



ROTHER DISTRICT COUNCIL

Landscape Sensitivity to Residential and Commercial Development within Rother District

Prepared by Lizard, August 2026





CONTENTS

1.0	INTRODUCTION	5
2.0	METHODOLOGY.....	12
3.0	STUDY FINDINGS AND GENERIC GUIDANCE	16
	APPENDIX A - SITE LANDSCAPE SENSITIVITY ASSESSMENTS	A1
	BATTLE - CONTEXT AREA	A2
	BEXHILL - CONTEXT AREA.....	A31
	HASTINGS FRINGE - CONTEXT AREA.....	A64
	NORTHERN - CONTEXT AREA.....	A93
	RYE - CONTEXT AREA.....	A126
	SOUTHERN - CONTEXT AREA.....	A144

FIGURES

FIGURE 1.1.	NATIONAL LANDSCAPE CHARACTER AREAS.	6
FIGURE 1.2.	ROTHER DISTRICT CONTEXT AREAS AND SITE LOCATIONS.	8
FIGURE 3.1.	LANDSCAPE SENSITIVITY FOR RESIDENTIAL - LOW SCALE.....	19
FIGURE 3.2.	LANDSCAPE SENSITIVITY FOR RESIDENTIAL - MEDIUM SCALE	20
FIGURE 3.3.	LANDSCAPE SENSITIVITY FOR COMMERCIAL / INDUSTRIAL - LOW-MEDIUM SC.	21
FIGURE 1-BA.	EAST SUSSEX LANDSCAPE CHARACTER AREAS (2016).....	A4
FIGURE 2-BA.	SUSSEX HISTORIC LANDSCAPE CHARACTER TYPES (2014).....	A5
FIGURE 3-BA.	LANDFORM	A6
FIGURE 4-BA.	RELEVANT DESIGNATIONS	A7
FIGURE BA1.	LANDSCAPE ANALYSIS FOR SITE BA1.	A10
FIGURE BA2.	LANDSCAPE ANALYSIS FOR SITE BA2.	A13
FIGURE BA3.	LANDSCAPE ANALYSIS FOR SITE BA3.	A18
FIGURE BA4.	LANDSCAPE ANALYSIS FOR SITE BA4.	A22
FIGURE BA5.	LANDSCAPE ANALYSIS FOR SITE BA5.	A26
FIGURE BA6.	LANDSCAPE ANALYSIS FOR SITE BA6.	A29

FIGURE 1-BE. EAST SUSSEX LANDSCAPE CHARACTER AREAS (2016)	A33
FIGURE 2-BE. SUSSEX HISTORIC LANDSCAPE CHARACTER TYPES (2014)	A34
FIGURE 3-BE. LANDFORM	A35
FIGURE 4-BE. RELEVANT DESIGNATIONS	A36
FIGURE BE1. LANDSCAPE ANALYSIS FOR SITE BE1.	A39
FIGURE BE2. LANDSCAPE ANALYSIS FOR SITE BE2.	A43
FIGURE BE3. LANDSCAPE ANALYSIS FOR SITE BE3.	A47
FIGURE BE4. LANDSCAPE ANALYSIS FOR SITE BE4.	A51
FIGURE BE5. LANDSCAPE ANALYSIS FOR SITE BE5.	A55
FIGURE BE6. LANDSCAPE ANALYSIS FOR SITE BE6.	A59
FIGURE BE7. LANDSCAPE ANALYSIS FOR SITE BE7.	A62
FIGURE 1-HF. EAST SUSSEX LANDSCAPE CHARACTER AREAS (2016)	A66
FIGURE 2-HF. SUSSEX HISTORIC LANDSCAPE CHARACTER TYPES (2014)	A67
FIGURE 3-HF. LANDFORM	A68
FIGURE 4-HF. RELEVANT DESIGNATIONS	A69
FIGURE HF1. LANDSCAPE ANALYSIS PLAN FOR SITE HF1.	A71
FIGURE HF2. LANDSCAPE ANALYSIS PLAN FOR SITE HF2.	A75
FIGURE HF3. LANDSCAPE ANALYSIS PLAN FOR SITE HF3.	A79
FIGURE HF4. LANDSCAPE ANALYSIS PLAN FOR SITE HF4.	A83
FIGURE HF5. LANDSCAPE ANALYSIS PLAN FOR SITE HF5.	A88
FIGURE HF6. LANDSCAPE ANALYSIS PLAN FOR SITE HF6.	A91
FIGURE 1-NO. EAST SUSSEX LANDSCAPE CHARACTER AREAS (2016)	A96
FIGURE 2-NO. SUSSEX HISTORIC LANDSCAPE CHARACTER TYPES (2010)	A97
FIGURE 3-NO. LANDFORM	A98
FIGURE 4-NO. RELEVANT DESIGNATIONS	A99
FIGURE NO1. LANDSCAPE ANALYSIS FOR SITE NO1.	A102
FIGURE NO2. LANDSCAPE ANALYSIS FOR SITE NO2.	A107
FIGURE NO3. LANDSCAPE ANALYSIS FOR SITE NO3.	A111
FIGURE NO4. LANDSCAPE ANALYSIS FOR SITE NO4.	A115
FIGURE NO5. LANDSCAPE ANALYSIS FOR SITE NO5.	A119
FIGURE NO6. LANDSCAPE ANALYSIS FOR SITE NO6.	A124

FIGURE 1-RY. EAST SUSSEX LANDSCAPE CHARACTER AREAS (2016).....A128

FIGURE 2-RY. SUSSEX HISTORIC LANDSCAPE CHARACTER TYPES (2014).....A129

FIGURE 3-RY. LANDFORMA130

FIGURE 4-RY. RELEVANT DESIGNATIONSA131

FIGURE RY1. LANDSCAPE ANALYSIS FOR SITE RY1.A134

FIGURE RY2. LANDSCAPE ANALYSIS FOR SITE RY2.A138

FIGURE RY3. LANDSCAPE ANALYSIS FOR SITE RY3.A142

FIGURE 1-SO. EAST SUSSEX LANDSCAPE CHARACTER AREAS (2016).....A146

FIGURE 2-SO. SUSSEX HISTORIC LANDSCAPE CHARACTER TYPES (2014).....A147

FIGURE 3-SO. LANDFORMA148

FIGURE 4-SO. RELEVANT DESIGNATIONSA149

FIGURE SO1. LANDSCAPE ANALYSIS FOR SITE SO1.A152

FIGURE SO2. LANDSCAPE ANALYSIS FOR SITE SO2.A156

FIGURE SO3. LANDSCAPE ANALYSIS FOR SITE SO3.A160

FIGURE SO4. LANDSCAPE ANALYSIS FOR SITE SO4.A164

FIGURE SO5. LANDSCAPE ANALYSIS FOR SITE SO5.A168

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1.0 INTRODUCTION

Background and scope

1.1 This Landscape Sensitivity Study has been prepared for Rother District Council to provide a 'high level' landscape and visual evidence base to support the emerging new Local Plan to 2042. The methodology used within this study is defined in line with the most recent relevant technical guidance from Natural England, (2019).

1.2 The Study assesses the Landscape Sensitivity of 33 Assessment Sites within Rother District against the principle of residential development, and for a shorter number the principle of commercial development. Development scenarios are defined to test this. A number of Sites are cross boundary with Hastings Borough.

Report structure

1.3 Following this introduction, the methodology for the Study is described within **Section 2.0** followed by the Study findings and generic guidance within **Section 3.0**.

1.4 Detailed Landscape Sensitivity Assessments for each Assessment Site are provided within **Appendix A**.

Report use

1.5 The aim is for this study to be clear, concise, proportionate, and easily understood by the community and decision makers. It is intended that it should be used to:

- Contribute to the final proposed development site allocations and their associated detailed policies, to be included in the submission version of the Rother Local Plan 2025-2042, due to be published in Autumn 2026 for examination in December 2026;

- Inform the subsequent preparation of detailed landscape and visual impact assessment (LVIA) for proposed development through the recommended Landscape Guidelines for Development Management; and
- Assist the council with their consultation responses to planning applications.

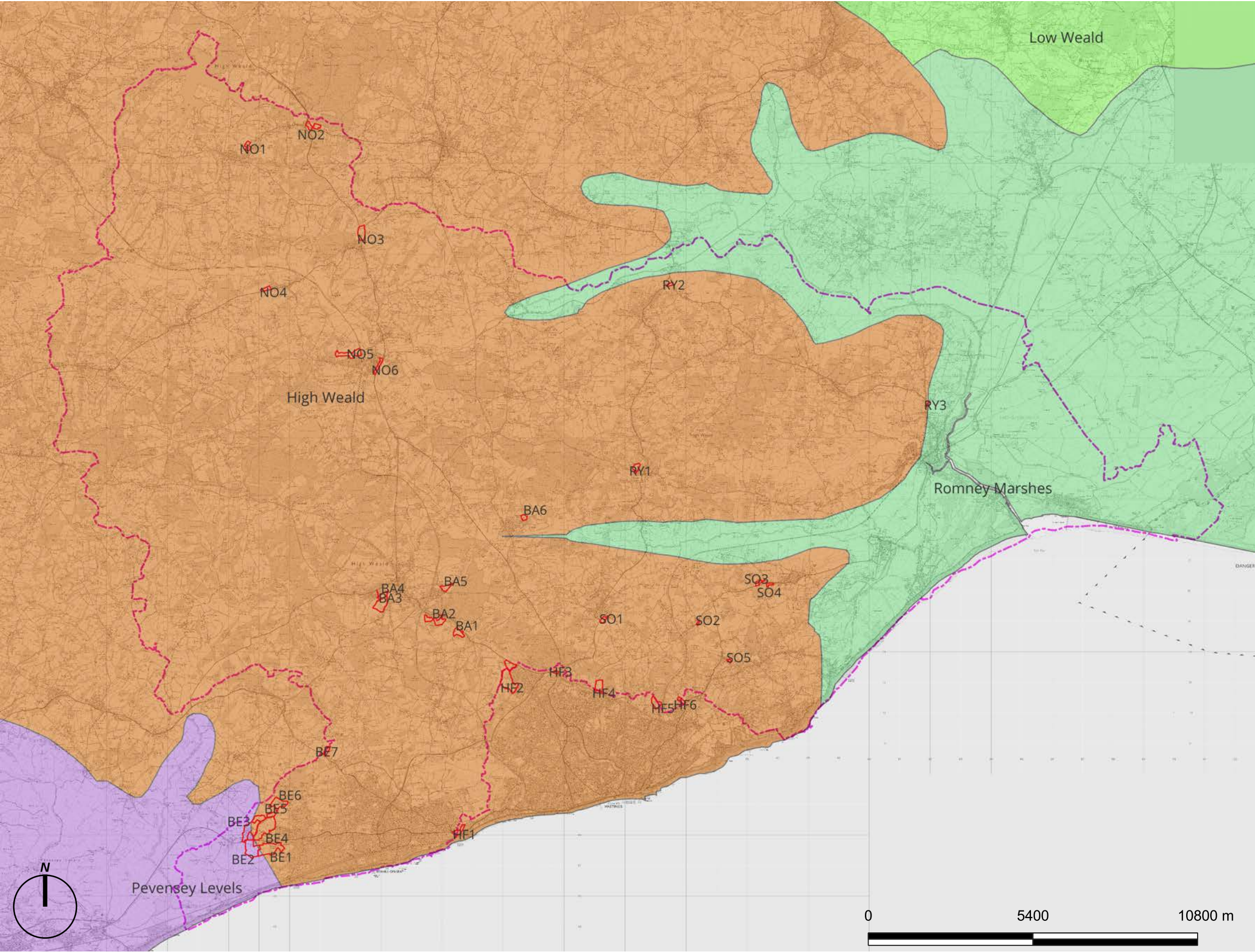
Policy context

1.6 The Government's current planning policies on land use planning in England are set out within the National Planning Policy Framework, (NPPF, 2026). The NPPF does not specifically address the topic of landscape sensitivity.

1.7 Regarding Protected Landscapes, Policy N4 identifies that development proposals should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas. Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.

1.8 Rother Local Plan - Core Strategy (September 2014) Policy OSS3: Location of development, identifies that in assessing the suitability of a particular location for development, Sites should be considered in the context of the character and qualities of the landscape.

1.9 CS Policy OSS4: General Development Considerations, identifies that all development should be compatible with both the existing and planned use of adjacent land and in respect of residential development, is of a density appropriate to its context.



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Legend

Assessment Site

Rother District Boundary

High Weald National Landscape,
(North / West of the dashed line)

National Landscape Character Areas, (NCA)

High Weald NCA

Pevensey Levels NCA

Romney Marshes NCA

Landscape Assessment Sites

BA1	Land adjoining Little Brans
BA2	Land south of Hastings Road
BA3	Land at Almonry Farm, (south)
BA4	Land at Almonry Farm, (north)
BA5	Land east of Coronation Gardens
BA6	Land north of Brede Lane
BE1	Land south of Barnhorn Road, (east)
BE2	Land south of Barnhorn Road, (west)
BE3	Land at Northeye and adjoining land
BE4	Beeches Farm / Barnhorn Road
BE5	Land north of Coneyburrow Lane
BE6	Land west of Sandhurst Lane
BE7	St Francis Farm, Potmans Lane, Bexhill-on-Sea
HF1	Land at Glyne Gap, Hastings Road
HF2	Land at Breadsell
HF3	Land at My Way Lodge
HF4	Land east of Beaney's Lane
HF5	Ivyhouse Lane, Northern Extension
HF6	Land between Rock Lane and Winchelsea Lane
NO1	Land at Steellands Farm
NO2	Land at Hawkhurst Road, Flimwell
NO3	Land at The Lodge, London Road
NO4	Croft Field, west of Parsonage Croft
NO5	Land north of Knelle Road
NO6	Land at Grove Farm (Phase 2)
RY1	Land west of Tillingham View
RY2	Land at Egmont Farm
RY3	Land south of Poppyfields
SO1	Land at Moor Farm, Westfield
SO2	Field at Halfhouse, Butchers Lane
SO3	Land adjacent to Orchard Close
SO4	Land adjacent to Little Sherwood Industry Park
SO5	Wild Meadows, Chapel Lane

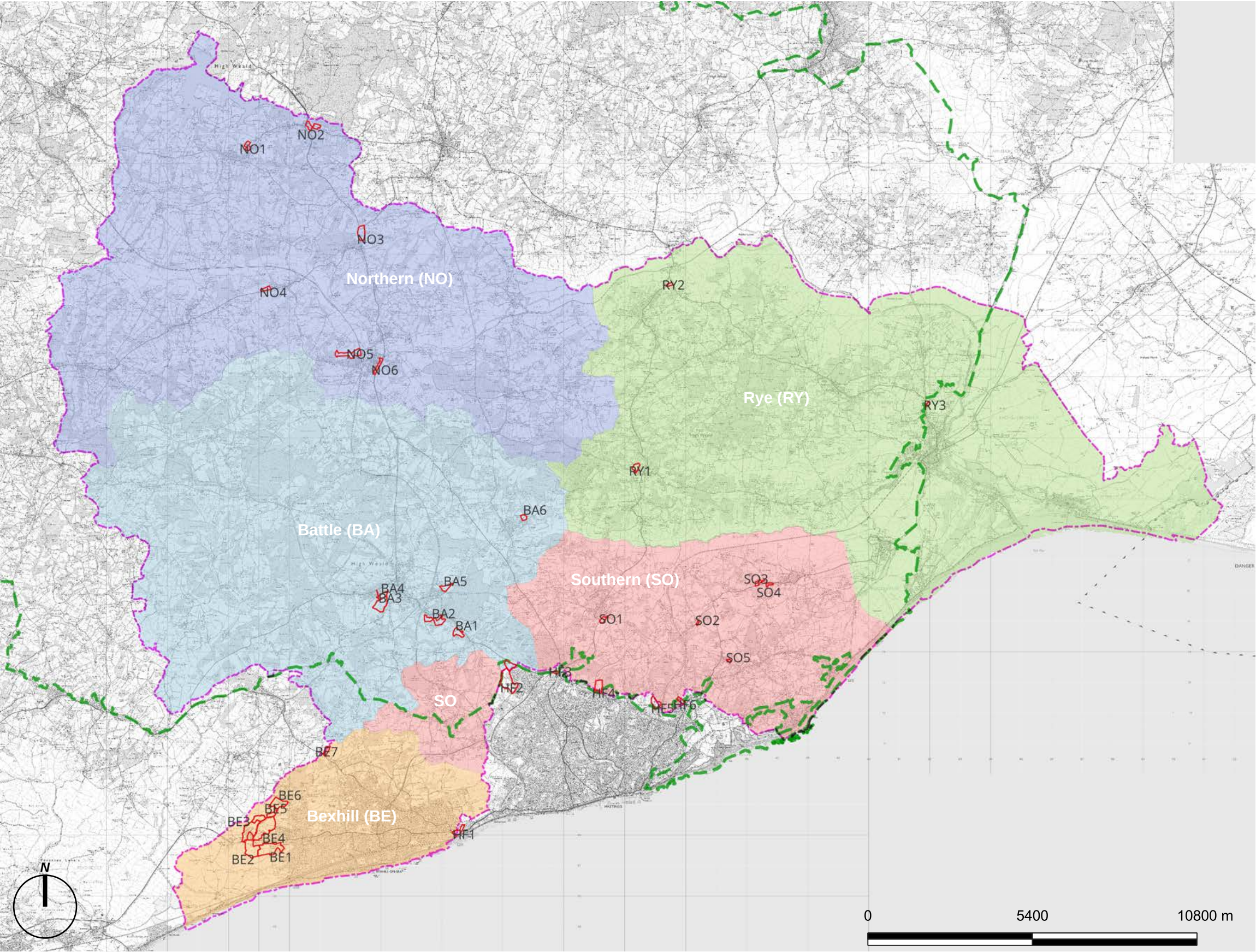
Figure 1.1. National Landscape Character Areas.

- 1.10 Rother District Council - Development and Site Allocations Local Plan (DaSA 2019) Policy DEN1: Maintaining Landscape Character, identifies that the siting, layout and design of development should maintain and reinforce the natural and built landscape character of the area in which it is to be located, based on a clear understanding of the distinctive local landscape characteristics, in accordance with Core Strategy Policy EN1. And that particular care will be taken to maintain the sense of tranquillity of more remote areas, including through maintaining 'dark skies' in accordance with Policy DEN7.
- 1.11 DaSA Policy DEN2: The High Weald Area of Outstanding Natural Beauty, identifies that all development within or affecting the setting of the High Weald AONB shall conserve and seek to enhance its landscape and scenic beauty, having particular regard to the impacts on its character components, as set out in the High Weald AONB Management Plan. Development within the High Weald AONB should be small-scale, in keeping with the landscape and settlement pattern.
- 1.12 DaSA Policy HAS1: Combe Valley Countryside Park, identifies that within the Countryside Park area, proposals will only be acceptable where they: (i) are consistent with the establishment and maintenance of the area as a key recreational and amenity resource for Bexhill and Hastings and their wider catchment.
- 1.13 DaSA Policy DEN3: Strategic Gaps, identifies that development within the identified Strategic Gaps on the Policies Map will only be permitted where they are unobtrusive and do not detract from the openness of the area having regard to the particular objectives of the Gaps as follows: (i) To maintain the separate identity and distinctiveness between settlements; (ii) To maintain the strategic settlement pattern; and (iii) To prevent the coalescence of settlements. Relevant Strategic Gaps for this Study include: (i) Bexhill and Hastings/St Leonards; (ii) Crowhurst and Hastings/St Leonard.

Landscape overview

National Landscape Character

- 1.14 Through reference to **Figure 1.1** Rother District is primarily located within the High Weald National Character Area, (NCA 122). The High Weald NCA is described as the ridged and faulted sandstone core of the Kent and Sussex Weald, consisting of a mixture of fields, small woodlands and farmsteads, connected by historic routeways, tracks and paths. It is noted that 83% of land within the Rother District falls within the HWNL and a further 7% is within nationally protected habitats sites. Main roads and settlements are described as sited along prominent ridgelines with a dense network of small winding lanes linking scattered villages, hamlets and farms. Recent 'suburbanisation' of farmstead buildings is identified as eroding the distinctive local style in many places.
- 1.15 The south western corner of the District overlies the Pevensey Levels NCA, (NCA 124) which is described as the low-lying area between Eastbourne and Bexhill. This NCA is described as predominantly rural and mostly grazed pasture, with extensive drainage networks and flood plain, much of which is designated for its ecology. Widely spaced roads and isolated settlements are described as providing a sense of remoteness.
- 1.16 The eastern edge of the District overlies the Romney Marshes NCA, (NCA 123) which is described as an open landscape of reclaimed, low-lying marshland bounded to the north and west by a clearly recognisable ancient cliff-line, which now forms the backdrop to the marshes. Scattered settlements are described as linked by long, straight, open roads and having a distinctive architectural character, including weatherboarding and hung tiles.



