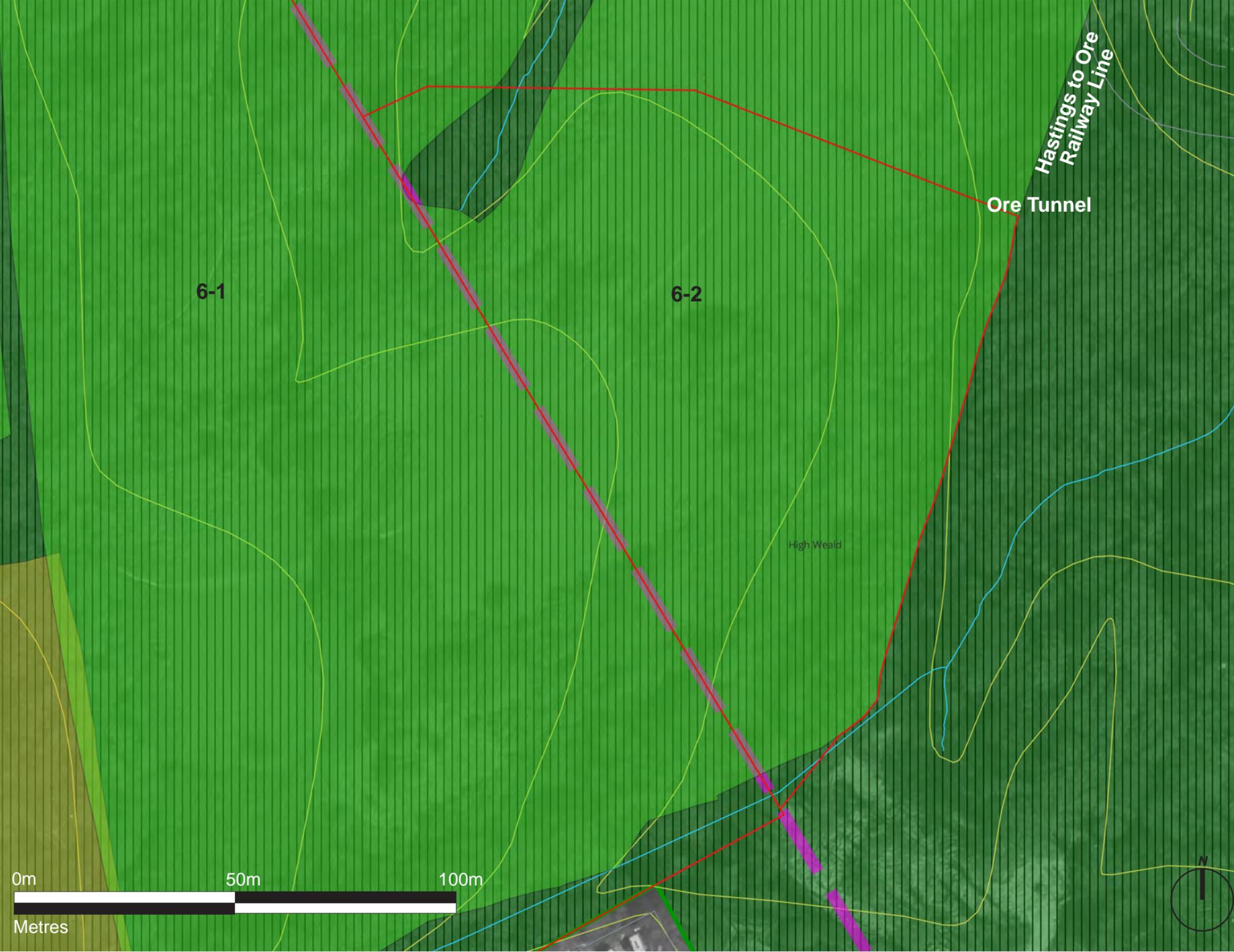
Sensitivity Analysis Commentary	The location and natural character of the remnant part historic field boundaries and fields on falling ground, enclosed within trees and scrub, contributes to rural qualities and perceptual aspects within the southern edge of the High Weald NL, which is susceptible to change. It may have some potential to accommodate the relevant type of development if sited and designed sensitively, and in other cases only in limited situations, both subject to the recommended landscape guidelines.
Landscape Guidelines	Retain the north-western corner of the Unit as a naturalistic wooded area about the tributary stream head. Historic field boundaries should be retained as part of any layout. Development should take into account the overhead power lines to the east of the Unit. There may be an opportunity to better connect the naturalistic landscapes about the edge of Hastings in this area to provide non motorised access from Ivyhouse Lane across to Rock Lane as an enhancement within the High Weald NL, creating a revitalised urban fringe with improved legibility. 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	Moderate – High	Moderate – High	Moderate

