

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

i Location and Landscape Character Summary

There are three Units within LCCA8, situated over an undulating landform, with ridges and valleys orientated to the south-west.

The High Weald NL extends across the eastern half of the LCCA, with extrusions into the more enclosed urban area to the west across Unit 8-1. 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; Fields and heath; Dark night skies; Aesthetic and perceptual qualities and Land-based economy and rural living.

The Hastings LNR is located through the eastern part of LCCA8 within the High Weald National Landscape. Within the Hastings Borough Green and Blue Infrastructure and Biodiversity Net Gain Strategy (2023) the Hastings LNR is described as the largest area of public open space in the borough (covering 345 ha of habitat and 5 km of cliff and coastline), comprising coastal, heathland and wooded habitats with open agri-environment farmland and recreational access. The Area of Hastings Country Park is also designated as a Local Wildlife Site.

The Hastings Country Park is coincident in extent to the south of the LCCA, but falls away to the north. The Hastings Country Park is described as a beautiful setting overlooking Hastings old town with views east along the soft rock sandstone cliffs and west towards Beachy Head.

The landscape within LCCA8 is characterised within the East Sussex County Landscape Character Assessment, (2016), with the LCCA divided between the south-western extent of The High Wealden Coast, (LCA 12) with the Urban Area of Hastings, (LCA 31) west 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 High Wealden Coast. (LCA 12)

The current condition of LCA12 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. As with most of the High Weald landscape the historic field patterns of small fields and significant hedgerows remain intact. There has been some fragmentation of this by removal and decay of hedges around the urban fringes of Hastings and Fairlight Cove.'*

The vision for LCA12 is defined, including: *'A dramatic and varied coastline with a hinterland of rich and intricate unspoilt High Wealden Countryside. Locally remote and tranquil areas combined with high quality visitor and recreational opportunities. A thriving rural economy which maximises the opportunities offered by the unique surrounding landscape.'*

Landscape change and adaptation to meet the vision for LCA12 is identified as requiring the following:

- *'1. Planning for the enhancement of the Romney Marsh Area Biodiversity Opportunity Area, which encompasses Wealden Coast, improving habitat continuity;*
- *2. Protect and manage existing habitats and in particular the woodland, heath and grassland of the glens and Country Park, to restore habitat linkages and continuity;*
- *3. Encourage positive management through coppicing of the ancient woodlands;*
- *4. Conserve and strengthen the pattern of hedges, copses and shaws in the inland areas;*
- *5. Plan for the creation of multifunctional green infrastructure to maximise the opportunities for biodiversity and recreation offered by the cliffs, coast, hedges and woodland;*
- *6. 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;*
- *7. Integrate proposed and existing development into the landscape through planting of tree features and woodland to define the boundaries with the countryside. With particular emphasis on edges of development in Fairlight Cove, the Hastings fringes and mobile home parks;*
- *8. Ensure that the design and layout of new development respects the character and form of the landscape and existing settlements;*

- *9. Control the spread of suburbanisation by minimising clutter of signage and other urban features in lanes and villages;*
- *10. Consider traffic management measures on the lanes, together with off road recreational routes to reduce the conflict with walkers, cyclists and horses;*
- *11. Conserve the setting of historic buildings and landscape features;*
- *12. Consider appropriate species for new plantings to maintain landscape character and biodiversity.'*

Guidelines for managing change within LCA12 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

The north western part of the LCCA extends a cohesive area of suburban settlement expansion of two storey residential development from the late Victorian period onwards, comprising terraced, semi-detached, and detached housing situated over an undulating landform, with ridges and valleys orientated to the south-west. Units 8-1 and 8-2 are enclosed with housing on three sides and enclosed with a belt of vegetation on the higher south-eastern edge. Unit 8-3 extends outside of an area of large houses and distinctive terraced cottages, north of the medieval old town, up the wooded slopes of East Hill about High Wickham. Caravan parks and touring facilities are provided along and at an offset from the settlement edge at Hastings Touring Park and Shearburn Holiday Park offset east of Units 8-1 and 8-2 and the more elevated Rocklands Holiday Park south-east of Unit 8-3.

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA



LCCA8 - Context Photograph 8A. Caravan parks and touring facilities are provided along and at an offset from the settlement edge at Hastings Touring Park and Shearbarn Holiday Park offset east of Units 8-1 east of Unit 8-2.



LCCA8 - Context Photograph 8B. Upon the north facing slopes to the south-west of Unit 8-1 are terraces of late Twentieth Century dwellings which rise up the steep landform.

