

HASTINGS SENSITIVITY REVIEW – SITE HS18 TILEKILN FARM

LIZARD SUPPLEMENTARY DOCUMENT

1.0 GENERAL

- 1.1 This supplementary document provides a Parameter Figure, labelled as Figure A8.51, which is attached as an appendix to this document. This shows the limited area within which residential development would be supported. This has been produced to present a spatial analysis of the recommended parameters outlined within the earlier produced Landscape Sensitivity to Residential, Commercial and Solar Development within Hastings, (Lizard, December 2024).
- 1.2 As noted within the Assessment Sensitivity Analysis Commentary for Unit 8-1 Land East of Fairlight Avenue, (Ibid, page A110) *‘the north-western part of the fields may be able to accommodate the relevant type of development but only in limited situations without adverse change or significant effects’*.

2.0 SUPPLEMENTARY INFORMATION AND ANALYSIS

- 2.1 The Sensitivity Analysis Commentary provided on Page A110 of the Sensitivity Study recognises the various categories for consideration presented within the High Weald AONB Management Plan 2024-2029 – Sites Assessment Template. There is a limited presence of the key characteristics of the HWNL along the north-western edge of the Unit along the upper valley side and within the more enclosed area to the northern corner of the Unit. There would be no impact on historic settlement pattern, with the north-western edge of the valley-side associated with surrounding C20 settlement pattern, whilst the historic field pattern has already been encroached on from along this boundary, with an opportunity to better define the settlement boundary to the valley top.
- 2.2 Through reference to Figure A8.51 the alignment and vegetated enclosure of Public Footpath 374 would be substantially maintained as would surrounding landform. The deciduous woodland belt along the Bourne Stream would be maintained within a suitable semi-natural buffer of some 15m. There would be no impact on the Pinders Shaw Ancient Woodland well offset to the south. The lower and mid slopes to the north-western valley side would remain free of development. Visibility across the valley landform would be maintained from the upper edge of the Footpath to the south, where nearing the elevated Pinders Shaw Ancient Woodland, albeit there would be some encroachment onto the upper valley side.

- 2.3 A belt of trees is recommended along the upper edge of the landform, to the southern edge of the recommended developable area, which would result in a softer and more vegetated integration of built form into the mid-to-long term, compared to the present settlement edge. This would have a physical characteristic and visual effect comparable to that of the woodland edge to the south of the valley form, defined by the wooded edge presented by Pinders Shaw.
- 2.4 Regarding impact on the valley landform and historic field pattern, informed by the considerations within the High Weald AONB Management Plan 2024-2029 - Sites Assessment Template, there would be an impact on:

Natural systems - From cut-and-fill operations due to the steep topography of the site, that would change the natural landform gradient, albeit retaining the overall valley form; Soil carbon storage potential would be reduced through the loss of part of undisturbed green fields. Impacts on the Bourne Stream could be avoided through incorporation of buffers as identified within the Sensitivity Study and anticipated approaches to natural surface water regulation of swales;

Fieldscape - From the replacement of the fields with residential development. From reference to Figure A8.3. LCCA8 - Sussex Historic Landscape Character Types (2010) provided on page A108 of the Sensitivity Study, the modified medieval field system within the valley remains as a patch of formal enclosure, enclosed with C20 built form, which has encroached upon and redefined the fields and the valley side to north, east and west. For extent of change to earlier field pattern see: <https://maps.nls.uk/geo/explore/#zoom=16.2&lat=50.87246&lon=0.61259&layers=6&b=ESRIWorld&o=0> There is no continuity of this field type into the HWNL, with an informal fieldscape resulting from modern field amalgamation occurring beyond the Ancient Woodland to the south-east. Due to this, there is limited contribution to wider field pattern within the HWNL from the remnant patch of fields within the Site. The fields are not associated with a historic farmstead.

- 2.5 Provided that the recommendation to provide a tree belt along the more southerly aligned settlement edge is provided and the enclosing mature vegetation of tree lines to the northern part of the Unit were maintained by the residential layout, the north-western edge and more enclosed northern part of the northwestern valley slope could be developable for Low scale residential. Impact on the field system and valley form would be limited by already having been encroached upon in this location and redefined with suburban settlement boundaries to the north and northwest. The lower slopes to the more enclosed northern part of the Unit would have potential for supporting uses as Public Open Space and formal play, including attenuation and habitat creation.

APPENDIX A – FIGURE A8.51. UNIT 8-1 - PARAMETER PLAN

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



Legend

- 8-1** Land East of Fairlight Avenue
- Built form
- Contour lines, (10m increment)
- Watercourse, (Source: OS Open Rivers)
- Public Footpath
- Designations**
 - High Weald National Landscape
 - Listed Buildings
 - Local Wildlife Site
 - Tree Preservation Order
- High Weald National Landscape Dataset**
 - Ponds in the AONB
 - Historic Routeways - PRoW
 - Historic Routeways - Roads
 - Historic Fields - Partial (Sections match historic field boundaries).
 - Historic Fields - Merged (Boundaries match but with internal change)
- Analysis**
 - Non-designated existing tree belts or hedgerows within or next to the Unit
 - Contribution to sense of place from existing vista from within the Unit.
 - Anticipated main access
 - Recommended tree belt with boundary scrub
 - Recommended area for Residential - Low scale.
 - Indicative area recommended for Habitat creation / POS / Attenuation

Figure A8.51. Unit 8-1 - Parameter Plan