# LCCA 6 - THE IVYHOUSE AREA

## Unit 6-2 Land between Ivyhouse Lane and Rock Lane-West (In Rother) - Landscape Analysis



**Legend**

- 6-2 Land between Ivyhouse Lane and Rock Lane-West (In Rother)
- Hastings Borough Boundary, (Rother District to east of line)

Designations

- High Weald National Landscape

High Weald National Landscape Dataset

- Historic Fields - Partial (Sections match historic field boundaries).

Landscape Analysis

- Contour lines (5m increments)

**Figure A6.6.** Landscape Analysis for Unit 6-2.

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HIGH WEALD NATIONAL LANDSCAPE DATASET PROVIDED BY THE HIGH WEALD AONB 2024. CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT (2023).

## LCCA 6 - THE IVYHOUSE AREA

Unit 6-3 Land between Ivyhouse Lane and Rock Lane-East - Unit Assessment				
Location and Landscape Character Summary	Unit 6-3 is located to the west facing valleyside and valley head across the Spindlewood Country Holiday Park and a field to the north east of this, designated as part of the High Weald NL.			
<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> - Unit 6-3 is located to the west facing valleyside and valley head falling from about the 110m contour in the south-eastern corner of the Unit to the 95m contour to the north-western corner. The western part of the Unit slopes from south to north from about the 100m contour to the 95m contour. A large pond marks the change in orientation from a westerly to a northerly fall.			
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) Unit 6-2 is characterised as other settlement expansion, whilst the field to the north is characterised as regenerated woodland.			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features</i> - Through reference to data provided by the High Weald AONB Management Unit, there is a large pond within the centre of the Unit, which is a characteristic, albeit widespread component of the High Weald NL. The pond is surrounded with trees and scrub forming a natural feature. Offset to the north-west of the pond a sunken, incised area carries a spring head for a tributary stream which flows north-west.			
4. Historic features (<)	<i>Absence of historic features in or adjacent to the area</i> - Regarding the historic farmsteads dataset from the High Weald AONB, the AONB Storymap (hosted online) identifies a farmstead (not Medieval) within the Unit. However, this is no longer present. Rock Lane to the eastern edge of the Unit is identified on The AONB Storymap (hosted online) as a historic route along and within the edge of the High Weald NL.			
5. Recreational use (<)	<i>Publicly inaccessible</i> - Whilst the Unit is in use as the Spindlewood Country Holiday Park, the access is private.			
6. Perceptual aspects (<)	<i>Close to visible or audible signs of human activity and modern development</i> - Spindlewood Country Holiday Park itself, whilst offset to the west is the substantial industrial area named the Ivhouse Lane Industrial Estate, in this location accessed off Haywood Way to the south. The Sandwood Primary School is offset to the south beyond playing fields. There are areas of 20th Century planned estates of semi-detached and terraced housing to the east of the Unit, which continue to have some influence on the field to the north eastern part of the Unit.			
7. Settlement pattern and setting (<)	<i>The area has a close association with surrounding settlement pattern / The area does not provide an attractive backdrop to adjacent settlement(s) or play an important part in views from it</i> - The Unit forms the Spindlewood Country Holiday Park, whilst offset to the west is the substantial industrial area named the Ivhouse Lane Industrial Estate, in this location accessed off Haywood Way to the south. The Sandwood Primary School is offset to the south beyond playing fields. There are areas of 20th Century planned estates of semi-detached and terraced housing to the east of the Unit upon the western facing valley slopes, surrounded with dispersed areas of settlement expansion, (such as that to the north-east off Hazelwood View.			
8. Visual prominence (<)	<i>Visually enclosed landscape screened by landform or land cover. Does not form a visually distinctive or prominent skyline</i> -			
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - Landscape attributes of the Brede Valley, (LCA11) include some contribution to a tranquil landscape from the field boundary vegetation and trees and pond, which contribute to rural character and tranquillity. These aspects are heightened due to their contribution to special qualities of the High Weald NL.			
10. Coalescence (<)	<i>The area does not play a particularly important role in settlement separation</i> - Due to the use of the main part of the Unit as a Holiday Park and enclosure with built form to west and east / north-east.			
<b>Sensitivity Analysis</b>				
Sensitivity Analysis Commentary	The field, boundary vegetation, trees and pond across the Spindlewood Country Holiday Park and a field to the north east of this contributes to rural qualities and perceptual aspects within the southern edge of the High Weald NL which is susceptible to change. It may have some potential to accommodate the relevant type of development if sited and designed sensitively, and in other cases only in limited situations, both subject to the recommended landscape guidelines.			
Landscape Guidelines	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). The pond should be maintained as a naturalistic feature within the High Weald NL, including the incised area north-west of the pond which carries a tributary stream from the spring head about the pond which flows north-west. Tree belts surrounding the Unit boundaries should be maintained.			
<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>Moderate – High</b>	<b>Moderate – High</b>	<b>Moderate</b>