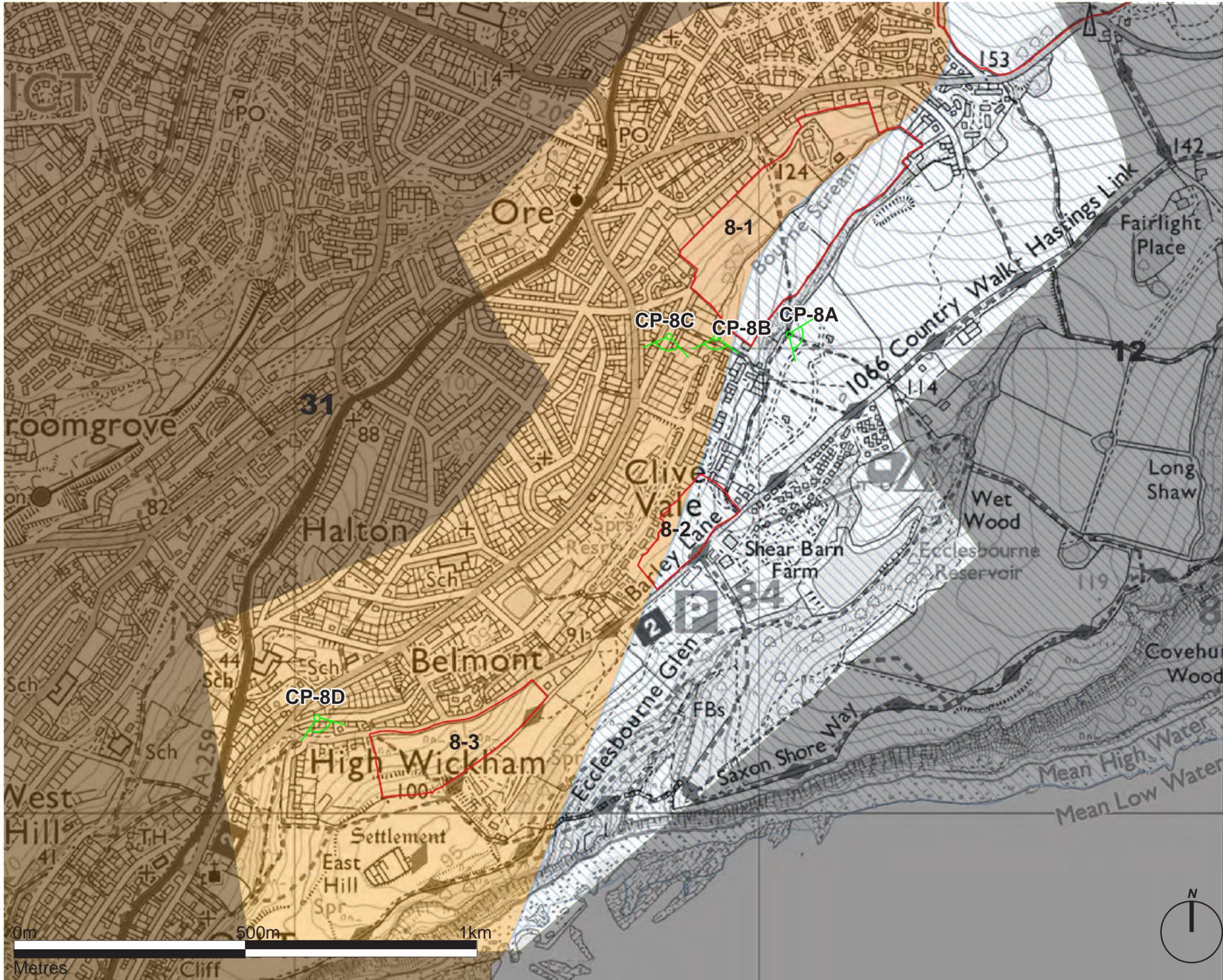


LCCA8 - Photograph 8C. Upon the south facing slopes to the south-west of Unit 8-1 are detached chalet style detached dwellings along unmade roads.



LCCA8 - Context Photograph 8D. Large houses and distinctive terraced cottages extend north of the medieval old town about High Wickham.

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA



Legend

- Hastings Borough Boundary

LCCA8 Landscape Assessment Unit

- 8-1 Land East of Fairlight Avenue
- 8-2 Playing Fields West of Barley Lane
- 8-3 Land South of Barley Lane

East Sussex Landscape Character Areas (2016)

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

Context Photograph Locations

- Context Photographs (CA)

Figure A8.1. LCCA8 - East Sussex Landscape Character Areas

© CROWN COPYRIGHT AND DATABASE RIGHTS 2024 OS AC0000815183.

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA



Legend

- Hastings Borough Boundary

LCCA8 Landscape Assessment Unit

- 8-1 Land East of Fairlight Avenue
- 8-2 Playing Fields West of Barley Lane
- 8-3 Land South of Barley Lane