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Legend

- Assessment Site
- Rother District Boundary
- High Weald National Landscape, (North / West of the dashed line)

Landscape Assessment Sites

BA1	Land adjoining Little Brans
BA2	Land south of Hastings Road
BA3	Land at Almonry Farm, (south)
BA4	Land at Almonry Farm, (north)
BA5	Land east of Coronation Gardens
BA6	Land north of Brede Lane
BE1	Land south of Barnhorn Road, (east)
BE2	Land south of Barnhorn Road, (west)
BE3	Land at Northeye and adjoining land
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BE6	Land west of Sandhurst Lane
BE7	St Francis Farm, Potmans Lane, Bexhill-on-Sea
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HF4	Land east of Beaney's Lane
HF5	Ivyhouse Lane, Northern Extension
HF6	Land between Rock Lane and Winchelsea Lane
NO1	Land at Steellands Farm
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NO6	Land at Grove Farm (Phase 2)
RY1	Land west of Tillingham View
RY2	Land at Egmont Farm
RY3	Land south of Poppyfields
SO1	Land at Moor Farm, Westfield
SO2	Field at Halfhouse, Butchers Lane
SO3	Land adjacent to Orchard Close
SO4	Land adjacent to Little Sherwood Industry Park
SO5	Wild Meadows, Chapel Lane

Figure 1.2. Rother District Context Areas and Site Locations.

County Landscape Character

- 1.17 The East Sussex Landscape Character Assessment (2016) provides more detailed descriptions at a local level, reflecting the particular pattern of elements derived from geology, landform, topography, flora and fauna, physical features and settlement. Relevant East Sussex Landscape Character Areas, (LCA) are shown within the Context Area Figure 1, which precedes the Site Assessments within **Appendix A**.

County Historic Landscape Character

- 1.18 The Sussex Historic Landscape Characterisation comprises a GIS data set, together with a set of supporting reports and technical guides, (dated 2010) but released in 2014.
- 1.19 The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field.
- 1.20 Relevant East Sussex Historic Landscape Character Types, (HLCT) are shown within the Context Area Figure 2, which precedes the Site Assessments within **Appendix A**.

High Weald Area of Outstanding Natural Beauty / National Landscape. (HWNL)

- 1.21 The High Weald AONB Management Plan 2024-2029 is relevant to decisions made within or contributing to the setting of the HWNL.
- 1.22 There are only a small number of Sites which are not located within or adjacent to the HWNL, primarily comprising of those to the south west of the District about Bexhill.
- 1.23 The Management Plan describes how natural beauty within the High Weald NL is articulated through eight core character components, rooted in the historic characterisation of the High Weald landscape as a whole, as follows:

- **'1. Natural systems (geology, soils, water and climate)** - A deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) functioning under an oceanic climate;
- **2. Settlement** - Dispersed historic settlement including high densities of isolated farmsteads, hamlets and late-medieval villages founded on trade and non-agricultural rural industries;
- **3. Routeways** - A dense network of historic routeways (now roads, tracks and paths);
- **4. Woodland** - An abundance of ancient woodland mostly in small holdings, highly interconnected with hedges and shaws;
- **5. Fieldscapes and heath** - Small, irregular and productive fields, bound by hedgerows and woods, and typically used for livestock grazing; with distinctive Areas of lowland heaths and inned river valleys (reclaimed marshland);
- **6. Dark night skies** - Intrinsically dark at night with our own galaxy (the Milky Way) visible;
- **7. Aesthetic and perceptual qualities** - Arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape;
- **8. Land-based economy and rural living** - With roots extending deep into history, and which has visibly and culturally shaped the landscape.'

- 1.24 The eight core characteristics have been integrated into the susceptibility criteria used for identifying overall sensitivity, as described under Methodology.
- 1.25 This takes into account the High Weald Sites Assessment Template and the landscape components identified within the DaSA Policy DEN2 including: Sandrock outcrops; Gill streams; Dispersed settlement pattern; Historic farmsteads; Routeways; Drove ways; Sunken lanes; Ancient Woodland, Unimproved grassland, Heathland and Historic field boundaries.

Landscape Context Areas

- 1.26 Through reference to **Figure 1.2**, the 33 Assessment Sites are organised about the six Zones or Context Areas used within the various Housing and Economic Landscape Assessments for sites within Rother District.
- 1.27 The six Context Areas used to structure the Site Assessments within this Study comprise of:
- Battle, (BA);
 - Bexhill, (BE);
 - Hastings Fringe, (HF);
 - Northern, (NO);
 - Southern, (SO); and
 - Rye, (RY).

Development scenarios

- 1.28 Each Site is assessed in terms of sensitivity to urban expansion from the following development scenarios. The development scenarios define the form of buildings rather than the quantity of potential development.



Residential - Low scale

- **Two / two and a half-storey**, residential dwellings, either terraced, semi-detached or detached, with associated access roads, private gardens and garaging.



Residential - Medium scale

- **Three or four-storey** residential development such as blocks of flats, care homes or hotels with associated access roads, parking and communal open space.



Commercial / Industrial - Low-Medium scale

- **Maximum two or three-storeys** with associated access roads, parking and open space such as local business park sites.

2.0 METHODOLOGY

- 2.1 The methodology used within this Study is defined in line with the most recent relevant technical provided within: An approach to landscape sensitivity assessment – to inform spatial planning and land management, (Tudor, C. Natural England. June 2019).
- 2.2 The key change within this guidance from the preceding Topic Paper 6, (2004) is the introduction of the term 'susceptibility'. This encourages a more focused approach to gauging the sensitivity of the landscape to the principle of a particular type of change.
- 2.3 Within the 2019 Guidance, susceptibility is defined as: *'the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type / development scenario or other change without undue negative effects on landscape character and the visual resource.'*
- 2.4 A more granular approach to defining sensitivity is recommended through consideration of a range of headline susceptibility criteria, under which indicators of lower, moderate or higher susceptibility to the built development scenarios can be defined, taking into account value(s) related to the landscape and visual resource.
- 2.5 A more informed position can then be taken regarding the sensitivity of the unit or site to the principle of the specific development scenario, drawing from the detailed understanding of the susceptibility of the attributes and qualities associated with it.

Assessment approach

- 2.6 Landscape susceptibility evaluation criteria have been defined through reference to **Table 2.1**. The criteria provide an indicative consideration of where lower, medium or higher susceptibility might result from the nature of development defined within the scenarios.
- 2.7 Sensitivity ratings are defined through reference to a five point scale, provided within **Table 2.2**. The rating is informed by a consideration of the susceptibility criteria as applied to each Site.
- 2.8 The assessment methodology and susceptibility criteria are substantially consistent with that undertaken by Lizard within the Hastings Sensitivity Study, (December 2024), which has proven effective in informing site selection.
- 2.9 Within **Appendix A** an indication of susceptibility is attributed for each of the Sites. The indicative consideration of susceptibility draws from contextual information provided for each Area, including consideration of relevant value, informed by a structured field survey undertaken during June and July 2026.
- 2.10 A sensitivity rating is provided for each of the 33 Sites, guided through reference to the five point scale and informed by the susceptibility criteria, which takes into account value(s) related to that landscape and visual resource. The Commercial / Industrial - Low-Medium scale scenario is only applied to three of the Sites, based on viability.
- 2.11 Each of the six Context Areas are provided with an overview of the relevant County scale character area and associated key characteristics. Further mapping outputs include historic characterisation through reference to the Sussex Historic Characterisation, (2014) and topography and high level overview and landform and settlement pattern.

- 2.12 Each of the 33 Assessment Sites are provided with a Site Assessment Table, supported with Site Photograph's and a Landscape Analysis Figure, which supports the Sensitivity Assessment and Landscape Guidelines.
- 2.13 The Landscape Analysis Figure includes a dataset provided by the High Weald AONB, where relevant. This enables identification of potentially valued elements or areas within the High Weald NL. The HWNL dataset includes the following:
- *Historic fields;*
 - *Historic farmsteads;*
 - *Historic routeways;*
 - *Watercourses/Ponds/Reservoirs;*
 - *Sandstone Outcrops.*
- 2.14 The HWNL Ancient Woodland dataset is not as comprehensive as the national dataset, with the latter being use in place of this.
- 2.15 The HWNL Sandstone Geology dataset is not used as whilst this may be indicative of surface landform is primarily below surface. However, the Sandstone outcrops dataset is used and presented.
- 2.16 Regarding the historic field dataset, it is understood that the areas identified by the High Weald correspond to field boundaries existing in early Victorian times as evidenced through mapping from circa 1850, with probability of these being much earlier, anticipating Medieval origins.
- 2.17 Three categories of field are identified within the High Weald AONB GIS dataset:
- *Category 1 - Original - Complete match, These are the base fields that still retain the medieval pattern that is such a significant element of the natural beauty of the High Weald;*
 - *Category 2 - Merged - The overall external boundary of the new (current) field still replicates the historic boundary but has lost an internal feature which would previously have divided the field in two (or more) individual Sites;*
 - *Category 3 - Partial - Represent fields that have undergone some change, been replanted, or merged into other fields for example, but still reflect the historic pattern in a positive manner.*
- 2.18 The historic field boundary dataset is used to identify presence of valued fields or part of in line with High Weald AONB Management Plan Objective FH2: *'To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands'.*
- 2.19 It is worth noting that there are some discrepancies between the attribution of a medieval field, identified within the AONB Storymaps (hosted online at: <<https://highweald.org/aonb-management-plan/storymap/>>) the Parish Maps produced by the High Weald AONB Partnership and the comparable type of a Category 1 - Original field within the AONB GIS dataset.
- 2.20 The High Weald National Landscape Partnership provides a disclaimer statement that the GIS Dataset is not a comprehensive inventory or record of features in the High Weald National Landscape and should be seen as provisional, based on currently available information, and subject to update or change without notice.

Table 2.1 – Indicators of Landscape Sensitivity		
Susceptibility Evaluation Criteria within Rother District		
1. Landform - This considers landform. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to be indicative of higher sensitivity.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Absence of strong topographical variety / Featureless, smooth, very gently undulating or flat landform.	Undulating landform / Some distinct landform features.	Presence of strong topographical variety or distinctive landform features such as sandstone outcrops, an intricate terrain of small, winding valleys and ridges or a deeply incised, ridged and faulted landform.
2. Landscape pattern and time depth - This considers field pattern and historic time depth, (through reference to that recorded in the Sussex Historic Landscape Characterisation (Bannister, 2014) / Natural England's Ancient Woodland Inventory / Woodland Trust Veteran Tree Record / and the AONB GIS Dataset provided by the High Weald for the purposes of this Study. Landscapes with more irregular field patterns, particularly those of historic origin are likely to more sensitive to the introduction of development.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Simple / Regular or uniform field patterns, (mainly of modern origin).	Mixture of simple and complex landscape field patterns / Designed landscape / May be some Ancient Woodland. Within the High Weald NL: Fields where the overall external boundary still replicates the historic boundary but has lost an internal boundary / Partial historic boundaries.	Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assorted field patterns / presence of Ancient Woodland or Veteran Trees. Within the High Weald NL: Fields that still retain the medieval pattern.
3. 'Natural' character - This considers 'naturalistic' qualities. Extent of semi-natural habitats and valued natural features (such as trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with frequent natural features (including large areas of designated habitats) would result in increased sensitivity to development.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Lack of semi-natural habitat coverage or valued natural features such as intensively farmed or areas with high levels of existing development.	Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland).	Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland) / Presence of larger areas of semi-natural habitats.
4. Historic features - This considers the presence of historic features that contribute to landscape character (such as features or areas that may form part of areas designated as National Landscapes, Scheduled Monuments, Conservation Areas or Listed Buildings). Landscapes with a high density of historic features important to the character of the area, (taking into account consideration of landscape pattern and time depth considered above) would result in increased sensitivity to development.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Absence of historic features in or adjacent to the area that contribute to landscape character.	Presence of some historic features that contribute to landscape character, or adjacent to historic features.	Presence of many historic features that contribute to landscape character.
5. Recreational use - This criterion considers the presence of features and facilities which enable enjoyment of the landscape. This may include Public Rights of Way or Countryside Parks where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Publicly inaccessible or limited provision of access routes / Recreational use limited to community sports facilities (where enjoyment of the landscape is not integral to the activity).	Landscapes with green spaces or recreation areas valued in the local context / Some Public Rights of Way and footpaths.	Landscapes important for access and enjoyment of the landscape such as Countryside Parks / High density of well-connected Public Rights of Way.
6. Perceptual aspects - This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Close to visible or audible signs of human activity and modern development.	Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character / Some scenic value.	A highly rural landscape, remote from visible or audible signs of human activity and modern development / High sense of remoteness or tranquillity / High scenic value.

Table 2.1 – Indicators of Landscape Sensitivity		
Susceptibility Evaluation Criteria within Rother District		
7. Settlement pattern / setting - The association with surrounding settlement pattern and the role the landscape plays in the setting of settlement.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
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.	The area has some association with surrounding settlement pattern / The area provides some contribution as a backdrop / setting to existing settlements / Contributes to views that are important to the character of a settlement.	The area does not have any association with surrounding settlement pattern / The area contributes positively as a scenic backdrop to a settlement(s) / Contributes to views that are important to the character of a settlement.
8. Visual prominence - This considers the visual prominence of the area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers whether the area contributes to a visually distinctive or undeveloped skyline.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Visually enclosed landscape screened by landform or land cover / Does not form a visually distinctive or prominent skyline.	Semi-enclosed or has some enclosed and some open areas / The area may have some visually prominent skylines - but could be avoided.	Open character with little screening land cover / Area is visually prominent or contains distinctive skylines.
9. Landscape Character strength of expression - This considers the presence of characteristic areas and features identified as key positive landscape attributes for the associated character area within the East Sussex Landscape Character Assessment, (2016), taking into account the core characteristics of the High Weald NL where within or adjacent, including deeply incised, ridged and faulted landform with 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.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
'Frequent' landscape with few key positive landscape attributes.	'Fairly frequent' landscape, perhaps with some key positive landscape attributes.	'Rare' landscape with many key positive landscape attributes
10. Coalescence - This considers the potential for coalescence of two settlements with separate identities should development occur in an area.		
Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
The area does not play a particularly important role in settlement separation / Risk of coalescence of separate settlements with separate identities is low.	The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements.	The area plays an important role in settlement separation / development could result in a high risk of settlement coalescence.

Table 2.2 – Landscape Sensitivity Ratings	
High	Landscape and visual characteristics / values of the Assessment Site are very susceptible to change, and it is unable to accommodate the relevant type of development without potential for substantially damaging a highly sensitive landscape.
Moderate – High	Landscape and visual characteristics / values of the Assessment Site are susceptible to change. It may be able to accommodate the relevant type of development but only in limited situations without potential for damaging a sensitive landscape.
Moderate	Landscape and visual characteristics / values of the Assessment Site are susceptible to change. It may have some potential to accommodate the relevant type of development if sited and designed sensitively.
Low - Moderate	Landscape and visual characteristics values of the Assessment Site are more resilient and of lower susceptibility to change. The area is likely to be able to accommodate the relevant type of development, although care is still required in siting and design to minimise landscape and visual effects.
Low	Landscape and visual characteristics/ values of the Assessment Site are robust and are not susceptible to change and it is likely to be able to accommodate the relevant type of development without significant change or adverse effects.

3.0 STUDY FINDINGS AND GENERIC GUIDANCE

Making overall judgements on Landscape Sensitivity

- 3.1 The five defined 'Landscape Sensitivity Ratings' within this Study form stages on a continuum, rather than clearly separated categories. The ratings include a level of landscape potential as part of their definition.
- 3.2 An element of professional judgement is required both to provide an indication of susceptibility and to attribute a rating from an often complex interplay of variously weighted criteria.
- 3.3 The Moderate - High Landscape Sensitivity rating includes the potential for damaging a sensitive landscape. This is a high level consideration which would be explored further to scheme level landscape and visual impact assessment. Moderate - High Sensitivity sites will have some spatial constraint which would cause that part of the Site to be avoided for built development without damaging a sensitive landscape. These areas may still be suitable for habitat creation, or perhaps for Public Open Space. Where this occurs the recommended area is identified, albeit as a limitation on the developable area.
- 3.4 Some Moderate Sensitivity sites will spatially identify areas recommended for Public Open Space or habitat creation overlying the area subject to built development, with some reasoning provided within the management recommendations section to support this. The sensitivity of these recommended areas is not considered to be sufficient to spatially define the recommended developable area. If they were, this would result in a Moderate - High Landscape Sensitivity rating.

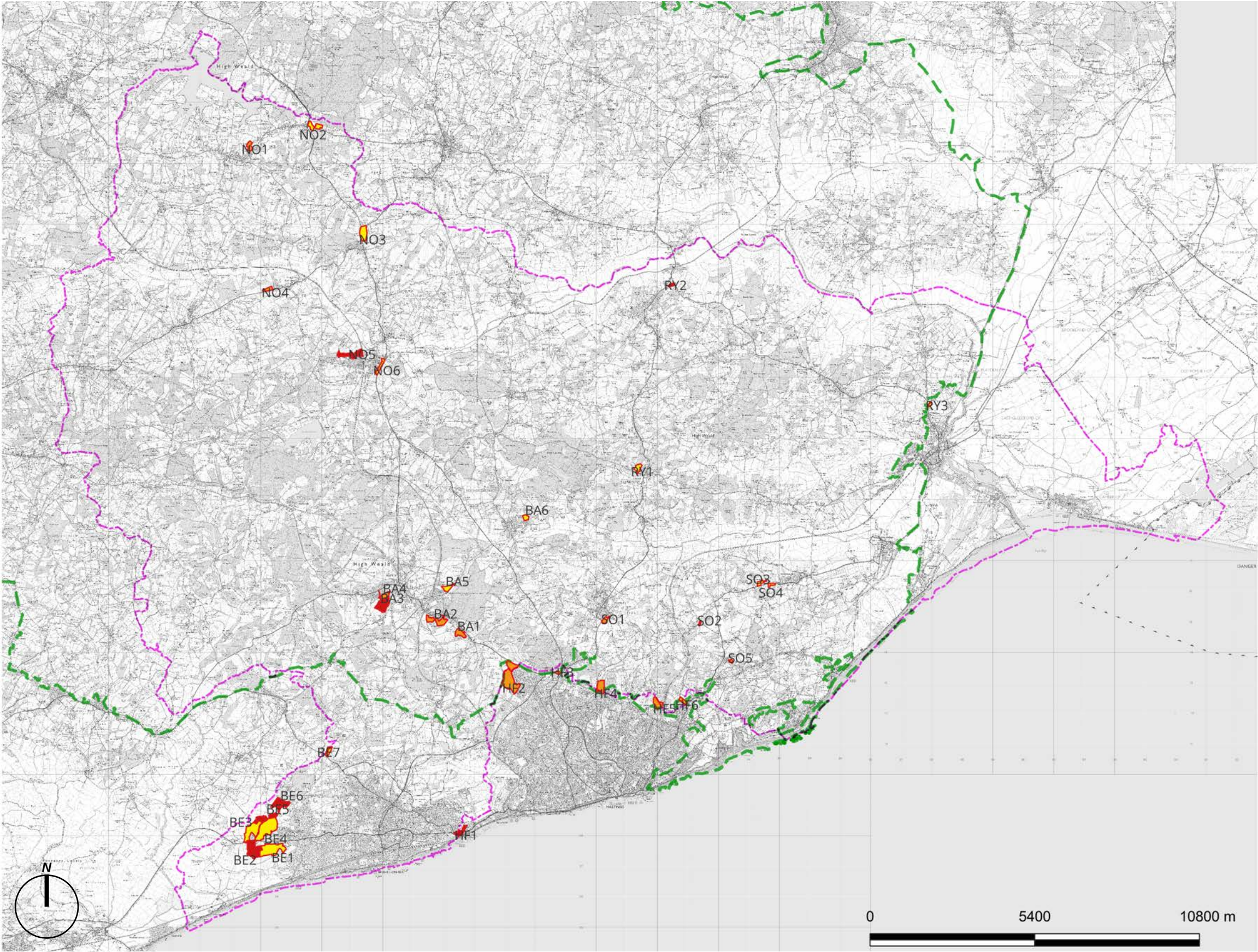
Landscape Sensitivity Assessment - Summary of Results

- 3.5 The majority of Sites across the six Context Areas are identified with landscape and visual characteristics / values which have some potential for low scale residential development if sited and designed sensitively.
- 3.6 Sites which remain highly sensitive to low scale residential without potential for substantially damaging a sensitive landscape are limited to the following Sites: BA3, BE2, BE5 and BE6, HF1 and NO5.
- 3.7 This may be for a number of reasons, including the adjacent settlement pattern and the role the landscape plays in the settlement setting, or the value placed on field pattern and perceptual qualities within the High Weald NL.
- 3.8 Across the District only Site HF5 is identified as having some potential to accommodate Medium scale residential development if sited and designed sensitively in limited situations in common with the Commercial / Industrial development scenario. This is due to the situation of the Sites upon the settlement fringes, where a higher density of development would be out of keeping with settlement character.
- 3.9 Three of the Sites were considered for the Commercial / Industrial development scenario comprising BE1, HF5 and NO2. All three Sites are recommended, but only in limited situations. For HF5 this is in line with that recommended within the Hastings Sensitivity Study, (2024) for the coincident Units 6-1 and 6-2 combined).