# LCCA 6 - THE IVYHOUSE AREA

## Unit 6-3 Land between Ivyhouse Lane and Rock Lane-East - Landscape Analysis



**Legend**

- 6-3 Land between Ivyhouse Lane and Rock Lane-East
- Hastings Borough Boundary, (Rother District to north of line)

**Designations**

- High Weald National Landscape
- Tree Preservation Order
- Public Footpath

**High Weald National Landscape Dataset**

- Ponds in the AONB
- Historic Routeways - Roads
- Historic Fields - Partial (Sections match historic field boundaries).

**Landscape Analysis**

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

**Figure A6.7.** Landscape Analysis for Unit 6-3.

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## LCCA 6 - THE IVYHOUSE AREA

### Unit 6-3 Land between Ivyhouse Lane and Rock Lane-East - Photographs



Photograph 6-3A. Westerly view from Rock Lane, adjacent to the entrance to Spindlewood Country Holiday Park, showing residential character about the eastern edge of the Unit.



Photograph 6-3B. Westerly view from the private access track within Spindlewood Country Holiday Park, adjacent to a large pond within the centre of the Unit.



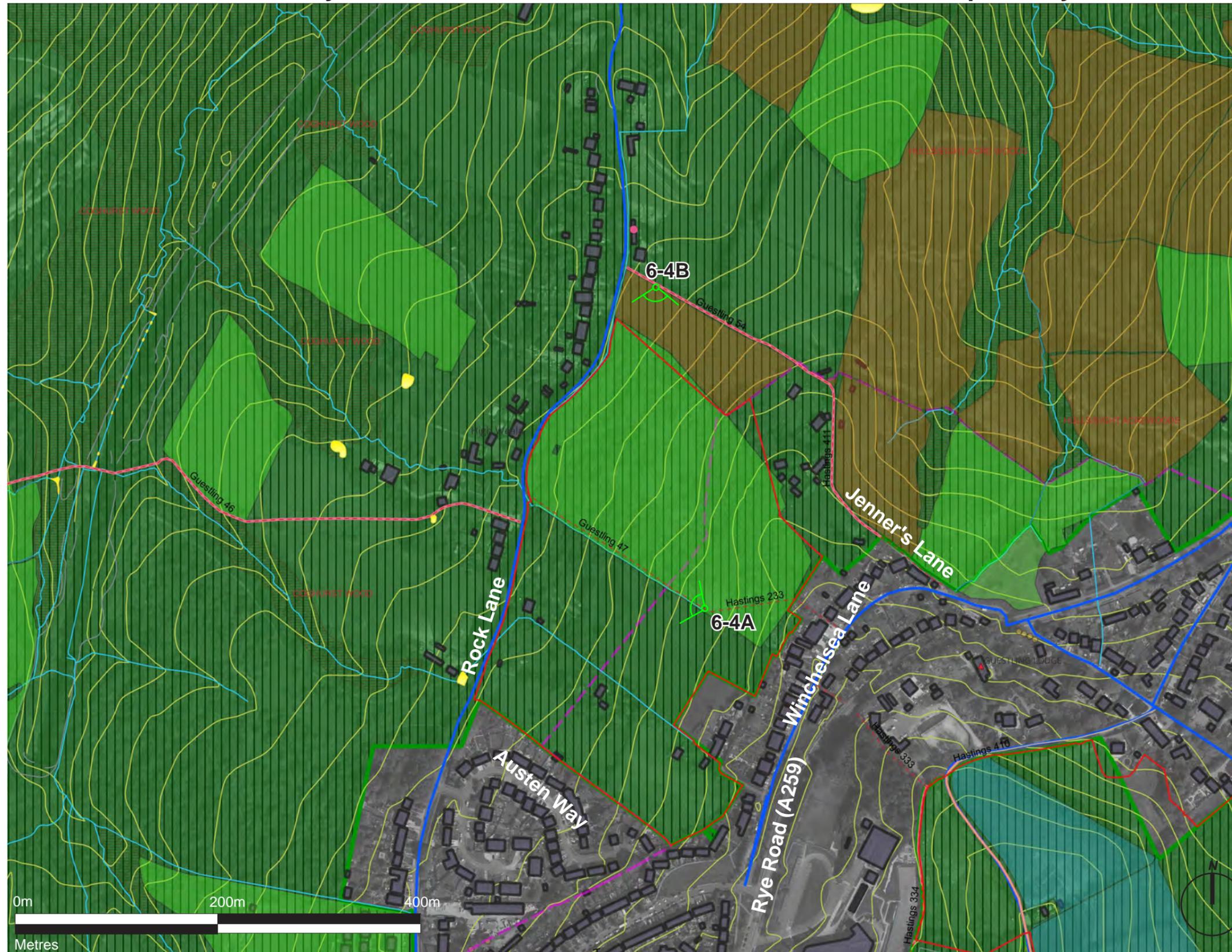
Photograph 6-3C. Easterly view from the western edge of the field to the north of the Unit, showing rising landform and residential character about the eastern edge of the Unit.