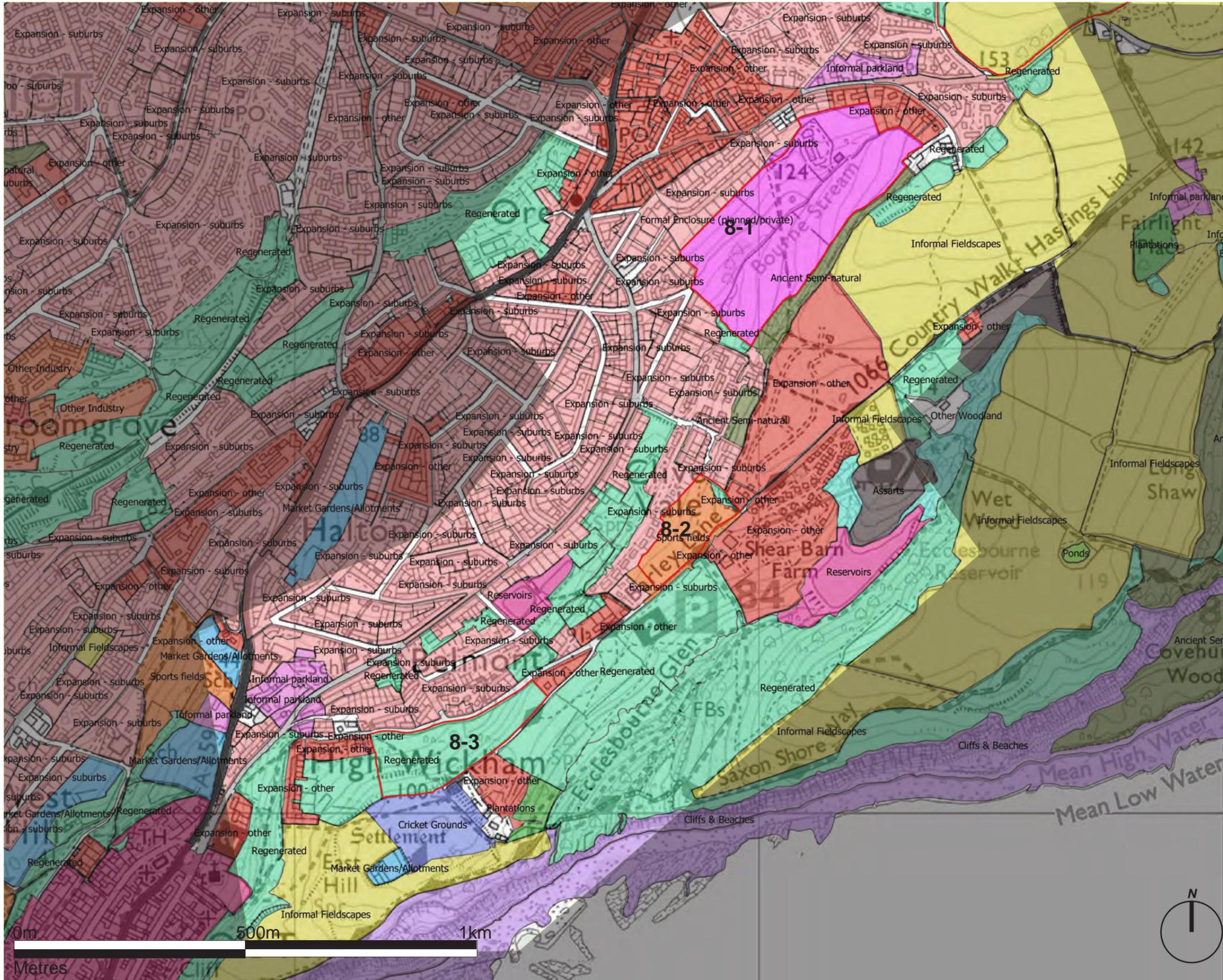
Designations

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

Figure A8.2. LCCA8 - Relevant Designations

© CROWN COPYRIGHT AND DATABASE RIGHTS 2024 OS AC0000815183
 © NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2024.
 LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2024.

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA



Legend

- Hastings Borough Boundary

LCCA8 Landscape Assessment Unit

- 8-1 Land East of Fairlight Avenue
- 8-2 Playing Fields West of Barley Lane
- 8-3 Land South of Barley Lane

Figure A8.3. LCCA8 - Sussex Historic Landscape Character Types (2010)

© CROWN COPYRIGHT AND DATABASE RIGHTS 2024 OS AC0000815183.
 HISTORIC LANDSCAPE CHARACTERISATION GIS DATASET: DATA COPYRIGHT © EAST SUSSEX COUNTY COUNCIL, HISTORIC ENGLAND

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA



Legend

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

LCCA8 Landscape Assessment Unit

- 8-1 Land East of Fairlight Avenue
- 8-2 Playing Fields West of Barley Lane
- 8-3 Land South of Barley Lane

Level above Ordnance Datum. (aOD)

- 150-170m aOD
- 120-150m aOD
- 75-120m aOD
- 25-75m aOD
- 10-25m 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 A8.4. LCCA8 - Landform

© ENVIRONMENT AGENCY COPYRIGHT AND/OR DATABASE RIGHT 2024. ALL RIGHTS RESERVED.
 CONTAINS OS DATA © CROWN COPYRIGHT [AND DATABASE RIGHT] (2023)