Comparison with the Hastings Sensitivity Study, (2024) Results for Hastings Fringe

- 3.10 There is some overlap between the Units considered within the 2024 Study and the Sites considered within this Study, as follows:
- Site HF2 is coincident with the northern half of Unit 2-3, main eastern part of Unit 2-4 and north western half of Unit 2-5;
 - The south western corner of Site HF4 is coincident with that considered under Unit 4-2;
 - Site HF5 is coincident with that considered under Units 6-1 and 6-2 combined
 - Site HF6 comprises the southern quarter of that considered under Unit 6-4.
- 3.11 The assessment and conclusions within this report are mostly consistent with those of the 2014 Study. However this Study includes Analysis Figures, which provide a schematic and indicative spatial representation of the recommendations provided within the Management Guidelines for each Site.

Table 3.1 – Summary of Landscape Sensitivity Assessment Scores			
Landscape Assessment Sites, (Organised under Areas)	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale
Battle, (BA)			
Site BA1 Land adjoining Little Brans	Moderate – High	High	
Site BA2 Land south of Hastings Road	Moderate – High	High	
Site BA3 Land at Almonry Farm, (south)	High	High	
Site BA4 Land at Almonry Farm, (north)	Moderate – High	High	
Site BA5 Land east of Coronation Gardens	Moderate	High	
Site BA6 Land north of Brede Lane	Moderate	High	
Bexhill, (BE)			
Site BE1 Land south of Barnhorn Road, (east)	Moderate	High	Moderate – High
Site BE2 Land south of Barnhorn Road, (west)	High	High	
Site BE3 Land at Northeye and adjoining land	Moderate	High	
Site BE4 Beeches Farm / Barnhorn Road	Moderate	High	
Site BE5 Land north of Coneyburrow Lane	High	High	
Site BE6 Land west of Sandhurst Lane	High	High	
Site BE7 St Francis Farm, Potmans Lane, Bexhill-on-Sea	Moderate	High	
Hastings Fringe, (HF)			
Site HF1 Land at Glyne Gap, Hastings Road	High	High	
Site HF2 Land at Breadsell	Moderate – High	High	
Site HF3 Land at My Way Lodge	Moderate	High	
Site HF4 Land east of Beaney's Lane	Moderate – High	High	
Site HF5 Ivyhouse Lane, Northern Extension	Moderate – High	Moderate – High	Moderate – High
Site HF6 Land between Rock Lane and Winchelsea Lane	Moderate	High	
Northern, (NO)			
Site NO1 Land at Steellands Farm	Moderate – High	High	
Site NO2 Land at Hawkhurst Road, Flimwell	Moderate	High	Moderate – High
Site NO3 Land at The Lodge, London Road	Moderate	High	
Site NO4 Croft Field, west of Parsonage Croft	Moderate – High	High	
Site NO5 Land north of Knelle Road	High	High	
Site NO6 Land at Grove Farm (Phase 2)	Moderate	High	
Rye, (RY)			
Site RY1 Land west of Tillingham View	Moderate	High	
Site RY2 Land at Egmont Farm	High	High	
Site RY3 Land south of Poppyfields	Moderate	High	
Southern, (SO)			
Site SO1 Land at Moor Farm, Westfield	Moderate – High	High	
Site SO2 Field at Halfhouse, Butchers Lane	Moderate – High	High	
Site SO3 Land adjacent to Orchard Close	Moderate	High	
Site SO4 Land adjacent to Little Sherwood Industry Park	Moderate	High	
Site SO5 Wild Meadows, Chapel Lane	Moderate – High	High	



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Legend

Assessment Site

Rother District Boundary

High Weald National Landscape,
(North / West of the dashed line)

Landscape Assessment Sites

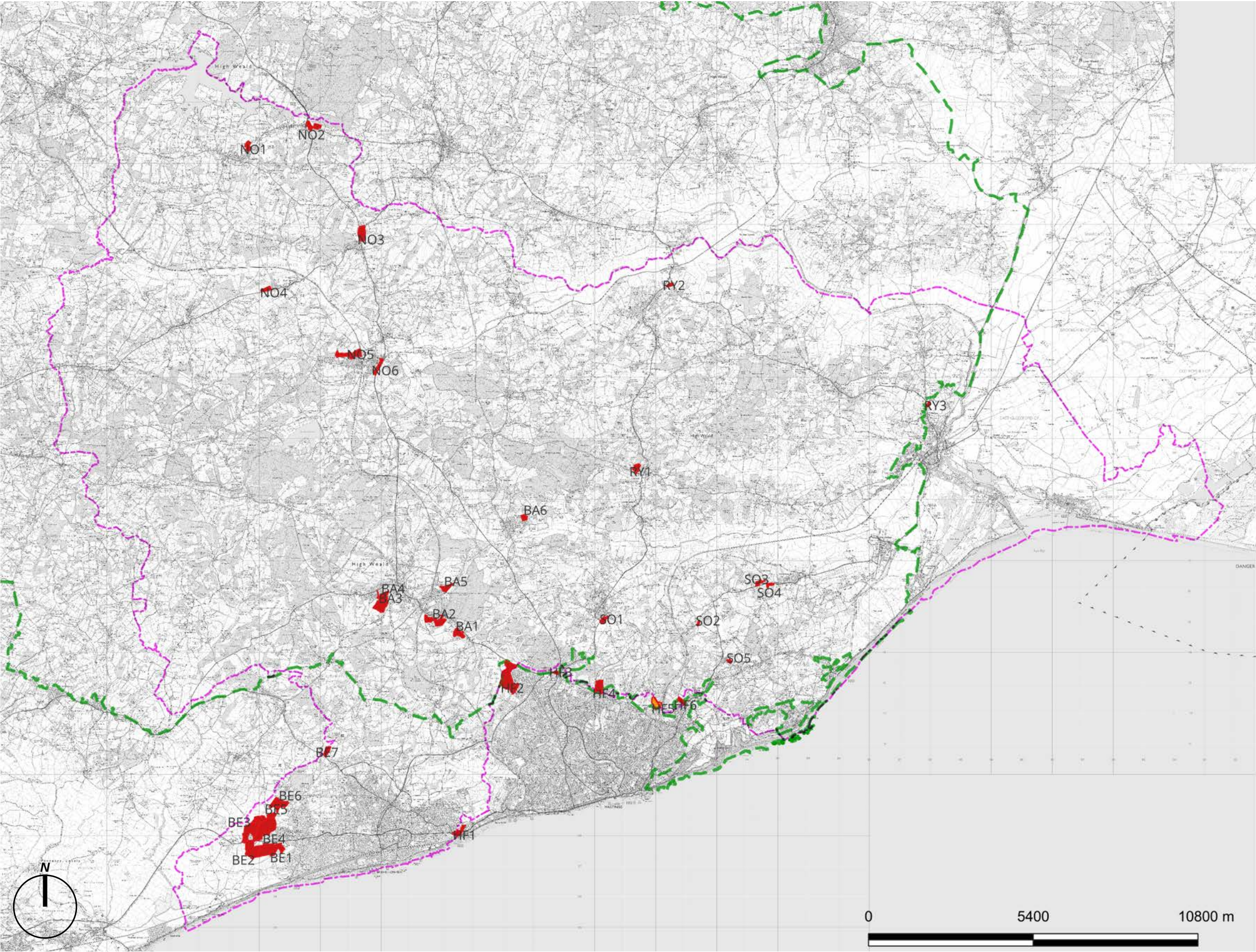
BA1	Land adjoining Little Brans
BA2	Land south of Hastings Road
BA3	Land at Almonry Farm, (south)
BA4	Land at Almonry Farm, (north)
BA5	Land east of Coronation Gardens
BA6	Land north of Brede Lane
BE1	Land south of Barnhorn Road, (east)
BE2	Land south of Barnhorn Road, (west)
BE3	Land at Northeye and adjoining land
BE4	Beeches Farm / Barnhorn Road
BE5	Land north of Coneyburrow Lane
BE6	Land west of Sandhurst Lane
BE7	St Francis Farm, Potmans Lane, Bexhill-on-Sea
HF1	Land at Glyne Gap, Hastings Road
HF2	Land at Breadsell
HF3	Land at My Way Lodge
HF4	Land east of Beaney's Lane
HF5	Ivyhouse Lane, Northern Extension
HF6	Land between Rock Lane and Winchelsea Lane
NO1	Land at Steellands Farm
NO2	Land at Hawkhurst Road, Flimwell
NO3	Land at The Lodge, London Road
NO4	Croft Field, west of Parsonage Croft
NO5	Land north of Knelle Road
NO6	Land at Grove Farm (Phase 2)
RY1	Land west of Tillingham View
RY2	Land at Egmont Farm
RY3	Land south of Poppyfields
SO1	Land at Moor Farm, Westfield
SO2	Field at Halfhouse, Butchers Lane
SO3	Land adjacent to Orchard Close
SO4	Land adjacent to Little Sherwood Industry Park
SO5	Wild Meadows, Chapel Lane

Landscape Sensitivity Ratings Key

High

Moderate - High

Moderate



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Legend

- Assessment Site
- Rother District Boundary
- High Weald National Landscape, (North / West of the dashed line)

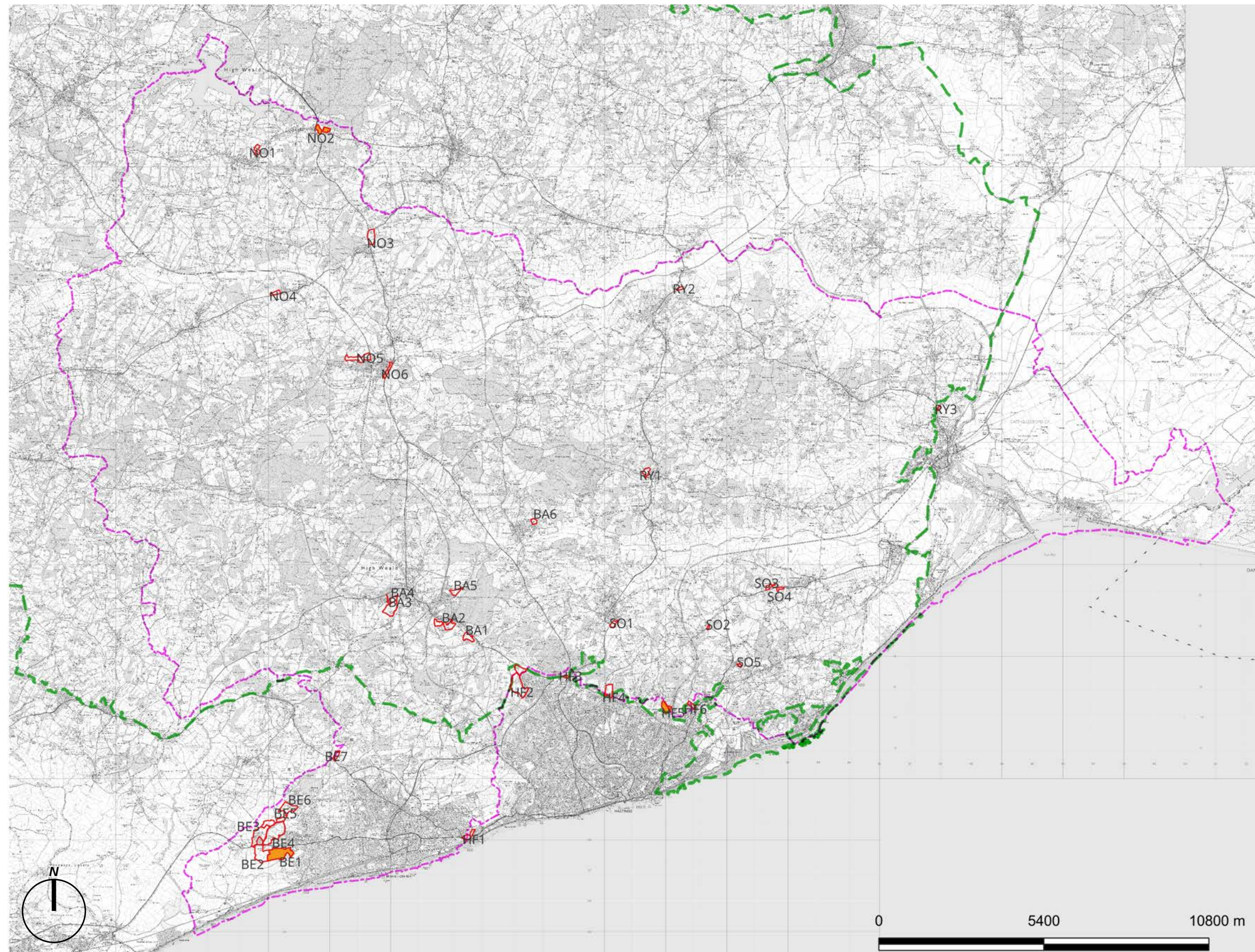
Landscape Assessment Sites

BA1	Land adjoining Little Brans
BA2	Land south of Hastings Road
BA3	Land at Almonry Farm, (south)
BA4	Land at Almonry Farm, (north)
BA5	Land east of Coronation Gardens
BA6	Land north of Brede Lane
BE1	Land south of Barnhorn Road, (east)
BE2	Land south of Barnhorn Road, (west)
BE3	Land at Northeye and adjoining land
BE4	Beeches Farm / Barnhorn Road
BE5	Land north of Coneyburrow Lane
BE6	Land west of Sandhurst Lane
BE7	St Francis Farm, Potmans Lane, Bexhill-on-Sea
HF1	Land at Glyne Gap, Hastings Road
HF2	Land at Breadsell
HF3	Land at My Way Lodge
HF4	Land east of Beaney's Lane
HF5	Ivyhouse Lane, Northern Extension
HF6	Land between Rock Lane and Winchelsea Lane
NO1	Land at Steellands Farm
NO2	Land at Hawkhurst Road, Flimwell
NO3	Land at The Lodge, London Road
NO4	Croft Field, west of Parsonage Croft
NO5	Land north of Knelle Road
NO6	Land at Grove Farm (Phase 2)
RY1	Land west of Tillingham View
RY2	Land at Egmont Farm
RY3	Land south of Poppyfields
SO1	Land at Moor Farm, Westfield
SO2	Field at Halfhouse, Butchers Lane
SO3	Land adjacent to Orchard Close
SO4	Land adjacent to Little Sherwood Industry Park
SO5	Wild Meadows, Chapel Lane

Landscape Sensitivity Ratings Key

- High
- Moderate - High
- Moderate

Figure 3.2. Landscape Sensitivity for Residential - Medium scale



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Legend

- Assessment Site
- Rother District Boundary
- High Weald National Landscape, (North / West of the dashed line)

Landscape Assessment Sites (Three Sites only considered)

BE1	Land south of Barnhorn Road, (east)
HF5	Ivyhouse Lane, Northern Extension
NO2	Land at Hawkurst Road, Flimwell

Landscape Sensitivity Ratings Key

- High
- Moderate - High
- Moderate

Figure 3.3. Landscape Sensitivity for Commercial / Industrial - Low-Medium sc.

Generic guidance for accommodating development

- 3.21 The guidance provides information about mitigation measures to reduce adverse effects on landscape and views and to maximise benefits arising from development.
- 3.22 Where areas are advanced, these should be subject to detailed assessment through a Landscape and Visual Impact Assessment, taking into account both the recommended landscape guidelines for the relevant Site and the generic guidance. Guidelines include:
- 1. Any new development should follow a landscape-led approach, utilising landform and natural contours to sensitively contain and provide boundaries to built form; and conserving and reinforcing the existing network of woodland, shaws and hedgerows, which provide landscape structure, enclosure and screening. This landscape-led approach should extend to the consideration of green infrastructure (GI), and opportunities to incorporate existing valued landscape features within a network of multi-functional, accessible green and blue spaces and routes. Offset from trees to be defined by an Arboriculturalist;
 - 2. Ensure any new development is sensitive to local character and context in terms of building scale, massing, style and materials, incorporating sensitive lighting design and native plant species of local provenance;
 - 3. Consider opportunities to enhance and link priority habitat (including broadleaf woodland and lowland meadow) and hedgerow networks, aiming to link existing and new habitats to help minimise impacts on, and provide net gains for, biodiversity in the Borough. Reference should be made to the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026) and its GIS Dataset.
 - 4. Where within the High Weald National Landscape or its setting development should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029.
 - Development should be undertaken through reference to relevant guidance, including the High Weald Housing Design Guide, the High Weald Colour Study, the High Weald Routeways Guidance and the High Weald Dark Skies Planning Advice Note.
 - The following High Weald AONB objectives should be achieved as part of development, where relevant:
 - Objective S2: *'To enhance the architectural quality of the High Weald and ensure new development reflects the character of the High Weald in its siting, scale, layout and design';*
 - Objective R1: *'To maintain the historic pattern and features of routeways.'*
 - Objective FH2: *'To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands';*
 - Objective DS1: *'To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald, and from highways lighting';*
 - Objective PQ2: *'To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views, and the extent of green space which foster experiences of rurality and tranquillity.'*
 - Objective PQ3: *'To foster and promote equitable access and informal enjoyment of the High Weald landscape and the integrated management of its resources for the enjoyment of natural beauty by all'.*

Glossary

Ancient Woodland - Land that has had a continuous woodland cover since at least 1600 AD.

Assart - To clear land from woodland, wood pasture or heath to create clearings for cultivation. These are then enclosed by hedges created/ left from the adjacent woodland or new planted.

Assart Woodland - The pieces of much once much larger woods which are left after clearings have been made from them and enclosed into fields.

Country Park - Public green space often at the edge of urban areas which provide places to enjoy the outdoors and experience nature in an informal semi-rural park setting.

Conservation Area - Areas of special architectural and historic interest, the character and appearance of which is desirable to preserve or enhance.

Green Infrastructure - Multifunctional green areas which provides areas for recreation, wildlife, water supply catchment, flood relief, food or timber production.

Landform - Natural features in the landscape that make up the terrain, such as hills, valleys and plains.

Landscape - An area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors; (*Council of Europe (2000), European Landscape Convention, Council of Europe, Florence, Oct 2000*).

Landscape Capacity - The amount of specified development or change which a particular landscape and the associated visual resource is able to accommodate without undue negative effects on its character and qualities; (*An approach to landscape sensitivity assessment – to inform spatial planning and land management (Tudor, C. Natural England. June 2019)*).

Landscape Character - A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse (*An Approach to Landscape Character Assessment (Tudor, C. Natural England. October 2014)*).

Landscape-led design - Means using landscape as a framework to both understand the Site – its context, character, qualities and functioning – and to formulate a design response in terms of Site capacity, layout and design. Where within and adjacent to the High Weald National Landscape shaped and informed by an understanding of the High Weald's landscape as described within the High Weald AONB Management Plan 2024-2029 (*The High Weald AONB Management Plan 2024-2029*).

Landscape Sensitivity - A term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development scenario together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value; (*An approach to landscape sensitivity assessment – to inform spatial planning and land management (Tudor, C. Natural England. June 2019)*).

Landscape Susceptibility - Degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type / development scenario or other change without undue negative effects on landscape character and the visual resource; (*An approach to landscape sensitivity assessment – to inform spatial planning and land management (Tudor, C. Natural England. June 2019)*).