## LCCA 6 - THE IVYHOUSE AREA

Unit 6-4 Land between Ivyhouse Lane and Rock Lane-Brackendale, (Partly in Rother) - Unit Assessment				
Location and Landscape Character Summary	Unit 6-4 extends over the mid-upper, west facing valleyside across an area of woodland, scrub and paddocks, with some "urban fringe" properties along the western and southern edge of the Unit. The western 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 / Some distinct landform features</i> - Sloping, west facing landform forming part of the undulating valley landform about a tributary stream to the broader River Brede River Valley to the north. The situation is upon the mid-upper slopes extending between the 90m contour along Rock Lane to the western boundary and about the 125m boundary along the western edge of gardens of properties accessed off Winchelsea Lane to the east. Landform turns about Jenners Lane offset north-east of the Unit, to face northwards towards the Brede 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 6-3 is characterised as fields resulting from formal enclosure, with a small parcel to the centre of the western boundary characterised as non historic isolated settlement and a parcel south of this within the south western corner of the Unit as informal parkland. South and east of the Unit are areas of 20th Century settlement expansion. Regarding the historic field boundary dataset from the High Weald AONB, the northern field within the Unit is defined as partly maintaining its historic boundary.			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)</i> - The eastern, more elevated part of the Unit comprises a series of paddocks, whilst the lower lying western half comprises a more wooded character, both within an area of landscape within the edge of the High Weald NL. Along the eastern end of Public Footpath 233 is an area of scrub. A stream extends across the southern part of the Unit.			
4. Historic features (< >)	<i>Adjacent / presence of historic features that contribute to landscape character</i> - Regarding the historic field boundary dataset from the High Weald AONB, the northern field within the Unit is defined as partly maintaining its historic boundary. Rock Lane to the western edge of the Unit is identified on The AONB Storymap (hosted online) as a historic route along and within the edge of the High Weald NL. Within the south western corner of the Unit is an area of historically characterised informal parkland. Regarding the historic farmsteads dataset from the High Weald AONB, the AONB Storymap (hosted online) identifies a farmstead (not Medieval) offset north of the Unit.			
5. Recreational use (< >)	<i>Some Public Rights of Way</i> - Public Footpath 233 extends across the Unit on a north-westerly alignment between Jenners Lane to the south-west and Rock Lane to the north-west.			
6. Perceptual aspects (< >)	<i>Some sense of rural character but with some signs of human activity and modern development</i> - The enclosure with housing development to the east and south and more dispersed ribbon development along Rock Lane to the western edge of the Unit along the western facing valleyside result in settlement forming part of the context of the Site both when within and where viewed from the eastern facing valleyside, (see <b>Photograph 6-4C</b> ).			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop</i> - There are areas of 20th Century settlement expansion upon the western facing valley slopes to the south and east of the Unit off Austen Way and Winchelsea Lane, and more dispersed ribbon development along Rock Lane to the western edge of the Unit. More cohesive areas of 20th Century planned estates of semi-detached and terraced housing offset to the south off Rye Road.			