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-1 Land East of Fairlight Avenue - Unit Assessment				
Location and Landscape Character Summary	Unit 8-1 comprises a series of irregularly shaped fields, along the upper reach of a distinctive, deeply incised valley landform, forming an area designated as part of the High Weald NL, recognised as comprising a Medieval Field System. The Bourne Stream arises and flows south-west, within a woodland belt, with ponds to its upper reach. A Public Footpath extends across the centre of the Site in a northerly direction. A belt of Ancient Woodland extends outside of the southern boundary named Pinders Shaw within which sandstone outcrops occur. The Unit extrudes into the suburban context along the south-eastern edge of Hastings, with housing to the south-west clockwise about to the north-east. The northern valley slopes are characterised as part of the Urban Area of Hastings (LCA 31) and the southern slopes as part of the High Wealden Coast Landscape Character Area, (LCA12).			
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.				
1. Landform (>)	<i>Presence of distinctive landform feature / deeply incised</i> - The Unit comprises the upper reach of a distinctive, deeply incised valley landform, within which the Bourne Stream arises and flows south-west towards the sea. There is some 25m change in elevation from the valley bottom to the apparent edges defined by woodland to the south-east and the settlement fringe to the north-west. The elevation continues to climb, with that to the south-east extending across the woodland and that to the north-west continuing to climb about Fairlight Road. The profile across the valley landform remains constant in section, whilst falling from an upper elevation about the 120m contour to the north eastern edge of the Unit, to the 85m contour to the south western edge. There are sandstone outcrops within Pinders Wood outside of the south-eastern edge of the Site.			
2. Landscape pattern and time depth (>)	<i>Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assorted field patterns / presence of Ancient Woodland. Within the High Weald NL: Fields that still retain the medieval pattern</i> - Regarding landscape pattern and time depth, through reference to the Sussex Historic Characterisation, (Bannister, 2010) the Unit is defined as resulting from planned / private formal enclosure, enclosed within suburban settlement expansion from the south-west about to the north-east. A belt of ancient woodland is shown extending along the south-eastern boundary, named Pinders Shaw. Regarding the historic field boundary dataset from the High Weald AONB, the fields to the southern half of the Unit are defined as partially maintaining their historic boundary. The AONB Storymap (hosted online) identifies that the fields within the Unit comprise Medieval field systems.			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features</i> - The Bourne Stream extends within a wooded belt along an incised channel to the centre of the Unit on a south-westerly alignment along which trees and scrub extend. Through reference to data provided by the High Weald AONB Management Unit, there are dispersed ponds to the northern end of the Unit, which are a characteristic, albeit widespread component of the High Weald NL. A belt of Ancient Woodland extends outside of the southern boundary, named Pinders Shaw, with the Hastings Country Park Local Wildlife Site beyond Pinders Shaw.			
4. Historic features (>)	<i>Presence of many historic features that contribute to landscape character, such as historic fields and routeways</i> - Regarding the historic field boundary dataset from the High Weald AONB, the fields to the southern half of the Unit are defined as partially maintaining their historic boundary. The AONB Storymap (hosted online) identifies that the fields within the Unit comprise Medieval field systems. Through reference to data provided by the High Weald AONB Management Unit, Public Footpath No. 374 which extends across the Unit is a Historic Routeway. Grade II LBs are located within the built fabric offset to the north-west and north-east. A further Grade II LB named no. 36 Tilekiln Lane is located in closer proximity off the east off the Unit. A belt of Ancient Woodland extends along the south-eastern boundary, named Pinders Shaw.			
5. Recreational use (< >)	<i>Public Rights of Way</i> - Limited provision of access routes. Public Footpath No. 374 extends across the valley landform in a northerly direction, whilst Public Footpath 372a extends across the valley at an offset to the south of the Unit. Outside of the Unit to the south-east beyond Pinders Shaw is Hastings Touring Park and camping area.			
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> - Some tranquillity and scenic value particularly when adjacent to the Ancient Woodland to the south-eastern edge, (see Photograph 8-1C) and adjacent to the water course in the valley bottom but with some signs of human activity and modern development. The north-western edge of the Site in particular presents a suburban edge, with rooflines defining the skyline.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern</i> - Enclosed with housing on three sides. An area of two storey residential development from the late Victorian period onwards, comprising terraced, semi-detached, and detached housing extends to the north-west, whilst to the south-west are terraced dwellings upon the north facing slopes and detached chalet style dwellings along south facing slopes, (along unmade roads). A large apartment block is located to the northern end of the valley, amongst larger detached dwellings in large gardens, accessed off an unmade road.			
8. Visual prominence (<)	<i>Some enclosed and some open areas</i> - Due to the sunken nature of the Unit, enclosed within surrounding houses the Unit is well enclosed, other than where viewed from the more open boundaries to the south-east upon Public Footpath No. 374, where the Unit provides the view.			
9. Landscape Character strength of expression (>)	<i>'Rare' landscape with many key positive landscape attributes</i> - The deeply incised valley landform, is recognised as both a positive landscape attribute of the High Wealden Coast Landscape Character Area, (LCA12) and a special quality within the High Weald NL. Further attributes identified as special qualities within the High Weald NL include gill streams, historic routeways, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, a sense of history and timelessness; rurality and tranquillity. Footpath No. 347 contributes a good link to the countryside, within the Urban Area of Hastings (LCA 31).			
10. Coalescence (<)	<i>The area does not play a particularly important role in settlement separation.</i> Due to enclosure with housing to three sides and the dense belt of Ancient Woodland at Pinders Shaw to the south-east.			
Sensitivity Analysis				
Sensitivity Analysis Commentary	The series of irregularly shaped fields, along the upper reach of the distinctive, deeply incised valley landform about the Bourne Stream within the High Weald NL, recognised as comprising a Medieval Field System are susceptible to change. The north-western part of the fields which are more enclosed may be able to accommodate the relevant type of development but only in limited situations without adverse change or significant effects.			
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). A buffer of at least 15m of semi-natural habitat should be provided to the areas of Ancient Woodland, with a suitable buffer to the woodland belt along the Bourne Stream and other vegetated belts. Development should be enclosed within new strong buffers to define boundaries and soften visibility of existing rooflines from the opposing valleyside.			
	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
Landscape Sensitivity Rating	Moderate – High	High	High	Moderate – High

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-1 Land East of Fairlight Avenue - Landscape Analysis



Legend

8-1 Land East of Fairlight Avenue

Designations

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

High Weald National Landscape Dataset

- Ponds in the AONB
- Historic Routeways - PRow
- Historic Routeways - Roads
- Historic Farmstead
- Historic Fields - Partial (Sections match historic field boundaries).
- Historic Fields - Merged (Boundaries match but with internal change)

Landscape Analysis

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

Figure A8.5. Landscape Analysis for Unit 8-1.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2024 OS AC0000815183. HIGH WEALD NATIONAL LANDSCAPE DATASET PROVIDED BY THE HIGH WEALD AONB 2024.
 © NATURAL ENGLAND COPYRIGHT. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2024.
 LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2024. CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT (2023).