Landscape Value - The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons; *(An approach to landscape sensitivity assessment – to inform spatial planning and land management (Tudor, C. Natural England. June 2019);*

LB - Listed Building - Buildings that are of special architectural or historic interest.

LNR - Local Nature Reserve - Managed for nature conservation, and provide opportunities for research and education, or simply enjoying and having contact with nature.

LWS - Local Wildlife Site - Area of high, local conservation value.

NL - National Landscape - Also known as Area of Outstanding Natural Beauty (AONB). Nationally important area of countryside designated by the government to protect its landscape character and the wildlife, natural systems and cultural associations on which it depends in order that people, now and in the future, can enjoy its natural beauty.

Natural Beauty - Not just the look of the landscape, but includes landform and geology, plants and animals, landscape features, and the rich history of human settlement over the centuries; *(Guide for AONB partnership members, CA24 (Countryside Agency, November 2001).* For the High Weald AONB, natural beauty is defined by the Statement of Significance within the High Weald AONB Management Plan 2024-2029.

Priority Habitat - Habitats of Principal Importance for the purpose of conserving biodiversity.

Scheduled Monument - Nationally important archaeological Site, which can be above or below ground and can include remains as well as structures that are still in-use.

SSSI - Site of Special Scientific Interest - An area of land which is of special interest by reason of any of its flora, fauna, or geological or physiographical features.



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ROTHER DISTRICT COUNCIL

Landscape Sensitivity to Residential and Commercial Development within Rother District

Prepared by Lizard, August 2026

Appendix A - Site Landscape Sensitivity Assessments

BATTLE - CONTEXT AREA

BATTLE - CONTEXT AREA

Landscape Character Summary

There are six sites within this Area. Two sites (BA1 and BA2) are located southeast of the market town of Battle. Sites BA3 and BA4 lie to the south of the town's western edge, while Site BA5 is situated east of the railway line to the northeast of Battle. The sixth site, BA6, is located just outside Sedlescombe, further northeast of Battle.

East Sussex Landscape Character Assessment (2016)

Through reference to **Figure 1-BA**, Sites No. BA1, BA2 and BA3 are located along the northern edge of the Combe Haven Valley LCA, (LCA 10). Site BA4 is partially within this LCA, but primarily within the Battle LCA, (LCA 40). BA5 and BA6 are respectively located along the edge of and within the Brede Valley LCA, (LCA 11).

Combe Haven Valley (LCA 10)

Key positive landscape attributes of LCA 10 present within this Area include:

- 'Focal open, flat, winding valley floor and wetland in the Combe Haven Basin;
- Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and gills;
- Extensive areas of ancient woodland;
- Filsham reed beds at the eastern end of the Combe Haven Valley are one of the largest areas of reedbeds in East Sussex;
- A sense of tranquillity away from the main settlements and roads;
- Indigenous characteristic tree species are oak, ash and field maple, with wild cherry and sweet chestnut coppice in woodland on the drier slopes;
- Scattered scrub and large white willow on the levels;
- Wetland birds are a feature in the wetland landscape;
- Scattered historic farmsteads typical of the High Weald.'

The current condition of LCA10 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 some surviving historic structure.'

Battle (LCA 40)

The key characteristics of LCA 40 present within this Area include:

- '1. This ridge-top town has a skyline of historic buildings, dominated by the Abbey and the church;
- 2. The medieval and Georgian High Street has a small scale, well massed buildings with good continuity of facades;
- 3. There are picturesque frontages of red tile, timber-frame, render, white weatherboard and the local sandstone;
- 4. The character of the town is enhanced by the predominance of small and traditional shops;
- 5. The original stone from the substantially destroyed great religious buildings in Battle has been widely recycled in later historic periods, which gives the town great cohesion;
- 6. The old town has an enclosed inward-looking character, with few views out;
- 7. Views over the High Weald countryside from outer parts of town.'

The vision for Battle is identified including: 'A ridge-top historic Wealden town with a central focal space and High Street dominated by pedestrians and events rather than traffic, with strong links to countryside and Wealden views.'

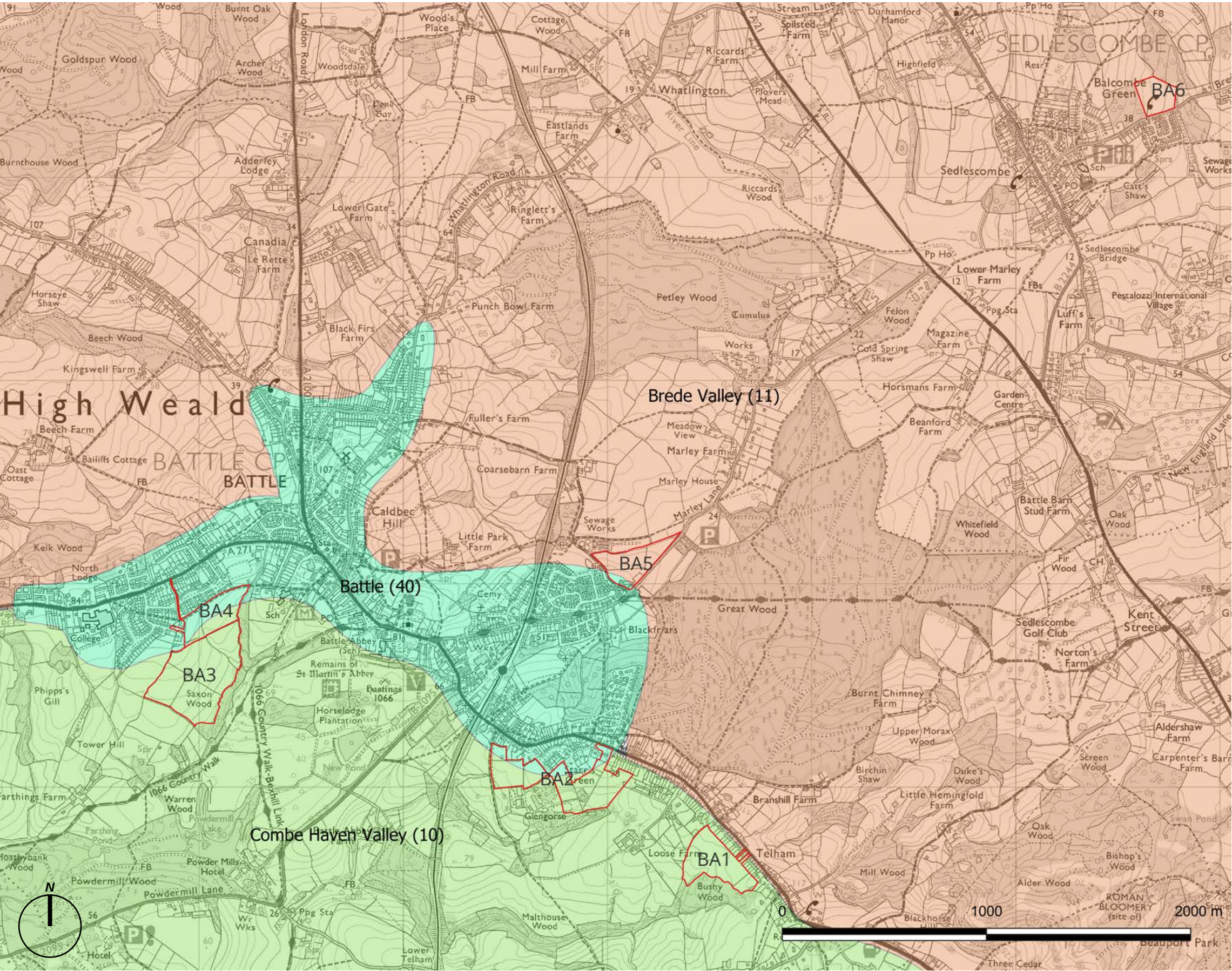
Brede Valley (LCA 11)

Key positive landscape attributes of LCA 11 present within this Area include:

- 'The broad valley of the River Brede with a flat valley floor enclosed by relatively steep slopes;
- A sense of tranquillity away from the main settlements and roads;
- Wide vistas across the unspoilt river valley floodplain from the enclosing ridges;
- Well wooded sides slopes with scattered farmsteads and orchards;
- River levels and marshes criss-crossed by reed fringed ditches or 'sewers';
- Extensive areas of Semi-Natural Ancient deciduous woodland around the valley head to the west of the area;
- Scattered areas of Semi-Natural Ancient Woodland on the valley slopes, many of which are ghyll woodlands, a key characteristic of the High Weald;
- To the southwest of the main valley a belt of undulating countryside extends to the Battle ridge;
- Oast houses are characteristic and scattered on the slopes of the valley, many now converted into houses;
- Powdermill Reservoir to the north of the valley is largely concealed by woodland;
- The historic designed landscape and important archaeological site of Beauport Park lies to the south of the area;
- Swans, herons and other wetland birds are very much features in the landscape.'

The current condition of LCA 11 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.'

BATTLE - CONTEXT AREA



Legend

Assessment Sites

- BA1** Land adjoining Little Brans
- BA2** Land south of Hastings Road
- BA3** Land at Almonry Farm, (south)
- BA4** Land at Almonry Farm, (north)
- BA5** Land east of Coronation Gardens
- BA6** Land north of Brede Lane

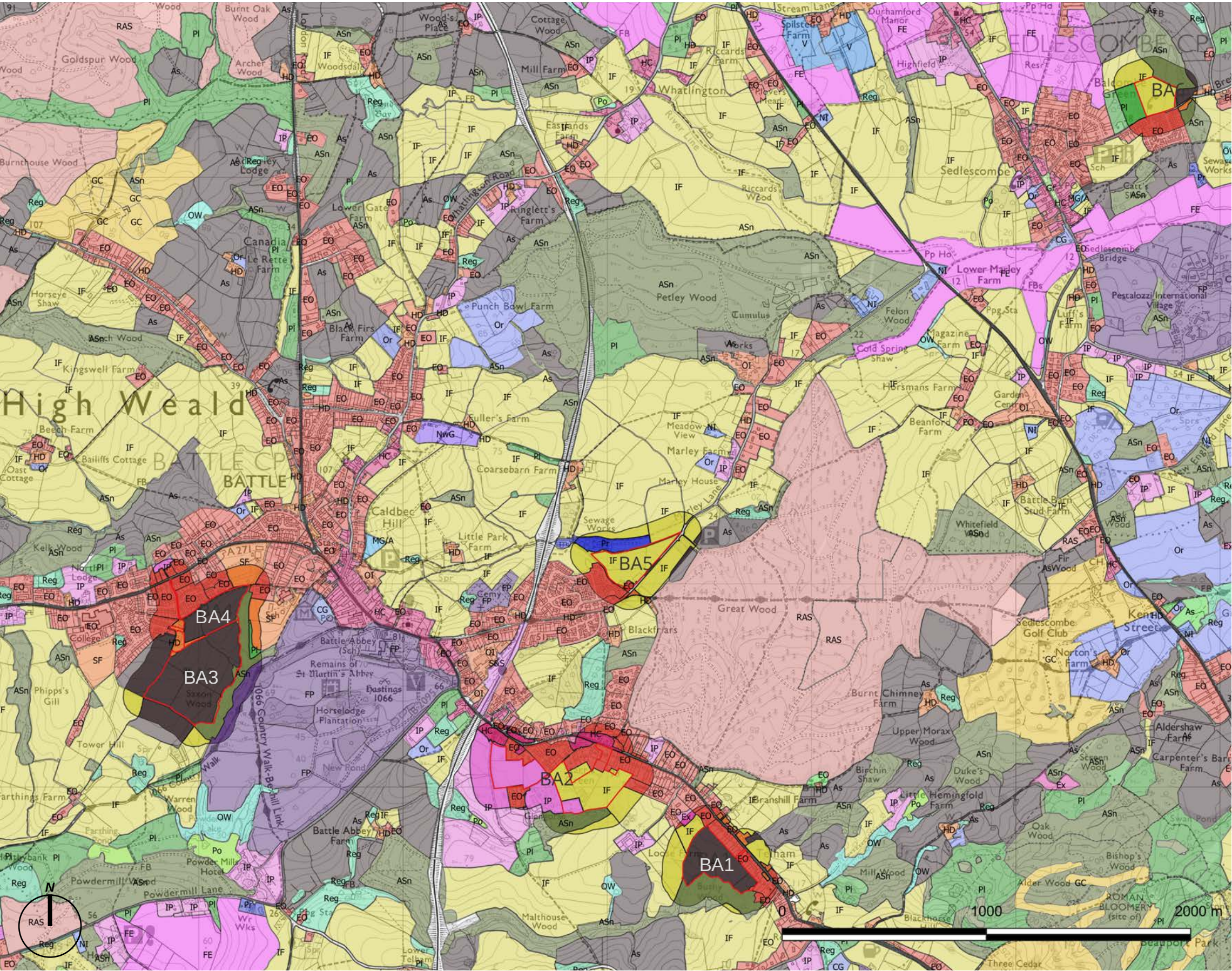
East Sussex Landscape Character Areas

- Combe Haven Valley (LCA 10)
- Brede Valley (LCA 11)
- Battle (LCA 40)

Figure 1-BA. East Sussex Landscape Character Areas (2016)

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BATTLE - CONTEXT AREA



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

Legend

Assessment Sites

BA1

Land adjoining Little Brans

BA2

Land south of Hastings Road

BA3

Land at Almonry Farm, (south)

BA4

Land at Almonry Farm, (north)

BA5

Land east of Coronation Gardens

BA6

Land north of Brede Lane

Sussex Historic Landscape Character (Broad Type / HLC Type)

ASn

Woodland / Ancient Semi-natural

As

Fieldsapes / Assarts

EO

Industry / Expansion other

EX

Industry / Extraction

FP

Designed Landscapes / Formal parkland

HC

Settlement / Historic Core

HD

Fieldsapes / Historic dispersed

IF

Fieldsapes / Informal Fieldsapes

IP

Designed Landscapes / Informal parkland

PI

Woodland / Plantations

Pr

Industry / Process

RAS

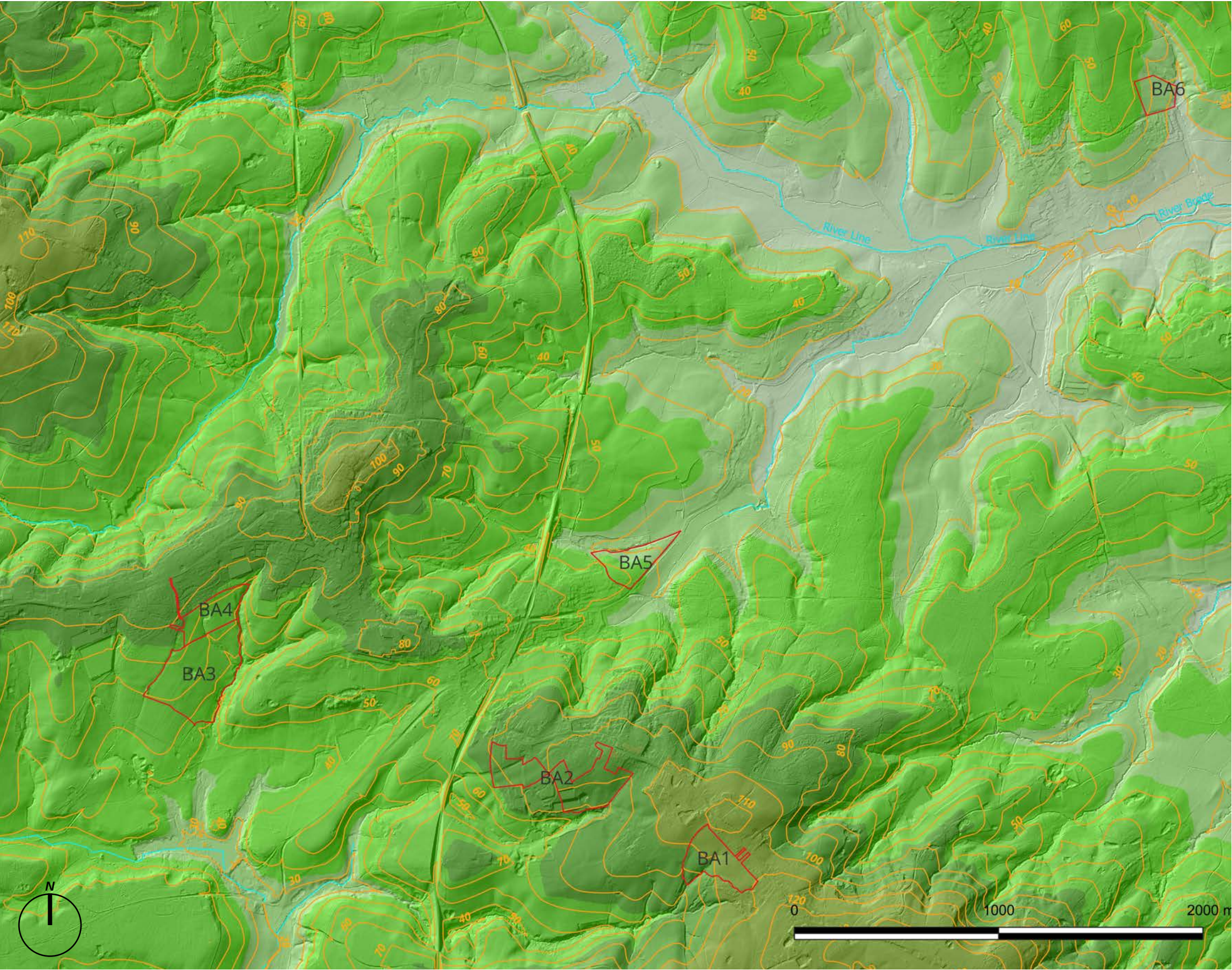
Woodland / Replanted Ancient Semi-Natural

SF

Recreation / Sports fields

Figure 2-BA. Sussex Historic Landscape Character Types (2014)

BATTLE - CONTEXT AREA



Legend

Assessment Sites

- BA1** Land adjoining Little Brans
- BA2** Land south of Hastings Road
- BA3** Land at Almonry Farm, (south)
- BA4** Land at Almonry Farm, (north)
- BA5** Land east of Coronation Gardens
- BA6** Land north of Brede Lane

Contour Lines and Watercourses

- Contour lines, (10m increment)
- Watercourse, (Source: OS Open Rivers)