8. Visual prominence (< >)	<i>Semi-enclosed or has some enclosed and some open areas</i> . Where viewed from the eastern facing valleyside, (see Photograph 6-4C) the eastern, more elevated part of the Unit comprises a series of paddocks which are more open, albeit enclosed within settlement in comparison with the lower lying western half of the Unit, which comprises a more enclosed wooded character.			
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - Landscape attributes within the Unit of the Brede Valley, (LCA11) include some contribution to a tranquil landscape from the field pattern, field boundary vegetation and trees, which contribute to rural character and tranquillity. 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 enclosure within vegetation to the west and settlement to the east, north-east and south upon the west facing landform limits contribution.			
<b>Sensitivity Analysis</b>				
Sensitivity Analysis Commentary	The natural character of the part historic field boundaries and paddocks on falling ground, enclosed within wooded areas to the west and scrub along Public Footpath 233, contributes 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 have some potential to accommodate the relevant type of development if sited and designed sensitively, and in other cases only in limited situations, both subject to the recommended landscape guidelines.			
Landscape Guidelines	Retain wooded areas to the western part of the Site and field boundary features. Maintain a naturalistic corridor for Public Footpath No. 233 across the Unit. Development should be of high quality and landscaped, 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 6 - THE IVYHOUSE AREA

## Unit 6-4 Land between Ivyhouse Lane and Rock Lane-Brackendale - Landscape Analysis



**Legend**

- 6-4 Land between Ivyhouse Lane and Rock Lane - Woodland
- Hastings Borough Boundary, (Rother District to north of line)

**Designations**

- High Weald National Landscape
- Ancient Woodland
- Tree Preservation Order
- Public Footpath

**High Weald National Landscape Dataset**

- Ponds in the AONB
- Historic Routeways - PRow
- Historic Routeways - Roads
- Historic Farmstead
- Historic Fields - Merged (Boundaries match but with internal change)
- Historic Fields - Original (No change)

**Landscape Analysis**

- Watercourse
- Built form
- Contour lines (5m increments)
- A Unit Photographs  
(Viewpoint 6-4C is taken from the opposite valley side some 1km to the west within Hastings Cemetery.)

**Figure A6.8.** Landscape Analysis for Unit 6-4.

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## LCCA 6 - THE IVYHOUSE AREA

### Unit 6-4 Land between Ivyhouse Lane and Rock Lane-Brackendale, (Partly in Rother) - Photographs



Photograph 6-4A. North-westerly view from a scrub filled area along the more elevated eastern part of Public Footpath 233 within the south-eastern part of the Unit.



Photograph 6-4B. Southerly view towards the northern boundary of the Unit, viewed over an intervening field from Public Footpath 54. The rooflines of built form off Jenners Lane and Winchelsea Lane can be glimpsed.



Photograph 6-4C. Easterly view from the elevated part of the grassed area to the eastern facing valleyside within Hastings Cemetery, where the open, grassed area within the elevated eastern part of Unit 6-4.