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-1 Land East of Fairlight Avenue - Photographs

Unit 8-1



Photograph 8-1A. South-easterly view from the junction of Fairlight Avenue with Fairlight Road, adjacent to the northern end of Public Footpath No. 374.



Photograph 8-1B. Westerly view from Public Footpath No. 374 of houses along the ridgeline.



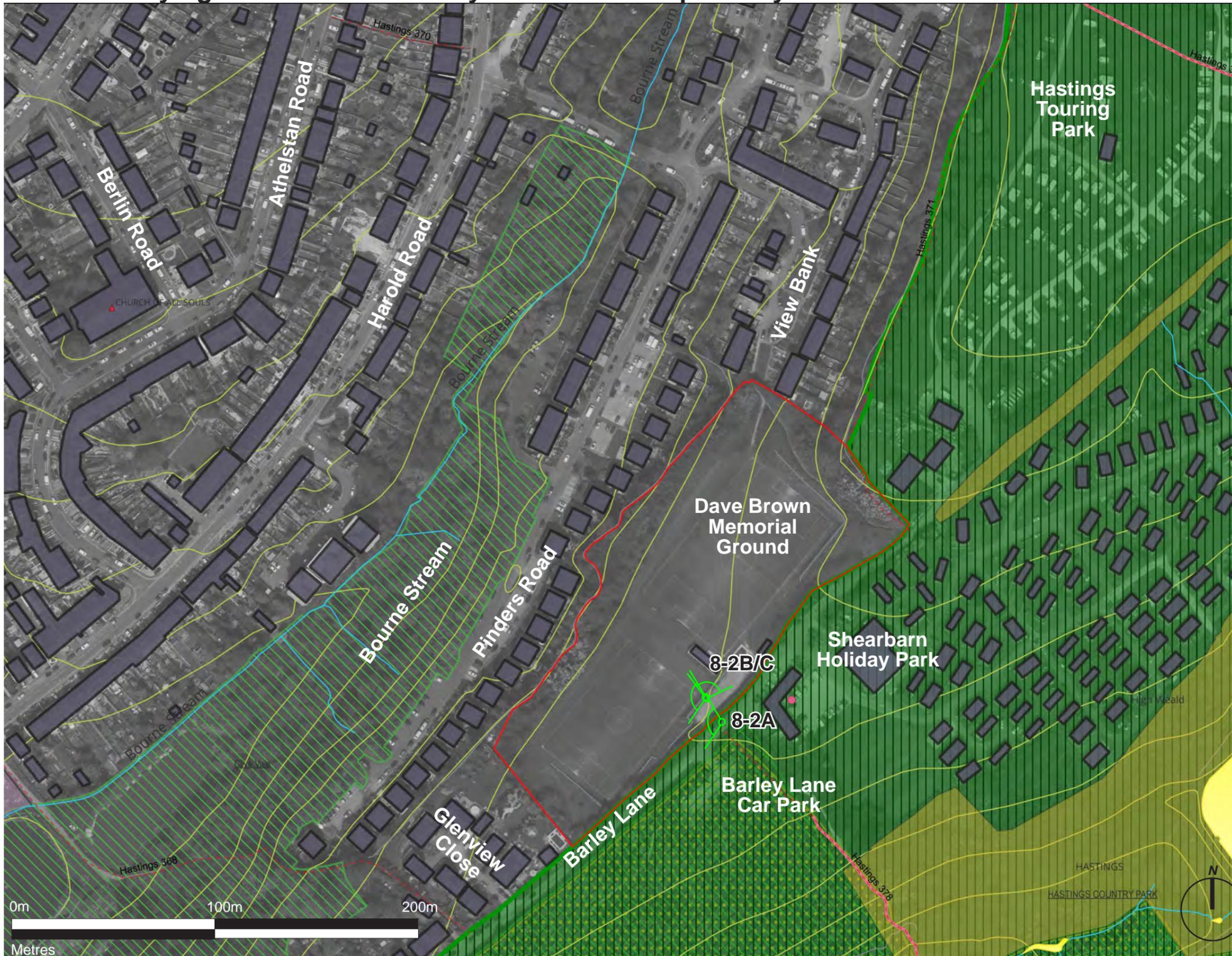
Photograph 8-1C. North-westerly view from Public Footpath No. 374 from the south-western edge of the Unit, adjacent to Pinders Shaw, showing houses enclosing about the opposing ridgeline, across the upper Bourne Stream valley.