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 3-BA. Landform

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BATTLE - CONTEXT AREA

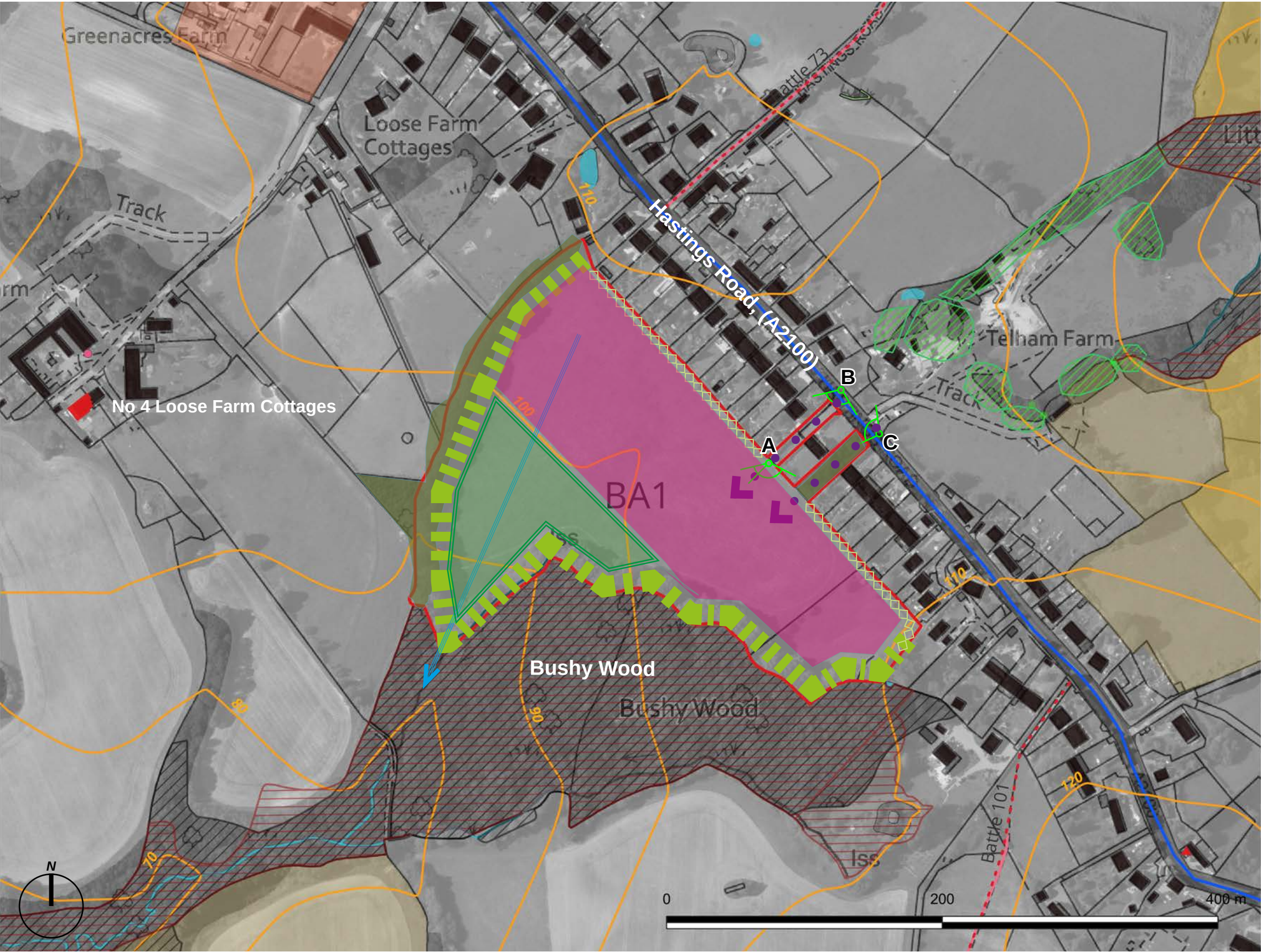
Site BA1 - Land adjoining Little Brans - Site Assessment	
Location and Landscape Character Summary	Site BA1 comprises of a large field located to the south-west of ribbon development along Hastings Road, (A2100) at Telham. There is some sub division to the eastern corner of the field. The southern boundary is defined by the irregular outline of Bushy Wood, which is designated as Ancient Woodland. The western boundary is defined by a tree belt. Some 300m west of the Site beyond intervening paddocks is the Grade II Listed No 4 Loose Farm Cottages, situated within surrounding farm buildings. Landform falls gently across the Site from the 110m contour about the northern and eastern edges of the Site to some 90m to the southern corner. From the north-western part of the Site, there is filtered visibility towards Telham Hill ofset some 1km to the south-west. The Site and surrounding area are located within the High Weald NL. The majority of the Site forms a part of the Draft Site Allocation Policy BT10.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The northern part of the eastern parcel is located upon the rounded ridgetop of the sandstone Battle ridge about the 90m contour, with its southern boundary falling to the 80m contour where a deciduous woodland forms the boundary and within which ponds and watercourse extend. The western parcel falls more immediately from 90m to the east to the 80m contour along its western boundary.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns. Within the High Weald NL: Partial historic boundaries in place]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field within the Site is characterised as an assarted field, characterised by its carved out edge from the Ancient Woodland to the south. The field forms part of a wider dispersed pattern of assarted fields which form a pattern alongside of informal fields resulting from field amalgamation within the wider area. Further more cohesive groups of assarted fields are located offset to the north-east beyond Hastings Road and offset to the south-west beyond Bushy Wood. The field within the Site forms a discrete parcel, with an informal field resulting from modern field amalgamation to the west. Settlement expansion resulting from ribbon development is characterised to the north-east and along Hastings Road. Through reference to the AONB GIS Dataset the field is not identified as an historic or partially historic field.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Naturalistic qualities bordering the Site include the irregular outline of Bushy Wood to the southern boundary, which is designated as Ancient Woodland and the western boundary, which is defined by a tree belt.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> Some 300m west of the Site beyond intervening paddocks is the Grade II Listed No 4 Loose Farm Cottages, situated within surrounding farm buildings. The association between the discrete assarted field within the Site and the irregular boundary with Bushy Wood Ancient Woodland to the south contributes to landscape character.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a sense of rurality and tranquillity.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site is located to the south-west of ribbon development along Hastings Road, (A2100) at Telham, at a comparable level to the settlement along the ridge, particularly where viewed alongside of settlement pattern west along Hastings Road, as shown for Site BA2.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by landform or land cover]</i> The Site is visually enclosed by surrounding houses to the north-east, woodland to the south and a tree belt to the west. From the north-western part of the Site, there is filtered visibility towards Telham Hill ofset some 1km to the south-west. The existing housing on slightly more elevated ground to the north of the Site can be glimpsed from Telham Hill to form a small part of the otherwise wooded skyline.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> There is a limited contribution from the Site area to the key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016), with some contribution from Ancient Woodland to the south and the falling landform to an: <i>'Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and gills' and 'Extensive areas of ancient woodland'</i> . These characteristics are valued within the overlying High Weald NL where core characteristics include deeply incised, ridged and faulted landform with 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, rurality and tranquillity. The further High Weald NL characteristic of ridge top settlement is also present in this location, albeit associated with the more elevated north-eastern part of the Site.
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site and presence of built form to the north-east results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

BATTLE - CONTEXT AREA

Site BA1 - Land adjoining Little Brans - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, due to the enclosed character of the Site and association with adjacent settlement along Hastings Road.	
	The strength of expression of key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016), from Ancient Woodland to the south and the falling landform to an: 'Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and gills' and 'Extensive areas of ancient woodland' would be maintained, with these elements falling outside of the ridgetop settlement.	
	These characteristics are valued within the overlying High Weald NL where core characteristics include deeply incised, ridged and faulted landform with 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, rurality and tranquillity. The further High Weald NL characteristic of ridge top settlement is present in this location, albeit associated with the more elevated north-eastern part of the Site and would be maintained, with no change to the existing glimpsed skyline of housing within trees in the view from Telham Hill.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries. 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 lower lying land to the south-west of the Site and the minimum 15m buffer from the Ancient Woodland boundary to the south should be avoided and maintained outside of private ownership, with suitable semi-natural habitat managed in these areas.	
	The lower lying part of the Site is anticipated for surface water attenuation and Public Open Space as indicated on the Analysis Figure and to maintain association with settlement pattern upon the ridge top and sides.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

BATTLE - CONTEXT AREA

Site BA1 - Land adjoining Little Brans - Landscape Analysis



Legend

BA1

Land adjoining Little Brans

A

Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Order Areas / Individuals

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

Historic Routeways - PRow

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure BA1. Landscape Analysis for Site BA1.

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BATTLE - CONTEXT AREA

Site BA1 - Land adjoining Little Brans - Photographs



Photograph A1. Southerly view from the private access drive to the north, showing the gently falling landform, leading to the southern boundary with Bushey Wood Ancient Woodland.



Photograph A2. South-westerly orientation showing the falling land to the south-west of the Site.



Photograph B. South-westerly view from Hastings Road, (A2100) along the private driveway access to the Site.



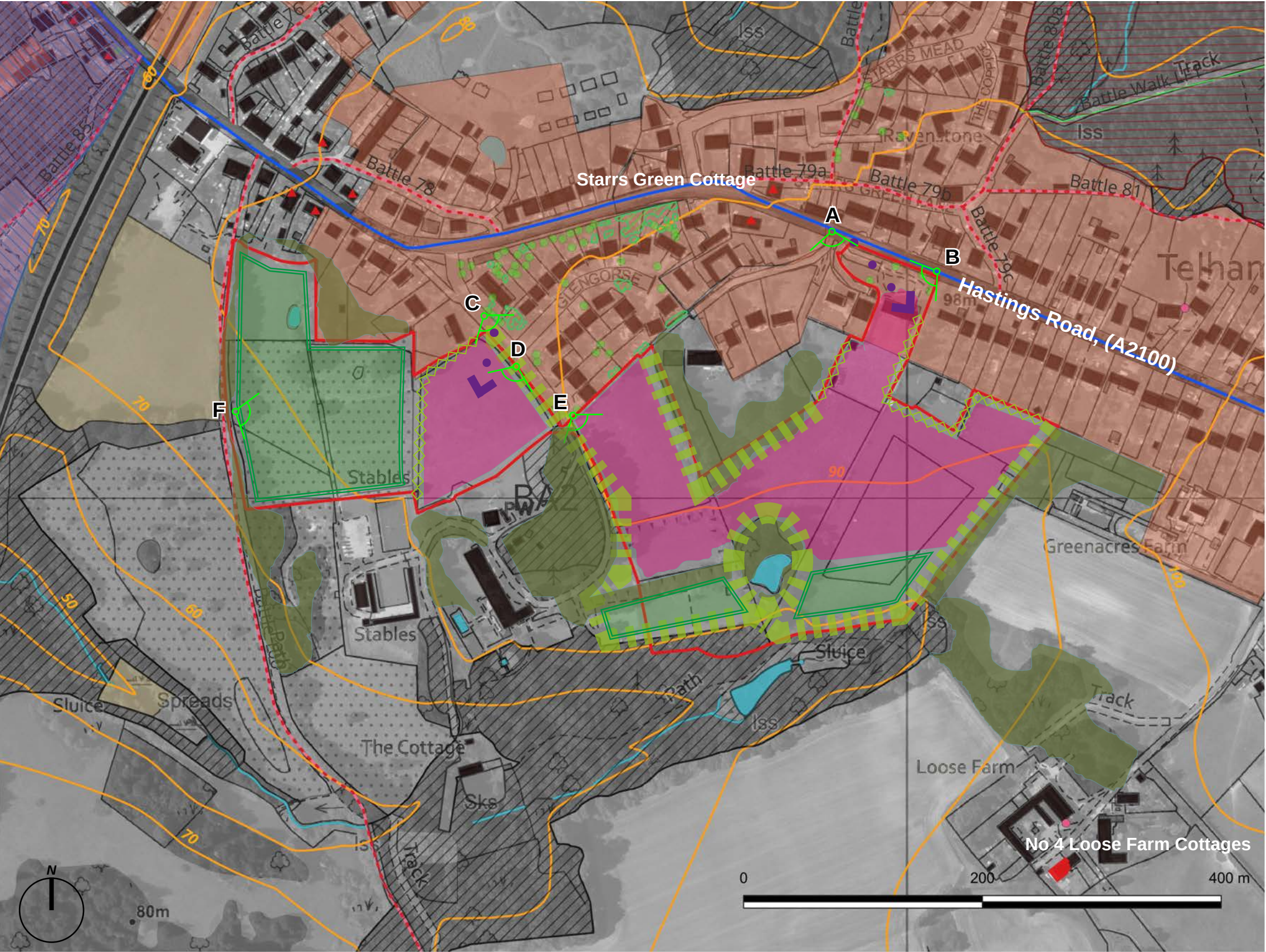
Photograph C. Westerly view along Hastings Road, (A2100) adjacent to the wooded corridor offset east of the private driveway access to the Site.

BATTLE - CONTEXT AREA

Site BA2 - Land south of Hastings Road - Site Assessment		
Location and Landscape Character Summary	Site BA2 comprises of two parcels of pasture land in use as paddocks for horses, located about the suburban fringe of Battle, south of settlement along and about Hastings Road. The northern part of the eastern parcel is located upon the rounded ridgetop of the sandstone Battle ridge about the 90m contour, with its southern boundary falling to the 80m contour where a deciduous woodland forms the boundary and within which ponds and watercourse extend. The western parcel falls more immediately from 90m to the east to the 80m contour along its western boundary. Through reference to the High Weald NL dataset the western most field is identified as wildflower grassland, with fields outside of the south-western edge of the Site also recognised as such. A patch of deciduous woodland is located between the two parcels. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy BT1.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (< >)	[Undulating landform or some distinct landform features] The northern part of the eastern parcel is located upon the rounded ridgetop of the sandstone Battle ridge about the 90m contour, with its southern boundary falling to the 80m contour where a deciduous woodland forms the boundary and within which ponds and watercourse extend. The western parcel falls more immediately from 90m to the east to the 80m contour along its western boundary.	
2. Landscape pattern and time depth (< >)	[Mixture of simple and complex landscape field patterns] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the eastern parcel is characterised as part of an informal fieldscape resulting from regular piece meal enclosure with isolated tree clumps, which extends to the east and then to the south where the fields result from modern field amalgamation. The northern part of the Site is characterised as part of the ribbon development settlement along and off Hastings Road. The western parcel is characterised as a designed landscape resulting from informal parkland through post-medieval gentrification with isolated tree clumps and ponds. The same type extends between the two parcels and into the southern corner of the eastern parcel. The woodland to the south of the eastern parcel is characterised as ancient.	
3. 'Natural' character (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] Through reference to the High Weald NL dataset the western most field is identified as wildflower grassland, with fields outside of the south-western edge of the Site also recognised as such. A pond is identified to the small field north of the wildflower meadow. A patch of deciduous woodland is located between the two parcels, with a larger block of deciduous woodland to the south of the eastern parcel.	
4. Historic features (<)	[Absence of historic features in or adjacent to the area that contribute to landscape character] There are clusters of Grade II Listed Buildings offset to the north of each parcel along Hastings Road, but without a direct influence on the landscape, due to the density of built form and boundary vegetation surrounding.	
5. Recreational use (<)	[Publicly inaccessible] There are no Public Rights of Way across the Site. Public Footpath 100 extends along the western edge of the western parcel with an enclosed vegetated corridor, with a glimpse into the Site from gateway points.	
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development] The natural character of the Site contributes to a sense of rurality and tranquillity.	
7. Settlement pattern and setting (< >)	[The area has some association with surrounding settlement pattern] The Site is located to the south-west of ribbon development along Hastings Road, (A2100), at a comparable level to the settlement along and off the ridge to the north.	
8. Visual prominence (<)	[Visually enclosed landscape screened by landform or land cover] The Site is visually enclosed by surrounding houses to the north-east, woodland to the south or field boundary vegetation.	
9. Landscape Character strength of expression (< >)	[Fairly frequent' landscape, perhaps with some key positive landscape attributes] There is a limited contribution from the Site area to the key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016), with some contribution from the falling landform to: 'ridges around levels, with abundant woods and gills'. Characteristics valued within the overlying High Weald NL include intimacy of scale, rurality and tranquillity, which the southern parts of the Site contribute to. The further High Weald NL characteristic of ridge top settlement is also present in this location.	
10. Coalescence (<)	[The area does not play a particularly important role in settlement separation] The enclosed situation of the Site and presence of built form to the north-east results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, due to the comparable level to the settlement along and off the ridge to the north, accessed off Hastings Road, (A2100), with the settlement to the north of the road extending to a comparable extent to that of the Site area. The western field of the western parcel is more sensitive due to its recognition by the High Weald NL as wildflower meadow, with a pond to the north. The strength of expression of key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016), contributed from the gently falling landform off the ridge to: 'ridges around levels, with abundant woods and gills' and characteristics valued within the overlying High Weald NL including intimacy of scale, rurality and tranquillity, which the southern parts of the Site contribute to would be maintained by the development area.	
Landscape Guidelines	Retain and reinforce tree'd areas and hedgerows to the Site boundaries. 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 western field of the western parcel is more sensitive due to its recognition by the High Weald NL as wildflower meadow, with a pond to the north. This area should remain outside of the built development footprint, but may have potential for use as Public Open Space, if sensitively managed. The lower lying landform adjacent to the woodland edge to the south should also remain outside of the built development footprint to maintain settlement pattern associated with the more rounded ridgetop.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

BATTLE - CONTEXT AREA

Site BA2 - Land south of Hastings Road - Landscape Analysis



Legend

BA2 Land south of Hastings Road

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

Historic Routeways - PRow

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Wildflower Grassland

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure BA2. Landscape Analysis for Site BA2.

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BATTLE - CONTEXT AREA

Site BA2 - Land south of Hastings Road - Photographs



Photograph A. Southerly view of the northern edge of the Site from Hastings Road.



Photograph B. South-westerly view of the northern edge of the Site from Hastings Road.



Photograph C. South-easterly view of the north-western edge of the western parcel from Glencorse.

BATTLE - CONTEXT AREA

Site BA2 - Land south of Hastings Road - Photographs



Photograph D. South-westerly view over the fenceline along the north-western edge of the western parcel from Glencorse.



Photograph E. South-easterly view into the north-western field of the eastern parcel from the southern end of Glencorse.



Photograph F. Easterly view into the western parcel from a field gap along the Site's western edge along Public Footpath 100.

BATTLE - CONTEXT AREA

Site BA3 - Land at Almonry Farm, (south) - Site Assessment	
Location and Landscape Character Summary	Site BA3 comprises of four fields, defined with tree belts with understorey scrub, enclosed within settlement to the west and woodland to the east. Further fields of the same historic character type of assarted, (or cut out from woodland) extend outside of the Site to north and south. The three southern fields are in arable use, with the northern field in pasture use. The fields are located about the eastern facing slopes to the head of an undulating landform, offset south of the Battle sandstone ridge, which fall east to a gill stream within the Manser Shaw / Saxon Wood Ancient Woodland. East of the woodland landform rises to opposing western and then southern facing slopes of the post medieval designed landscape which forms part of the Registered Battlefield of the Battle of Hastings, and Grade II* Registered Park and Garden of Battle Abbey. The Promoted Footpath, the 1066 Country Walk extends along the south-westerly aligned ridge here, whilst there is public access within Manser Shaw to the east. The Site and surrounding area are located within the High Weald NL.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The fields are located about the eastern facing slopes to the head of an undulating landform, offset south of the Battle sandstone ridge. The fields fall east to a gill stream within the Manser Shaw / Saxon Wood Ancient Woodland. There is an incised gill type feature which extends across the northern part of the Site, forming the southern boundary to the northern field, Whilst a deep pond like impression can be seen through reference to the Landform Context Figure to the boundary between the central and southern fields.
2. Landscape pattern and time depth (>)	<i>[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assarted field patterns / presence of Ancient Woodland. Within the High Weald NL: Fields that still retain the medieval pattern]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the fields form part of a system of assarted fields associated with the Ancient Woodland to the east, with the same type extending to north and south beyond the Site. Through reference to the High Weald NL Dataset the northern two fields are identified as historic with no boundary loss, with the same classification extending beyond the Site to the north and south. The southern two fields within the Site are identified as historic, albeit with some sections only matching the historic field boundaries. However, through reference to historic maps from 1888, the boundaries which are new are natural vegetated ones, being the intervening field between these parcels and a southern boundary to the western field, (see < https://maps.nls.uk/geo/explore/#zoom=16.4&lat=50.91393&lon=0.47725&layers=6&b=ESRIWorld&o=54 >).
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The four fields are defined with mature tree belts with understorey scrub, with the Manser Shaw / Saxon Wood Ancient Woodland defining the eastern boundary. There is a pond like feature to one boundary and an incised drainage feature to another. The western tree belt is subject to a Tree Preservation Order.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> The Battlefield of the Battle of Hastings, which also forms part of the Grade II* registered Park and Garden of Battle Abbey is located some 50 - 200 metres to the east of the Site, beyond Mansers Shaw Ancient Woodland. The C18 or earlier Grade II listed Lower Almonry Farmhouse is located some 100m north of the Site, described as three parallel ranges, faced with weatherboarding with a tiled roof. Through reference to the High Weald NL Dataset, the eastern field is identified as a historic field with no change. This categorisation does not extend to the central fields. However as identified above under Landscape pattern, the modification is as a result of internal vegetated field boundaries. The Battlefield of the Battle of Hastings, which also forms part of the Grade II* registered Park and Garden of Battle Abbey is located some 50 metres to the east of the Site, beyond Mansers Shaw Ancient Woodland.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site. However, there are glimpses from within the Manser Shaw / Saxon Wood to the east.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a sense of rurality and tranquillity.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> Settlement in the local area results from C20th Settlement expansion of planned estates south of the sandstone ridge along the A271. More recently this has included an eastern extension of settlement to the western boundary of the Site off Field Way into a former assarted field.
8. Visual prominence (<)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is visually enclosed, other than in glimpses from along the north-western edge and from glimpses within the Manser Shaw / Saxon Wood to the east.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> There is a contribution from the Site area to the key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016), with some contribution from the falling landform to: ' <i>ridges around levels, with abundant woods and gills</i> '. There is a contribution from the Manser Shaw / Saxon Wood Ancient Woodland to the east of extensive areas of ancient woodland. There is also a sense of tranquillity away from the main settlements and roads associated with the falling landform visually associated with the countryside to the east. Characteristics valued within the overlying High Weald NL where core characteristics include deeply incised, ridged and faulted landform with gill streams, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity.
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements]</i> The physical and visual association of the Site with the countryside and landform to the east, results in a contribution to the function of the landscape in separation of settlement.

BATTLE - CONTEXT AREA

Site BA3 - Land at Almonry Farm, (south) - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	Landscape and visual characteristics of the Site are very susceptible to change, and it is unable to accommodate the relevant type of development without potential for substantially damaging a sensitive landscape. Thresholds for significant change are very low, due to the fields forming part of a system of assarted fields associated with the Ancient Woodland to the east, with the same type extending to north and south beyond the Site and recognised as such within the High Weald NL dataset. There is a strength of expression of key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016), which are valued within the overlying High Weald NL where core characteristics include deeply incised, ridged and faulted landform with gill streams, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. The Registered Battlefield of the Battle of Hastings, and Grade II* Registered Park and Garden of Battle Abbey, are located upon the opposing valleyside and top offset to the east.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

BATTLE - CONTEXT AREA

Site BA3 - Land at Almonry Farm, (south) - Landscape Analysis



Legend

BA3 Land at Almonry Farm, (south)

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

Listed Buildings

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Conservation Area

Registered Battle Field

Registered Park and Garden

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Figure BA3. Landscape Analysis for Site BA3.

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BATTLE - CONTEXT AREA

Site BA3 - Land at Almonry Farm, (south) - Photographs



Photograph A. Southerly view from Meadow Drive outside of the western edge of the Site.



Photograph B1. South-easterly view from Meadow Drive into the south-western field within the Site, showing visibility to the offset ridgeline some 1-1.5km to the south east.



Photograph B2. Easterly view from Meadow Drive towards the boundary tree line between the south-western field and north-western fields within the Site.

BATTLE - CONTEXT AREA

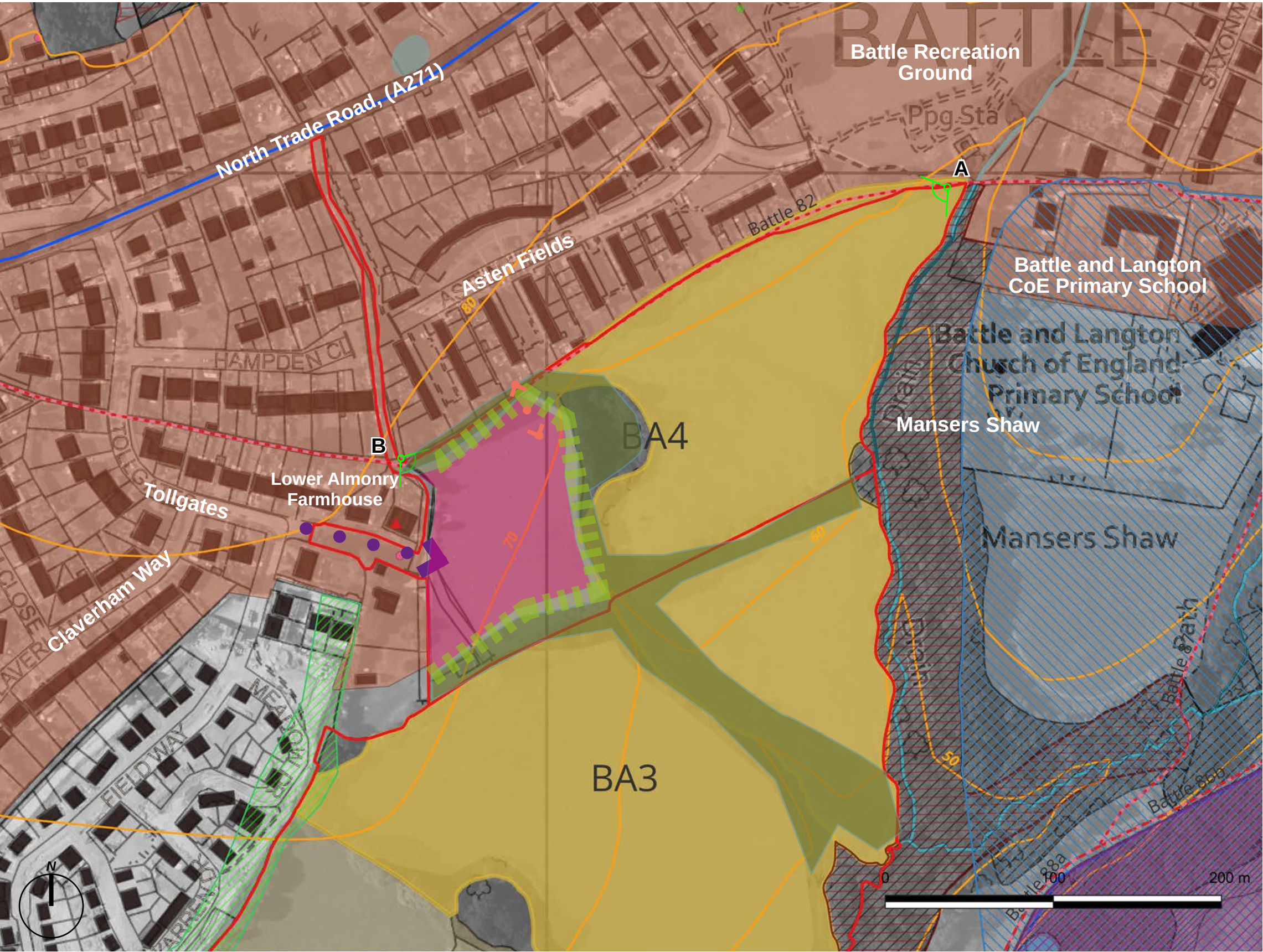
Site BA4 - Land at Almonry Farm, (north) - Site Assessment	
Location and Landscape Character Summary	Site BA4 comprises of two fields in pasture use, defined with tree belts with understorey scrub other than to the western edge, where enclosed within settlement and to the east with Ancient Woodland. Further fields of the same historic character type of assarted, (or cut out from woodland) extend outside of the Site to south. The fields are located upon the eastern facing slopes to the head of an undulating landform, offset south of the Battle sandstone ridge, which fall east to a gill stream within the Manser Shaw / Saxon Wood Ancient Woodland. The Site and surrounding landscape are located within the High Weald NL. The Site forms a part of Draft Site Allocation Policy BT7.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	[Undulating landform or some distinct landform features] The fields are located about the eastern facing slopes to the head of an undulating landform offset south of the Battle sandstone ridge. The fields fall east to a gill stream within the Manser Shaw Ancient Woodland. There is an incised gill type feature which extends between the two field parcels, which continues across Site BA4 to join with the watercourse with the offset Ancient Woodland. A deep pond like impression can be seen through reference to the Landform Context Figure to the northern end of this within the boundary between the two fields.
2. Landscape pattern and time depth (< >)	[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assarted field patterns / presence of Ancient Woodland. Within the High Weald NL: Fields that still retain the medieval pattern] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the fields form part of a system of assarted fields associated with the Ancient Woodland to the east, with the same type extending to south beyond the Site. Through reference to the High Weald NL Dataset the larger eastern field is identified as historic with no boundary loss, with the same classification extending to the fields outside of the southern boundary of the Site. The western field is identified as historic, albeit with some sections only matching the historic field boundaries.
3. 'Natural' character (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] The two fields are defined with mature tree belts with understorey scrub, with the Manser Shaw / Saxon Wood Ancient Woodland defining the eastern boundary. There is a pond like feature to the intervening boundary to the north of an incised drainage feature.
4. Historic features (< >)	[Adjacent / presence of historic features that contribute to landscape character] The C18 or earlier Grade II listed Lower Almonry Farmhouse offset from the north-west of the Site, is described as three parallel ranges, faced with weatherboarding with a tiled roof. Through reference to the High Weald NL Dataset there is an historic farmstead shown named Lower Almonry Farm, located to the south of the Farmhouse, with the dataset identifying significant loss. Through reference to the High Weald NL Dataset, the eastern field is identified as a historic field with no change. This categorisation does not extend to the western field, which has been subject to modification, likely from surrounding C20 settlement expansion to the west. The Battlefield of the Battle of Hastings, which also forms part of the Grade II* registered Park and Garden of Battle Abbey is located some 50 metres to the east of the Site, beyond Mansers Shaw Ancient Woodland. The Public Footpath along the northern edge of the Site is identified within the High Weald Dataset as a historic route.
5. Recreational use (<)	[Publicly inaccessible] There are no Public Rights of Way across the Site. Public footpath 82 passes along the northern edge of the Site. A recently constructed footpath passes through the Ancient Woodland belt some 30m to the east of the site within the woodland.
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development] The natural character of the Site contributes to a sense of rurality and tranquillity, albeit the western field has some association with the settlement edge.
7. Settlement pattern and setting (< >)	[The area has some association with surrounding settlement pattern] Settlement in the local area results from C20th Settlement expansion of planned estates south of the sandstone ridge along the A271. This includes towards the western boundary of the Site and offset beyond the tree belt to north.
8. Visual prominence (< >)	[Semi-enclosed or has some enclosed and some open areas] The Site is visually enclosed, other than from along the northern boundary where the Public Footpath extends, (see Viewpoint's No. A and B). There is a vista across the eastern part of the Site from within the elevated ground to the north, within the Battle Recreation Ground, (see Viewpoint No. C)
9. Landscape Character strength of expression (< >)	[Fairly frequent' landscape, perhaps with some key positive landscape attributes] Whilst the landscape scale boundary shows the Site partially located within the Battle LCA, (LCA 40, 2016) the rural character of the Site is best characterised through reference to the Combe Haven Valley Landscape Character Area, (LCA10, 2016). There is some contribution from the falling landform to the: 'ridges around levels, with abundant woods and gills'. There is a contribution from the Manser Shaw / Saxon Wood Ancient Woodland to the east of extensive areas of ancient woodland. There is also a sense of tranquillity away from the main settlements and roads associated with the falling landform of fields enclosed within woodland. Core characteristics valued within the overlying High Weald NL include deeply incised, ridged and faulted landform with gill streams, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site as part of a complex of fields to the south.
10. Coalescence (< >)	[The area plays some role in separation of settlements] The physical and visual association of the Site with the countryside and landform to the south and east, results in a contribution to the function of the landscape in separation of settlement. The view from along the northern boundary where the Public Footpath extends, contributes to perceptual separation.

BATTLE - CONTEXT AREA

Site BA4 - Land at Almonry Farm, (north) - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The fields and intervening shaws and woodland edges contribute to the core characteristics of the High Weald NL including deeply incised, ridged and faulted landform with gill streams, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. The fields form part of a system of assarted fields associated with the Ancient Woodland to the east, with the same type extending to the south beyond the Site and recognised as such within the High Weald NL dataset.	
	The Site's western field adjacent to the settlement edge may be able to accommodate the low scale residential scenario without adverse change or significant effects as indicated on the Analysis Figure, beyond a limited impact on the field system, which would substantially remain. This is due to the association with settlement pattern to the west, which has defined the western boundary, coupled with the strong natural boundary from the shaw with pond to the eastern boundary in particular. The sense of rural character for users of Public Footpath 82 would remain to the east, across the eastern field. The strength of expression of key positive landscape attributes of the overlying.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with a buffer outside of private ownership. The setting of the C18 or earlier Grade II listed Lower Almonry Farmhouse offset from the north-west of the Site should be sympathetically responded to. The presence of the replaced historic farmstead should be referenced in considering layout options to result in an enhanced settled edge in this location, which would reference a farmstead type layout in its layout, design and materiality. 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
Landscape Sensitivity Rating	Moderate – High	High

BATTLE - CONTEXT AREA

Site BA4 - Land at Almonry Farm, (north) - Landscape Analysis



Legend

BA4 Land at Almonry Farm, (north)

 Site Photographs

 Built form

 Contour lines

 Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

 Registered Battle Field

 Ancient Woodland

 Tree Preservation Orders

High Weald National Landscape Dataset

 Historic Farmstead

 Historic Fields - Original (No change)

 Historic Fields - Partial (Sections match historic field boundaries)

 Historic Settlements

 Historic Routeways - PRoW

 Historic Routeways - Roads

 Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

 Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

 Anticipated main access

 Indicative buffer from existing tree belts and patches.

 Recommended hedgerow / hedge reinforcement with dispersed trees.

 Indicative area for Residential - Low scale.

 Potential Footway Link.

Figure BA4. Landscape Analysis for Site BA4.

BATTLE - CONTEXT AREA

Site BA4 - Land at Almonry Farm, (north) - Photographs



Photograph A. South-westerly view into the larger eastern field from Public Footpath 82 to the north-eastern corner of the Site.



Photograph B. South-easterly view of the smaller western field from Public Footpath 82 to the north-western corner of the Site.



Photograph C. Southerly view from the Battle recreation ground upon the ridge offset some 200m north of the Site, with a glimpse into the eastern field to the centre of view.

BATTLE - CONTEXT AREA

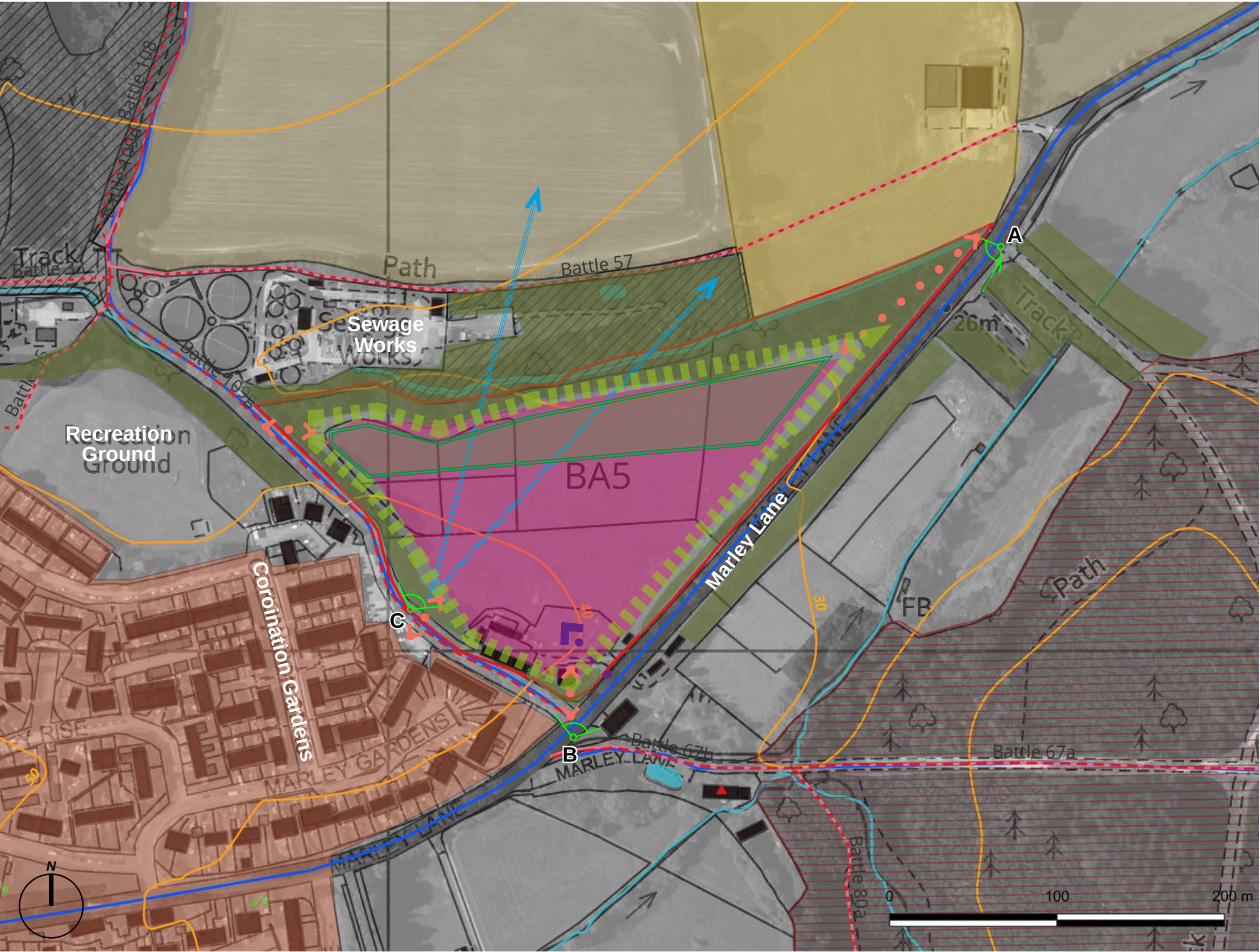
Site BA5 - Land east of Coronation Gardens - Site Assessment	
Location and Landscape Character Summary	Site BA5 comprises of a pasture field to the north-east of a residential area to the north-east of Battle. The Site is enclosed by a dense tree belt along Marley Lane to the south-east and a tree line with understorey scrub to the south-west. The centre of the western edge forms the north eastern edge of a minor ridge to the undulating wider countryside, west of which adjacent settlement extends to the east of Battle. Landform then falls away towards the 30m contour along the northern edge of the Site towards the north-eastern corner. A dense tree belt extends along and off the lower lying land to the north, to the west of which outside of the Site is a large sewage works. From the higher elevation of the land to the centre of the south western edge of the Site there is visibility to distant wooded skylines over intervening trees to the north east. The Site and surrounding landscape are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy BT9.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform]</i> The Site is located to the east of a minor ridge about the 40m contour within the undulating wider countryside between the River Brede valley and the Battle ridge. The minor ridge falls across the Site from the south-western edge about the 40m contour towards the 30m contour along the northern edge of the Site, towards the north-eastern corner.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field is characterised as an informal fieldscape resulting from regular piece meal enclosure, which extends about to the opposing side of Marley Lane to south-east and across the fields to the north, beyond the intervening water treatment processing facility. Off the south-west of the Site is an area of settlement expansion resulting from a planned estate. Offset to the south-east beyond informal fieldscape off Marley Lane is an extensive area of replanted ancient semi-natural woodland, bordered with assarted fields. Through reference to the High Weald NL Dataset, off the northern boundary of the Site a field parcel is identified as a historic field with no change, with the field west of this identified as subject to modification.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The Site is enclosed by the sunken form of Marley Lane to the south-east atop the bankside of which is an overgrown coppiced hazel hedgerow, now resembling a scrubby tree line, with some dispersed mature oak trees to the western half. A mature oak tree line extends along the trackway to the south-west, with understorey scrub and a tree line with understorey scrub to the south-west. A dwelling is located inside of the southern corner of the Site with its curtilage along Marley Lane part defined with a Leyland cypress hedgerow which detracts from natural character.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> There is a Grade II Listed Building located some 100m offset east of the southern corner of the Site. Through reference to the High Weald NL Dataset, the sunken Marley Lane and the track to the western boundary are recognised as historic routes. Off the northern boundary of the Site a field parcel is identified as a historic field with no change, with the field west of this identified as subject to modification.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site. Public Footpath 109g extends outside of the south-western edge of the Site along the track, with the mature oak tree line and glimpse through this at the field gate to centre of the boundary contributing to rural character.
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> The natural character of the Site contributes to a sense of rurality and tranquillity. The overgrown coppiced hazel hedgerow, now resembling a scrubby tree line, with some dispersed mature oak trees to the western half along the south-eastern edge of the Site along Marley Lane forms an overarching green tunnel type effect with the same sunken profile and bordering vegetation to the opposing roadside. There is a north-easterly glimpsed view from a field gate to the centre of the south-western Site boundary along which Public Footpath 109g extends, providing a vistas to offset tree'd skylines, (see Photograph C).
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site comprises of a pasture field to the north-east of a residential area, north-east of Battle. The centre of the western edge forms the north eastern edge of a minor ridge about the 40m contour along which the adjacent settlement, resulting from C20th settlement expansion of planned estates extends to west.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is visually enclosed due to the undulating landform and enclosure from tree belts and mature hedgerows. There is likely to be heavily filtered visibility from along Marley Lane when vegetation is out of leaf and there is a glimpse across the Site from a gap in the vegetation to the south-western boundary. The more elevated centre of the south-western part of the Site is more open to the landscape offset to the north than the remainder of the Site, but without return visibility from any ProW.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016) there is a limited contribution from the Site area to the key positive landscape attributes, comprising of the belt of undulating countryside which extends to the Battle ridge to the southwest of the main valley and a sense of tranquillity away from the main settlements and roads. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the Site has a limited contribution to away from the Marley Lane and the sewage works. The further High Weald NL characteristic of ridge top settlement is also present in this location to the south-west of the Site as indicated in the High Weald NL Dataset.
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements]</i> The enclosed situation of the Site and presence of built form to the west results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

BATTLE - CONTEXT AREA

Site BA5 - Land east of Coronation Gardens - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively due to the enclosed character of the Site and association with adjacent settlement on comparable landform to the south-west. The strength of expression of key positive landscape attributes of the overlying strength of expression associated with the Brede Valley, (LCA 11, 2016) there is a limited contribution from the Site area to the key positive landscape attributes, comprising of the belt of undulating countryside which extends to the Battle ridge to the southwest of the main valley and a sense of tranquillity away from the main settlements and roads. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the Site has a limited contribution to away from the Marley Lane and the sewage works which would substantially be maintained. The further High Weald NL characteristic of ridge top settlement is also present in this location to the south-west of the Site as indicated in the High Weald NL Dataset and would be maintained.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development. 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). Replace the Leyland cypress to the southern boundary with a hazel hedgerow. Establish a tree belt of dispersed oak and field maple to the south-eastern boundary inside of the hazel hedgerow, with an understorey of hazel to reinforce wooded character along the roadside. Maintain vistas through the development as identified within the Analysis Figure. The lower lying part of the Site to the north is anticipated for surface water attenuation and Public Open Space as indicated on the Analysis Figure and to maintain association with settlement pattern upon the ridge top and sides. The strong boundary to north and east would enclose and retain association of the settlement with that situated to a more elevated position outside of the Site to west. The anticipated access would occur in place of an existing curtilage boundary defined by Leyland cypress trees, with a limited impact on the more in keeping native boundary of hazel, which would otherwise be reinforced.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

BATTLE - CONTEXT AREA

Site BA5 - Land east of Coronation Gardens - Landscape Analysis



Legend

BE5 Land east of Coronation Gardens

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Indicative area for Residential - Low scale.