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-2 Playing Fields West of Barley Lane - Unit Assessment				
Location and Landscape Character Summary	Unit 8-2 comprises a rectangular shaped playing field named the Dave Brown Memorial Ground, within which two football pitches have been laid out upon ground levelled through a cut inset from the south-eastern edge. The High Weald NL extends about the south-eastern edge and eastern corner of the Unit, across the Hastings LNR and Country Park to the east, where the Shearburn Holiday Park is located.			
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.				
1. Landform (< >)	<i>Absence of strong topographical variety / Some distinct landform features</i> - Situation on a surrounding ridged landform, which provides context rises the indicative susceptibility to Moderate. Located near the top of the East Hill ridge within which two football pitches have been laid out upon ground levelled through a cut inset from the south-eastern edge. The East Hill Ridge falls to the Bourne stream valley to the north-west and to the Ecclesbourne Glen to the south-east. The unmodified landform within the boundaries of the Unit falls from some 100m to the north-eastern corner to the 95m contour off the north-western corner, extending in a southerly direction to the middle of the south-eastern boundary, before veering away to the east. The 85m contour extends from the north-western corner of the Unit to the centre of the south-western boundary, from where landform continues to fall to the western corner.			
2. Landscape pattern and time depth (<)	<i>Simple, (mainly of modern origin)</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the Unit is characterised as an area of sports fields, with suburban settlement surrounding from the south-west about to the north-east, whilst other settlement expansion is noted to the east across the Holiday Park. Regarding the historic farmsteads dataset from the High Weald AONB, the AONB Storymap (hosted online) identifies a farmstead (not Medieval) offset south-east of the Unit. However, this is no longer present.			
3. 'Natural' character (< >)	<i>Some occurrence of valued semi-natural habitats and features</i> - Natural character within the Unit is limited to a belt of scrub with dispersed, small sized trees to the north-western edge, with tussocky grassland to the north-eastern and south-western edges, where there are some dispersed trees. A dense, mature mixed species hedgerow extends along Barley Lane, outside of the south-eastern edge of the Unit, with the hedgerow falling within the High Weald NL. The NL extends about the eastern corner of the Unit and across the Hastings LNR, LWS and Country Park to the east.			
4. Historic features (< >)	<i>Presence of historic features that contribute to landscape character</i> - The Grade II* LB, Church of All Souls is offset some 300m offset to the north-west, upon the opposing ridgeline of the Bourne Stream valley, where the red colour and elevated roofline draws the eye as a prominent feature above the surrounding roofscape, contributing to townscape within this area. The AONB Storymap (hosted online) identifies Barley Lane as a historic lane.			
5. Recreational use (< >)	<i>Landscapes with green spaces or recreation areas valued in the local context</i> - The Unit is in use for recreation as a playing field named the Dave Brown Memorial Ground, within which two football pitches have been laid out, home of the The JC Tackleway since 1997. The promoted 1066 Country Walk Long Distance Footpath extends along Barley Lane, outside of the southern boundary of the Unit beyond a mature hedgerow. The Unit is accessed off Barley Lane, through a wooden pedestrian gate. Informal access is gained off View Bank to the north. Offset south of the access off Barley Lane is the Barley Lane Car Park, which provides access to the Hastings Country Park Nature Reserve.			
6. Perceptual aspects (<)	<i>Close to visible or audible signs of human activity and modern development</i> - There is some contribution to tranquillity and scenic qualities from the glimpse across the Unit from the field gate in the south-eastern boundary, but clearly the context is one of human influence.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop to settlement</i> - Enclosed with housing on three sides, with two storey residential development on the lower ground to the north-west, comprising semi-detached housing off Pinders Road, and terraced housing off View Bank to the north. Bungalow style detached housing is located to the west at comparable level to that of the Unit off Glenview Close. Caravan parks and touring facilities are provided to the east and offset to the north at Hastings Touring Park and Shearburn Holiday Park, with single storey units providing facilities for holiday makers.			
8. Visual prominence (>)	<i>Open character with little screening land cover / Area is visually prominent or contains distinctive skylines</i> - The Unit is enclosed from Barley Lane, but open to the settlement to the west, with the hedgerow to the south-east of the Unit contributing to a visually prominent skyline, which could be avoided. There are various glimpsed views towards the Unit and the vegetated skyline within the High Weald NL beyond over intervening rooflines, where offset to the north west at the northern end of Saxon Road and Athelstan Road, (see the return view in Unit Photograph 8.2C). The majority of roads however upon the opposing Bourne stream valley side are aligned away from the Unit with limited, glimpsed visibility of the Unit only through intervening built form. There is more direct visibility of the south-western end of the Unit from Berlin Road.			
9. Landscape Character strength of expression (< >)	<i>'Fairly frequent' landscape, perhaps with some key positive landscape attributes</i> - The associated sandstone ridge landform underling the Unit has been modified. However, the perception of the ridged landform surrounding remains and is prominent in glimpsed views from the north-west, particularly due to the open green space which the Unit presents, which are associated characteristics, which carry some strength of expression as defined within the Hastings Landscape Character Area, (LCA 31, 2016). This aspect is heightened due to the value within the setting of the High Weald NL.			
10. Coalescence (<)	<i>The area does not play a particularly important role in settlement separation</i> - Due to enclosure with settlement.			
Sensitivity Analysis				
Sensitivity Analysis Commentary	The situation of the Unit off the East Hill Ridge, as landform falls towards the Bourne stream valley to the north-west is under the skyline of vegetation within the High Weald NL, the boundary of which extends along Barley Lane, with a mature and dense hedgerow to the south-eastern boundary of the Unit contributing to this. The rectangular shaped playing field named the Dave Brown Memorial Ground is laid out upon ground levelled through a cut inset from the south-eastern edge, and otherwise enclosed with housing on three sides. The Unit may have some potential to accommodate the relevant type of development if sited and designed sensitively.			
Landscape Guidelines	Vegetation should be reinforced about the perimeter of the Site to ensure a vegetated skyline in views from the north-west and to better integrate development within. Development should mitigate the potential for rooflines to contribute to the natural skyline, through reference to that about Glenview Close to the south-west. Development within the setting of the High Weald NL 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).			
	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
Landscape Sensitivity Rating	Moderate	High	High	Moderate