Potential Footway Link.

Indicative area recommended for Public Open Space / Habitat creation.

Figure BA5. Landscape Analysis for Site BA5.

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BATTLE - CONTEXT AREA

Site BA5 - Land east of Coronation Gardens - Photographs



Photograph A. South-westerly view along Marley Lane from adjacent to the north-eastern corner of the Site, where there is a small parking area, showing the dense hedgerow with dispersed trees to the south-eastern Site boundary.



Photograph B. Northerly view along Marley Lane from adjacent to the southern corner of the Site, with the access track along the south-western Site boundary to left, showing the mature hedgerow with dispersed trees to the Site boundary.



Photograph C. North-easterly glimpsed view from a field gate to the centre of the south-western Site boundary along which Public Footpath 109g extends, showing the glimpsed vistas to offset tree'd skylines.

BATTLE - CONTEXT AREA

Site BA6 - Land north of Brede Lane - Site Assessment		
Location and Landscape Character Summary	Site BA6 comprises of the south eastern part of an irregularly shaped field to the northern valleyside of the River Brede. Landform falls from below the 40m contour towards the 20m contour beyond the eastern edge of the Site where a watercourse drains. The Site is enclosed by Park Shaw Ancient Woodland to the north-east, a deciduous woodland belt to the south east and a block of Deciduous woodland block to the west. The hedgerow lined Brede Lane extends along the southern boundary of the Site, beyond which a 1970/80s planned estate is located. The relatively narrow north western edge of the Site is open, where there is continuity to the north western part of the field outside of the Site, which continues to rise towards the 60m contour. The Site and surrounding landscape are located within the High Weald NL.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (< >)	[Undulating landform or some distinct landform features] The Site is located upon an eastern face of an undulating landform to the northern valleyside of the River Brede valley. Landform falls from below the 40m contour towards the 20m contour beyond the eastern edge of the Site where a watercourse drains.	
2. Landscape pattern and time depth (>)	[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / presence of Ancient Woodland] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms part of an informal fieldscape resulting from regular piece meal enclosure, with continuity to a field to the north-west, both of which are enclosed with ancient semi natural woodland to the east and a plantation woodland to the west / south-west. A planned housing estate resulting from settlement expansion is located to the southern side of Brede Lane, adjacent to the Site, where this extends to the west. Along Brede Lane to the east are pockets of historic dispersed settlement to either side of the lane.	
3. ‘Natural’ character (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] The Site is enclosed by Park Shaw Ancient Woodland to the north-east, a deciduous woodland belt to the south east and a block of Deciduous woodland block to the west. The hedgerow lined Brede Lane extends along the southern boundary of the Site.	
4. Historic features (< >)	[Adjacent historic features that contribute to landscape character] Brede Lane is recognised within the High Weald NL Dataset as a historic road.	
5. Recreational use (<)	[Publicly inaccessible] There are no Public Rights of Way across the Site.	
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character] The natural character of the Site contributes to a sense of rurality and tranquillity, including the Park Shaw Ancient Woodland to the north-east, a deciduous woodland belt to the south east, a block of Deciduous woodland block to the west and the hedgerow lined Brede Lane extends along the southern boundary of the Site.	
7. Settlement pattern and setting (< >)	[The area has some association with surrounding settlement pattern] A1970/80s planned estate is located to the south of Brede Lane on falling ground, with some continuity of context with Ancient Woodland to the east and across south easterly aligned landform.	
8. Visual prominence (< >)	[Semi-enclosed or has some enclosed and some open areas] The Site is visually enclosed due to the undulating landform with landform facing south-east and enclosure within woodland to east and west, and with a mature hedgerow along Brede Lane. The higher ground to the north-west of the Site is glimpsed through the field gate within the roadside hedgerow to the south-east.	
9. Landscape Character strength of expression (< >)	[‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes] Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016) there is a limited contribution from the Site area and ancient woodland to its eastern boundary to the key positive landscape attributes, comprising of the relatively steep slopes to the River Brede; a sense of tranquillity away from the main settlements and roads; well wooded sides slopes, and scattered areas of Semi-Natural Ancient Woodland on the valley slopes, many of which are ghyll woodlands, a key characteristic of the High Weald. Characteristics valued within the overlying 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, rurality and tranquillity.	
10. Coalescence (< >)	[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements] The enclosed situation of the Site and presence of built form to the south results in very limited perceptual contribution to separation of settlement, with glimpsed visibility only from the adjacent extent of Brede Lane. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure if sited and designed sensitively, due to the enclosed character of the Site and association with adjacent settlement along Brede Lane to the south, with which it would share a comparable aspect upon the valleyside and enclosure from woodland to the east. The elevation of the proposed area would coincide with that of existing settlement offset to the west within Sedlescombe, beyond the intervening woodland. The strength of expression of key positive landscape attributes of the overlying Brede Valley, (LCA 11, 2016) there is a limited contribution from the Site area and ancient woodland to its eastern boundary to the key positive landscape attributes, comprising of the relatively steep slopes to the River Brede; a sense of tranquillity away from the main settlements and roads; well wooded sides slopes, and scattered areas of Semi-Natural Ancient Woodland on the valley slopes. Characteristics valued within the overlying 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, rurality and tranquillity which would be maintained, albeit with some loss of an irregular field.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development, with a minimum of 15m of semi natural habitat outside of private ownership adjacent to the Park Shaw Ancient Woodland. 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 tree belt of oak and field maple with understorey scrub should be extended along the north-western edge of the Site and part eastern to improve connectivity between adjacent woodland blocks and reinforce the deciduous belt to the east along the streamside.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

BATTLE - CONTEXT AREA

Site BA6 - Land north of Brede Lane - Landscape Analysis



Legend

BE6 Land north of Brede Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended tree belt with boundary scrub

Indicative area for Residential - Low scale.

Potential Footway Link.

Figure BA6. Landscape Analysis for Site BA6.

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BATTLE - CONTEXT AREA

Site BA6 - Land north of Brede Lane - Photographs



Photograph A. North-eastern view from the pavement along the south side of Brede Lane showing the mature hedgerow along the Site's southern boundary with roof lines glimpsed about.



Photograph B. North-westerly view from Brede Lane adjacent to a field gate to the south-eastern corner of the Site, showing the mature hedgerow along the Site's southern boundary and rising ground within the Site, enclosed with woodland.



Photograph C. North-westerly view from the field gate to the south-eastern corner of the Site, showing the rising ground within the Site, enclosed with woodland.

BEXHILL - CONTEXT AREA

BEXHILL - CONTEXT AREA

Landscape Character Summary

There are six sites within this Area. Two sites (BE1 and BE2) are located to the south of A259 along the western edge of Little Common village while Sites BE3 and BE4 lie to the north on the opposite side of the road, forming part of the village's western suburban fringe. Site BE5 is situated west of Coneyburrow Lane off the A259 and Site, BE6 is located further north along Sandhurst Lane, northwest of Little Common.

East Sussex Landscape Character Assessment (2016)

Through reference to **Figure 1-BE**, Sites No. BE1, BE2 and BE3 are located along the eastern edge of the Pevensey Levels LCA, (LCA 25). Site BE4 is located to the southeast of South Slopes of High Weald LCA (LCA 5), whilst Site BE5 is located mostly within this LCA and partially within the Pevensey Levels LCA (LCA 25). BE6 is located within the South Slopes of High Weald LCA (LCA 5).

Pevensey Levels (LCA 25)

Key positive landscape attributes of LCA 25 include:

- *'Extensive flat open grazing marsh as one of the largest wet grazing systems (3500ha) in south east England;*
- *A sense of remoteness and tranquillity in the heart of the area with big skies and cries of wetland birds;*
- *Islands or 'eyes' of slightly higher ground e.g. Northeys and Horse Eye;*
- *Historic farms and cottages generally associated with eyes or on the gentle spurs of higher ground which extend into the levels;*
- *Reed fringed winding river channels in open wetland pasture;*
- *An intricate pattern of manmade ditches as historic field enclosures and drainage systems;*
- *Few roads cross the area and windy lanes connect the scattered settlements.'*

The current condition of LCA 25 is identified as including: *'a largely unspoilt and pleasant rural landscape with few intrusive features and areas of relative remoteness. The Pevensey Levels area is generally a well managed pastoral landscape.'*

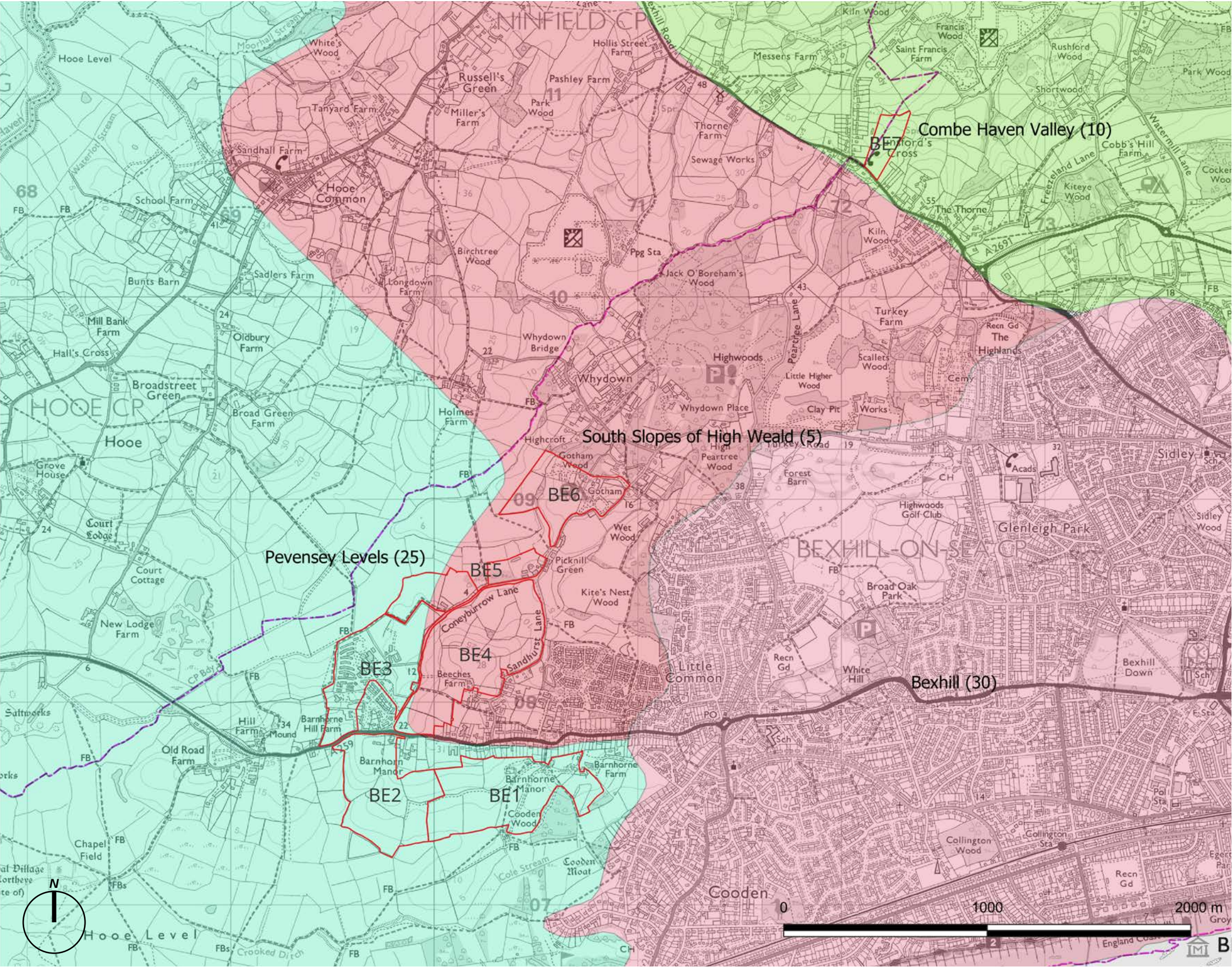
South Slopes of the High Weald (LCA 5)

Key positive landscape attributes of LCA 5 present within this Area include:

- *An intricate small scale landscape with a strong pattern of hedgerows;*
- *Wide views to the Downs from many areas;*
- *The source of the River Cuckmere into which most streams in the western part of the area drain;*
- *Many scattered small farm ponds and hammer ponds as relics of the iron industry which thrived in this area;*
- *A sense of tranquillity and relative remoteness away from the main settlements and roads;*
- *Frequent scattered small woods and shaws, many of which are Semi-Natural Ancient deciduous woodland;*
- *Ghyll woodlands in the many steep sided valleys which are a key characteristic of the High Weald;*
- *Larger areas of continuous woodland in the Great Wood complex to the east of Rushlake Green and the largest woodland block in the area to the east of Penhurst at Creep Wood;*
- *Many scattered small historic villages, hamlets and large farmsteads centred around a church or a pub.'*

The current condition of LCA 5 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.'*

BEXHILL - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

- BE1** Land south of Barnhorn Road, (east)
- BE2** Land south of Barnhorn Road, (west)
- BE3** Land at Northeye and adjoining land
- BE4** Beeches Farm / Barnhorn Road
- BE5** Land north of Coneyburrow Lane
- BE6** Land west of Sandhurst Lane
- BE7** St Francis Farm, Potmans Lane

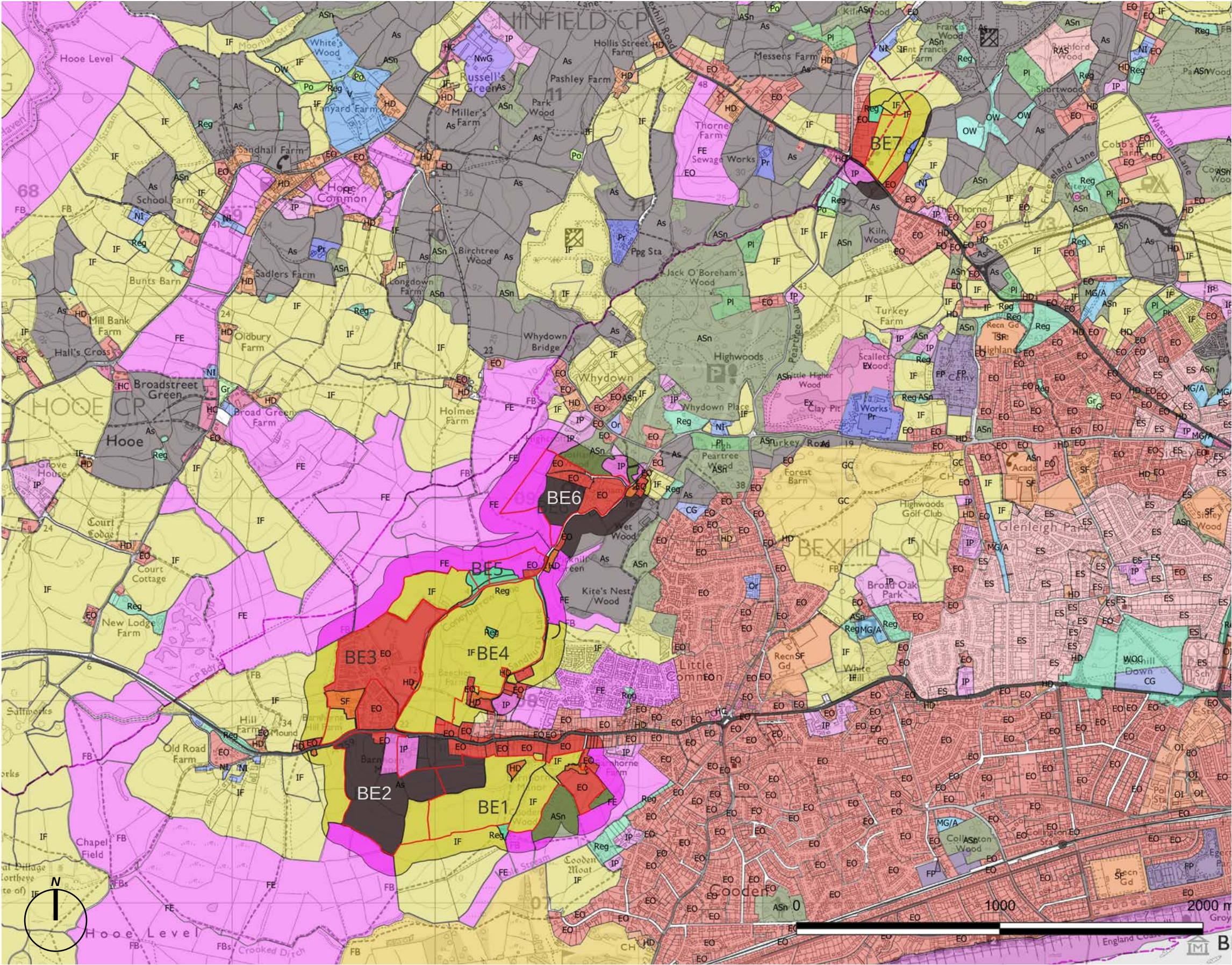
East Sussex Landscape Character Areas

- Combe Haven Valley (LCA 10)
- Pevensey Levels (LCA 25)
- South Scope of High Weald (LCA 40)
- Bexhill (LCA 30)

Figure 1-BE. East Sussex Landscape Character Areas (2016)

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BEXHILL - CONTEXT AREA



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Legend

Rother District Boundary

Assessment Sites

BE1 Land south of Barnhorn Road, (east)

BE2 Land south of Barnhorn Road, (west)

BE3 Land at Northeys and adjoining land

BE4 Beeches Farm / Barnhorn Road

BE5 Land north of Coneyburrow Lane

BE6 Land west of Sandhurst Lane

BE7 St Francis Farm, Potmans Lane

Sussex Historic Landscape Character (Broad Type / HLC Type)

Designed Landscapes / Informal Parkland

Fieldsapes / Assarts

Fieldsapes / Formal Enclosure (planned/private)