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-2 Playing Fields West of Barley Lane - Landscape Analysis



Legend

8-2 Playing Fields West of Barley Lane

Designations

- High Weald National Landscape
- Listed Buildings
- Local Nature Reserve
- Local Wildlife Site
- Tree Preservation Order
- Hastings Country Park
- Public Footpath

High Weald National Landscape Dataset

- Historic Farmstead

Landscape Analysis

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

Figure A8.6. Landscape Analysis for Unit 8-2.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2024 OS AC0000815183. HIGH WEALD NATIONAL LANDSCAPE DATASET PROVIDED BY THE HIGH WEALD AONB 2024.
 © NATURAL ENGLAND COPYRIGHT. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2024.
 LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2024. CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT (2023).

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-2 Playing Fields West of Barley Lane - Photographs



Photograph 8-2A. Westerly view from Barley Lane adjacent to the entrance to the Dave Brown Memorial Ground, showing the dense hedgerow along the roadside within the High Weald NL.



Photograph 8-2B. Within the Unit adjacent to the entrance gate, viewing west, showing the townscape of eastern Hastings beyond the flat field, enclosed with some maturing trees and scrub.



Photograph 8-2C. Within the Unit adjacent to the entrance gate, viewing north, showing the club hut and townscape of eastern Hastings beyond the flat field, enclosed with some maturing trees and scrub.

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-3 Land South of Barley Lane - Unit Assessment				
Location and Landscape Character Summary	A long triangular, steeply sloping area along the north-west facing slope of East Hill, to the south east of Hastings. Situated on falling ground outside of the northern boundary of the High Weald NL, with the Hastings LNR and Country Park to most of the southern edge and the Old Town Conservation Area extending across the south-western corner of the Unit to a boundary with Public Footpath No. 363.			
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.				
1. Landform (>)	<i>Presence of distinctive landform</i> - Presence of distinctive landform rising steeply to the ridge about East Hill. Comprises a long triangular, north-west facing slope, which tapers from high ground to the north-east about the 90m contour, where settlement extends along Barley Lane to about the 65m contour in the Unit's north western corner. Rocklands Lane extends along the southern edge of the Unit, gently rising from about the 90m contour to the 95m contour in the south western corner of the Unit, south of which the landform plateaus atop East Hill about the 100m contour. The northern boundary of the Unit climbs gradually along Barley Lane to the 90m contour within the north eastern corner of the Unit.			
2. Landscape pattern and time depth (<)	<i>Simple, (mainly of modern origin)</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2010) the Unit is characterised as part of an area of regenerated woodland, which extends outside of the west of the Unit about East Hill and outside of the Unit to the east across Ecclesbourne Glen. Outside of the southern edge of the Unit on the plateaued ground of East Hill a Cricket Ground is identified, whilst to the north outside of the Unit extends suburban settlement, with expansion to east, south and west. Regarding the historic field boundary dataset from the High Weald AONB, the fields which define the southern Unit boundary are considered to be Medieval in origin. The			
3. 'Natural' character (>)	<i>Presence of larger areas of semi-natural habitats</i> - A mosaic of scrub and grassland about a more cohesive area of woodland within the main part of the Site. A belt of trees along part of the northern boundary is subject to a Tree Preservation Order, with a single TPO tree offset to the west of this. The Hastings LNR, LWS and Country Park extend beyond the southern edge of the Unit.			
4. Historic features (< >)	<i>Adjacent historic features that contribute to landscape character</i> - Overlapping with the south-western edge of the Unit is the northern boundary to the Iron Age cliff castle and Unit of St George's churchyard on East Hill Scheduled Monument, where the remaining earthworks and internal area of an Iron Age cliff castle form part of the designation. The eastern edge of the Old Town Conservation Area extends across the south-western corner of the Unit to a boundary with Public Footpath No. 363. The AONB Storymap (hosted online) identifies Rocklands Lane as a historic lane.			
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 No. 363b extends across the south western corner of the Unit, with informal footpaths extending off Barley Lane in places. The promoted 1066 Country Walk Long Distance Footpath extends along Rocklands Lane and Public Footpath No. 416 to the southern edge of the Unit, with the LNR and Country Park beyond.			
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> - Natural character contributes to perceptual aspects of relative tranquillity and scenic value in views to and from the Unit.			
7. Settlement pattern and setting (< >)	<i>The area has some association with surrounding settlement pattern / provides some contribution as a backdrop / contributes to views that are important to the character of a settlement</i> - Unit 8-3 extends eastwards outside of an area of large houses and distinctive terraced cottages, north of the medieval old town, up the wooded slopes of East Hill about High Wickham. A line of distinctive terraced cottages extend along the southern edge of Barley Lane to the north-western corner of the Site, forming part of the Old Town Conservation Area. Views back towards the Site occur from a wide area of settlement to the north, including from green space about Bembrook Road and Halton Cross, (as indicated in reverse within Photograph 8-3B).			
8. Visual prominence (< >)	<i>Has some enclosed and some open areas, with a visually prominent wooded skyline to the south-east, which could be avoided</i> - Within the offset townscape to the north, the wooded skyline about the more elevated ground about and off the southern edge of the Site forms a distinctive skyline, which extends about East Hill to north-east and south of the Unit. The wooded extent within the Unit contributes to this, albeit substantially from a lower level.			
9. Landscape Character strength of expression (>)	<i>'Rare' landscape with many key positive landscape attributes</i> - The distinctive landform rising steeply to the ridge about East Hill associates with that which continues about to the north-east and south within the High Weald NL. The perception of the wooded slopes and skyline surrounding is prominent in glimpsed views from the north-west, with some contribution to this from the wooded areas within the Unit. The associated characteristics carry some strength of expression as defined within the Hastings Landscape Character Area, (LCA 31, 2016), which are heightened due to the value within the setting of the High Weald NL.			
10. Coalescence (<)	The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements -The scale of the Unit and contribution to a landform which distinguishes the boundary of the settlement of Hastings carries some contribution.			
Sensitivity Analysis				
Sensitivity Analysis Commentary	The distinctive landform rising steeply to the ridge about East Hill associates with that which continues about to the north-east and south within the High Weald NL. The perception of the wooded slopes and skyline surrounding is prominent in glimpsed views from the north-west, with some contribution to this from the wooded areas within the Unit, 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	There is some association with settlement to the north-eastern and north-western edges of the Site. However, the strength of character contributed by the western part of the Site would heighten sensitivity to development here, whilst the TPO belt and continuing woodland belt would heighten sensitivity to the north-eastern edge. Woodland should be maintained, with rides within as part of a scrub and grassland mosaic.			
Sensitivity Judgement				
	Development Scenario			
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale	Solar
Landscape Sensitivity Rating	High	High	High	High

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-3 Land South of Barley Lane - Landscape Analysis



Legend

8-3 Land South of Barley Lane

Designations

- High Weald National Landscape
- Site of Special Scientific Interest
- Listed Buildings
- Local Nature Reserve
- Local Wildlife Site
- Hastings Country Park
- Scheduled Monument
- Public Footpath
- Conservation Area
- Tree Preservation Order

High Weald National Landscape Dataset

- Historic Routeways - PRoW
- Historic Fields - Partial (Sections match historic field boundaries).
- Historic Fields - Original (No change)

Landscape Analysis

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

Figure A8.7. Landscape Analysis for Unit 8-3.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2024 OS AC0000815183. HIGH WEALD NATIONAL LANDSCAPE DATASET PROVIDED BY THE HIGH WEALD AONB 2024.
 © NATURAL ENGLAND COPYRIGHT. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2024.
 LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2024. CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT (2023).

LCCA 8 - THE FAIRLIGHT AVENUE-BARLEY LANE AREA

Unit 8-3 Land South of Barley Lane - Photographs

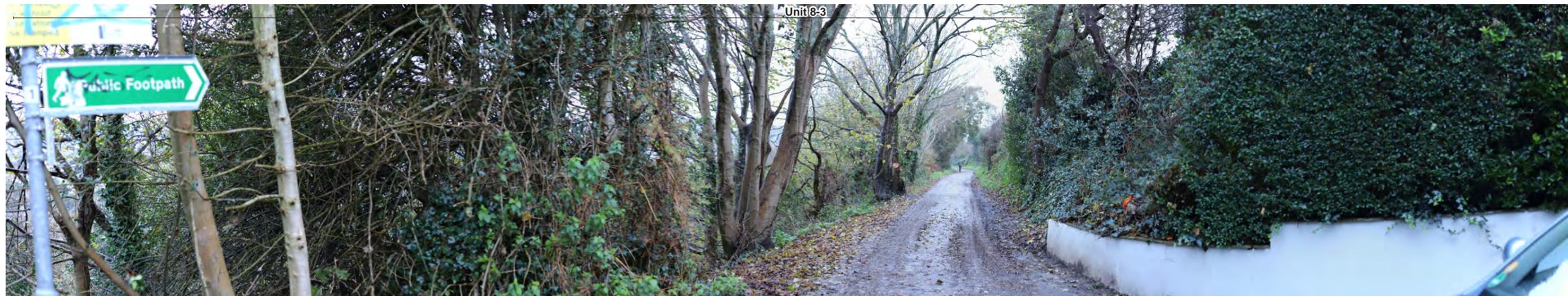


Unit 8-3

Photograph 8-3A. Easterly view from the north-western corner of the Unit, showing the scrub dominated rising landform across the Unit, enclosed under a wooded skyline.



Photograph 8-3B. Northerly view from Public Footpath No. 363b along the eastern boundary of the Old Town Conservation Area, with green space about Bembrook Road viewed to the left of view and continuing along Halton Cross to centre.



Unit 8-3

Photograph 8-3C. North-easterly view along Rocklands Lane from north of Rocklands Holiday Park entrance along Rocklands Lane, Public Footpath No. 416, (forming part of the long distance 1066 Country Walk).



LIZARD

Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. lizard.landscape@btconnect.com W. lizardlandscapeecology.com