Fieldsapes / Historic Dispersed

Fieldsapes / Informal Fieldsapes

Horticulture / Orchard

Recreation / Sports Fields

Woodland / Regenerated

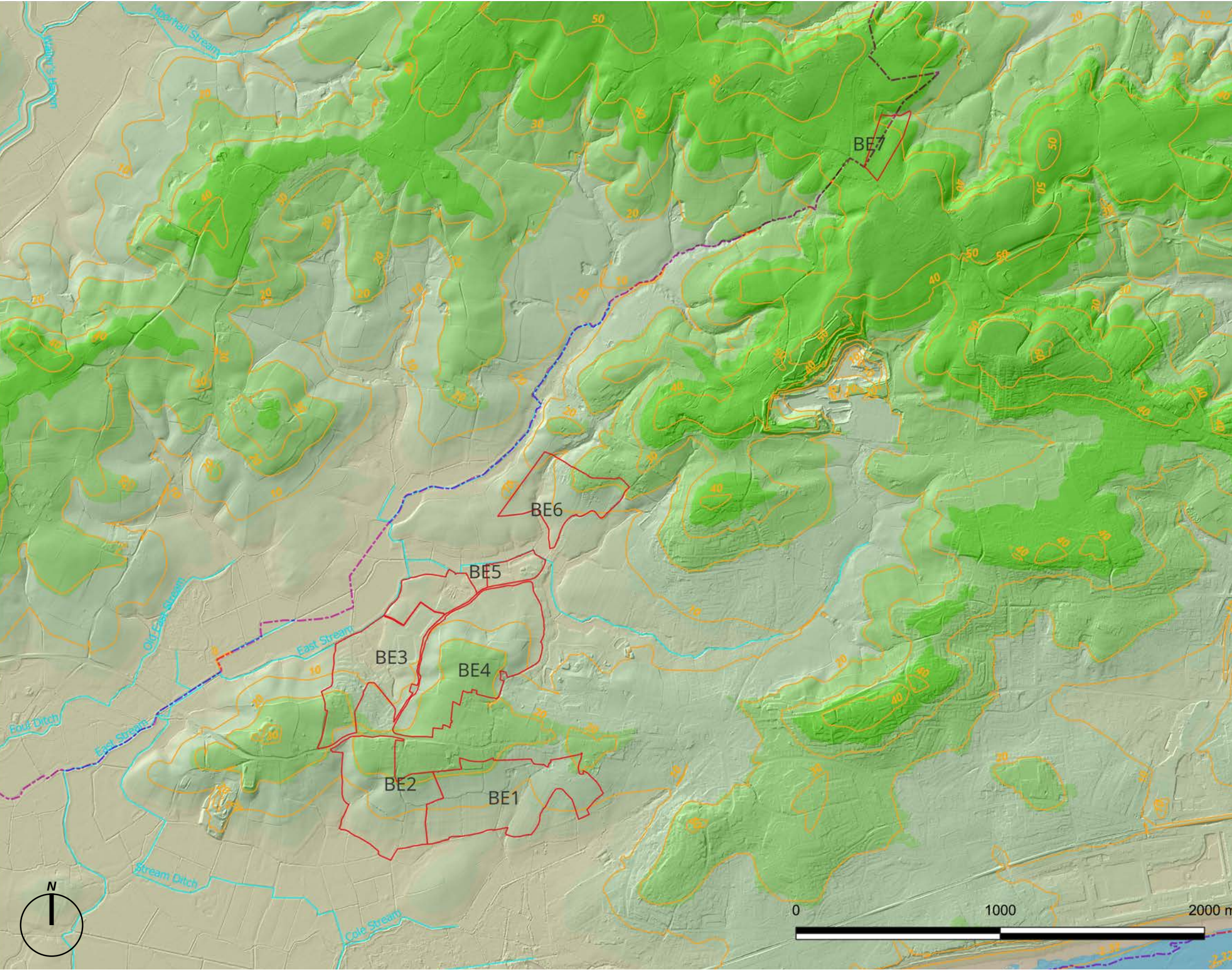
Woodland / Ancient Semi-natural

Settlement / Historic Core

Settlement / Expansion - Other

Figure 2-BE. Sussex Historic Landscape Character Types (2014)

BEXHILL - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

BE1 Land south of Barnhorn Road, (east)

BE2 Land south of Barnhorn Road, (west)

BE3 Land at Northeye and adjoining land

BE4 Beeches Farm / Barnhorn Road

BE5 Land north of Coneyburrow Lane

BE6 Land west of Sandhurst Lane

BE7 St Francis Farm, Potmans Lane

Contour Lines and Watercourses

Contour lines, (10m increment)

Watercourse, (Source: OS Open Rivers)

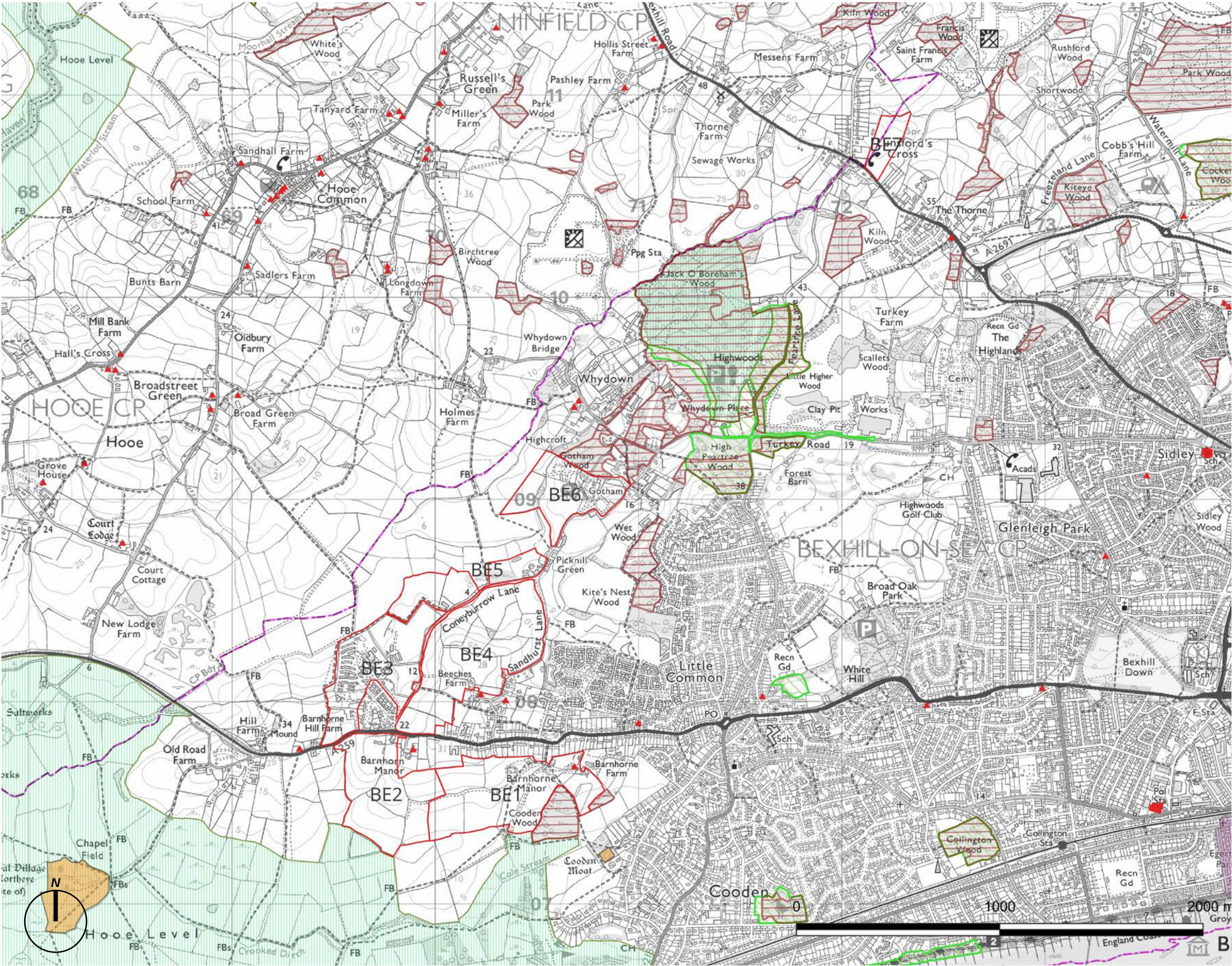
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

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 3-BE. Landform

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BEXHILL - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

BE1 Land south of Barnhorn Road, (east)

BE2 Land south of Barnhorn Road, (west)

BE3 Land at Northeye and adjoining land

BE4 Beeches Farm / Barnhorn Road

BE5 Land north of Coneyburrow Lane

BE6 Land west of Sandhurst Lane

BE7 St Francis Farm, Potmans Lane

Designations

Scheduled Monument

Ancient Woodland

Site of Special Scientific Interest

Listed Buildings

Conservation Area

Local Wildlife Site

Figure 4-BE. Relevant Designations

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BEXHILL - CONTEXT AREA

Site BE1 - Land south of Barnhorn Road, (east) - Site Assessment

Location and Landscape Character Summary	Site BE1 comprises of a series of some seven fields located upon sloping landform off a sandstone ridge which falls towards the offset Stream Ditch. The Site is bordered to the south-east and south-west with low-lying grazing meadows intersected by a complex system of ditches and which supports important communities of wetland flora and fauna, (designated as the Pevensey Levels Site of Special Scientific Interest, SAC and Ramsar). The landform rises from about the 5m contour towards the localised ridge to the north about the 20-30m contours, along which the A259 and ribbon development extends west from Bexhill. Planned estates to the western edge of Bexhill are located at an offset of some 300m to the east. The Cooden Wood Ancient Woodland is located outside of the Site, albeit forming a separation between the fields to the west which fall to the south, forming a cohesive pattern and the eastern most more enclosed field, orientated more south-east, which is in use as the Barnhorn Manor Caravan Park. Access is gained from the A259 to the north along a private track to Barnhorne Manor Lower Barnhorne, which is Grade II Listed. There are various tree belts along the field boundaries to the west of Cooden Wood. Public Footpath 40b extends from the north to the eastern edge of Cooden Wood, with Public Footpath 62a extending south west of this across the Site to a localised high point offset to the south west along Public Footpath 62b. The Site forms a part of the Draft Site Allocation Policy BX22.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> Site BE1 is located upon sloping landform which falls from a southerly sandstone ridge towards the Pevensey Levels. The landform rises from about the 5m contour towards the localised ridge to the north about the 20-30m contours, along which the A259 extends west from Bexhill. The eastern most more enclosed field, which is in use as the Barnhorn Manor Caravan Park is orientated more south-east, whilst the six fields west of this are orientated more south, pivoted about the Cooden Wood Ancient Woodland.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the fields within the Site form part of an informal fieldscape which extends away to the south, where it forms a mosaic with areas of formal enclosure. This HLCT extends to the eastern edge of the Site towards the western settlement edge of Bexhill defined within settlement expansion. The north-western corner forms part of a field pattern which extends about Barnhorn Manor resulting from earlier assart. Settlement expansion borders to the north, associated with the ribbon development and small estates along and off the A259, with the same HLCT applied to the field to the east of the Site in use as the Barnhorn Manor Caravan Park. Pockets of historic dispersed settlement are identified about the Grade II Listed Barnhorne Manor Lower Barnhorne, and within the field offset west of this.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Site BE1 comprises of a series of some seven fields located upon sloping landform which falls towards the offset Stream Ditch. The Site is bordered to the south and offset to south-west with low-lying grazing meadows intersected by a complex system of ditches, designated as part of the Pevensey Levels Site of Special Scientific Interest. The Cooden Wood Ancient Woodland is located outside of the Site, dividing the eastern most field from those to the west. A further area of Ancient Woodland is located outside of the south-eastern corner of the Site. There are various tree belts along the field boundaries to the west of Cooden Wood. The fields to the west are defined within a strong structure of tree belts and lines of varying widths.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> The Grade II Listed Barnhorn Manor is offset from the north-western corner of the Site, with field pattern on rising ground from early assarted field systems within the north-western part of the Site forming part of the wider context to this. The Grade II Listed Barnhorne Manor Lower Barnhorne is located within the north-eastern part of the Site, described within the NHLE listing as a timber-framed building refaced with flints with dressings and quoins of red brick, with a tiled roof. The listing identifies that this is named Barnehorne or Barnhorn Manor and the easternmost one of the two which is marked on the map as Barnhorn Farm but was the original house of the Manor of Barnhorn. There is a further non designated historic built form within the field offset west of this. The roofline to Lower Barnhorne can be appreciate from the eye of higher ground to the south-west and the field along the western edge of the Cooden Wood Ancient Woodland, which is located outside of the Site. The Ancient Woodland contributes natural time depth within the landscape.
5. Recreational use (< >)	<i>[Some Public Rights of Way and footpaths]</i> Public Footpath 40b extends from the north to the eastern edge of Cooden Wood, with Public Footpath 62a extending south west of this across the Site to a localised high point offset to the south west along Public Footpath 62b.
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> The natural character of the Site contributes to a sense of rurality and tranquillity with traditional land uses and few modern, human influences, beyond the presence of Barnhorn Manor Caravan Park to the east and ribbon development off the northern Site boundary. The curtilage to ribbon development off the A259 extends along the northern edge of the central field within the Site, with a more direct association here.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop and contributes to views that are important to the character of a settlement].</i> The suburban settlement edge of Bexhill is located between 150 - 250m off the eastern edge of the Site beyond intervening fields. Settlement pattern within the area otherwise extends along the A259 about a localised ridge, which rises west from Bexhill along the 20-30m contours to the north. Historic dispersed settlement include the Grade II Listed Barnhorne Manor Lower Barnhorne to the north east of the Site, which is associated with the Grade II Listed Barnhorn Manor, which is offset outside of the north-western corner of the Site along the ridge side.
8. Visual prominence (< >)	<i>[Has some enclosed and some open areas].</i> There is an island of slightly higher ground which rises south off the south-western corner of the Site, over which Public Footpath 62a extends, from which views back over the main western part of the Site can be gained. The southerly orientation of the fields and definition with mature tree belts, particularly to the field boundary offset west of the Site, results in enclosure of the fields from visibility from the A259 and Public Footpath south of this, where gained from further offset to the west. This can be seen through reference to Photograph's No. 01 and 02 for Site BE2 .

BEXHILL - CONTEXT AREA

Site BE1 - Land south of Barnhorn Road, (east) - Site Assessment			
9. Landscape Character strength of expression (< >)	[<i>Fairly frequent' landscape, perhaps with some key positive landscape attributes</i>] Regarding strength of expression associated with the Pevensey Levels (LCA 25, 2016) there is a contribution from the Site to the valley sides of the extensive flat open grazing marsh, where a sense of remoteness and tranquillity can be experienced with big skies and cries of wetland birds. There is an islands of slightly higher ground which rises south off the south-western corner of the Site from which a shallow view back over the main western part of the Site can be gained.		
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 sloping landform towards the Pevensey Levels has some contribution to the landscape which separates Bexhill to the east from Eastbourne offset beyond the Pevensey Levels to the south-west.		
Sensitivity Analysis			
Sensitivity Analysis Commentary	The Site area comprises of a series of some seven fields, with the eastern field separated from those to the west by the Cooden Wood Ancient Woodland, which forms a separation between the more cohesive group of fields to the west which fall to the south towards the Pevensey Levels and the eastern most more enclosed field, orientated more south-east, which is in use as the Barnhorn Manor Caravan Park. Access is gained from the A259 to the north along a private track to Barnhorne Manor Lower Barnhorne, which is Grade II Listed. The more enclosed and separately orientated field to the east is considered to have some capacity for low scale residential development as indicated on the Analysis Figure. The physical enclosure and separation from the surrounding countryside is considered to result in a location which may additionally be suitable for Low - Medium scale Commercial / Industrial. The more cohesive group of fields to the west, which fall to the south towards the Pevensey Levels are defined within a strong structure of tree belts and lines of varying widths. The southerly orientation of the fields and definition with mature tree belts, particularly to the field boundary offset west of the Site, results in enclosure of the fields from visibility from the A259 and Public Footpath south of this, where viewed from further offset to the west. This can be seen through reference to Photograph's No. 01 and 02 for Site BE2. There is some association from the northern most fields to existing settlement pattern along and off the A259 to the north, whilst there is some separation in terms of distance and intervening vegetation to the historic dispersed settlement of the Grade II Listed Barnhorn Manor, which is offset outside of the north-western corner of the Site along the ridge side. Public Footpath 62a extends south west beyond the field west of Cooden Wood to a localised high point offset to the south west along Public Footpath 62b. There is a glimpse of the southern facade to Barnhorne Manor Lower Barnhorne here across the field west of Cooden Wood.		
Landscape Guidelines	The Cooden Wood Ancient Woodland and offset Ancient Woodland to east of this should be provided with a buffer of at least 15m width of semi natural habitat. It is recommended that the Ancient Woodland parcels are provided with a linking woodland belt with scrub which would extend along the southern edge of the Site. A thinner tree belt is recommended along the northern edge of the proposed development area to provide some further physical and visual separation with the Grade II Listed Barnhorne Manor Lower Barnhorne. Development should be of high quality and landscape-led. The narrow central fields west of the Ancient Woodland, the westernmost of which contains a Public Footpath should be maintained / perhaps part maintained outside of development to conserve the rural character and perception of this from the Right of Way, with suitable buffers where required, including consideration of the present glimpsed visibility towards the southern elevation of the Grade II Listed Barnhorne Manor Lower Barnhorne. The historic dispersed built form north-west of these fields should be considered for retention in part, perhaps re-purposed or incorporated in some way to retain the time depth to non designated heritage assets within the Site. The more cohesive group of fields to the west, which fall to the south towards the Pevensey Levels are defined within a strong structure of tree belts and lines of varying widths, which would physically and visually contain settlement, whilst reflecting a westerly extension of the Bexhill settlement boundary towards a strong western boundary tree belt, underscoring the existing ribbon development to north. Where vegetated boundaries are thinner there may be an opportunity to further reinforce these, which may contribute to enhanced ecological connectivity and reduced sediment runoff / potential improvement to water quality.		
Sensitivity Judgement			
	Development Scenario		
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale
Landscape Sensitivity Rating	Moderate	High	Moderate – High

BEXHILL - CONTEXT AREA

Site BE1 - Land south of Barnhorn Road, (east) - Landscape Analysis

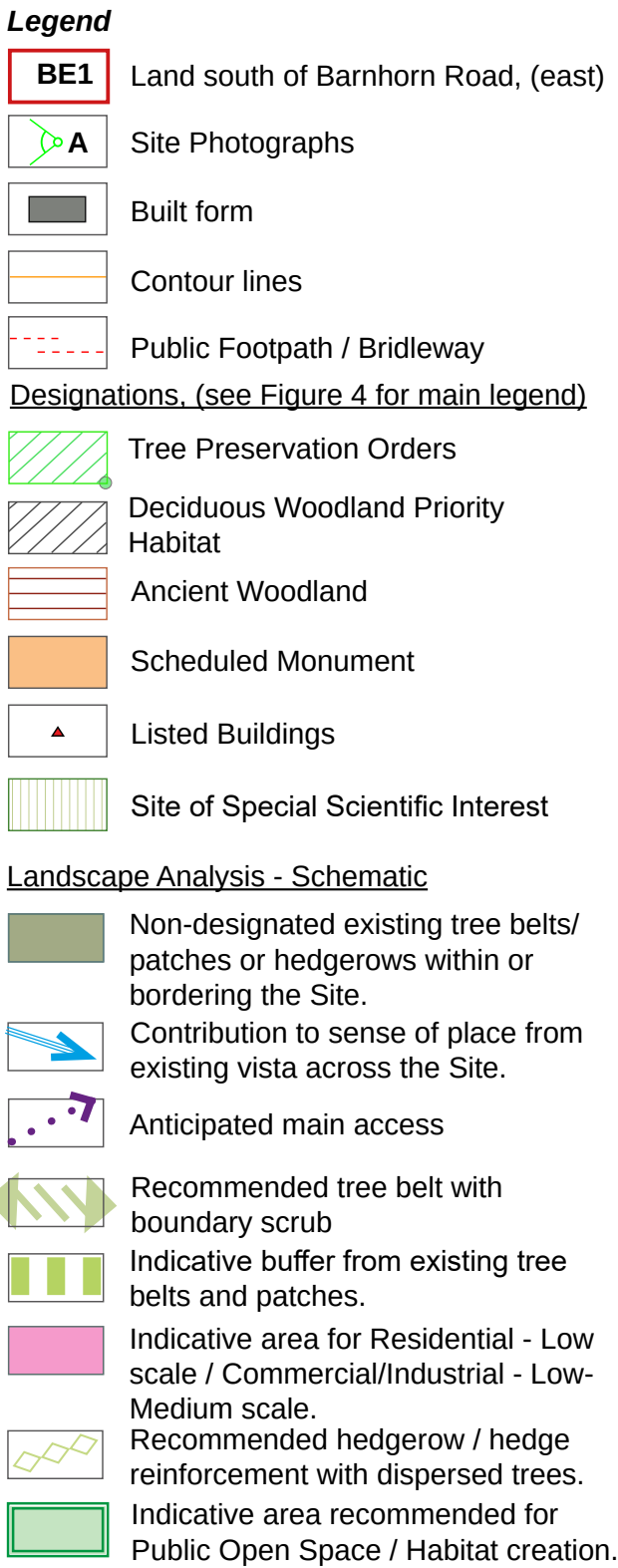
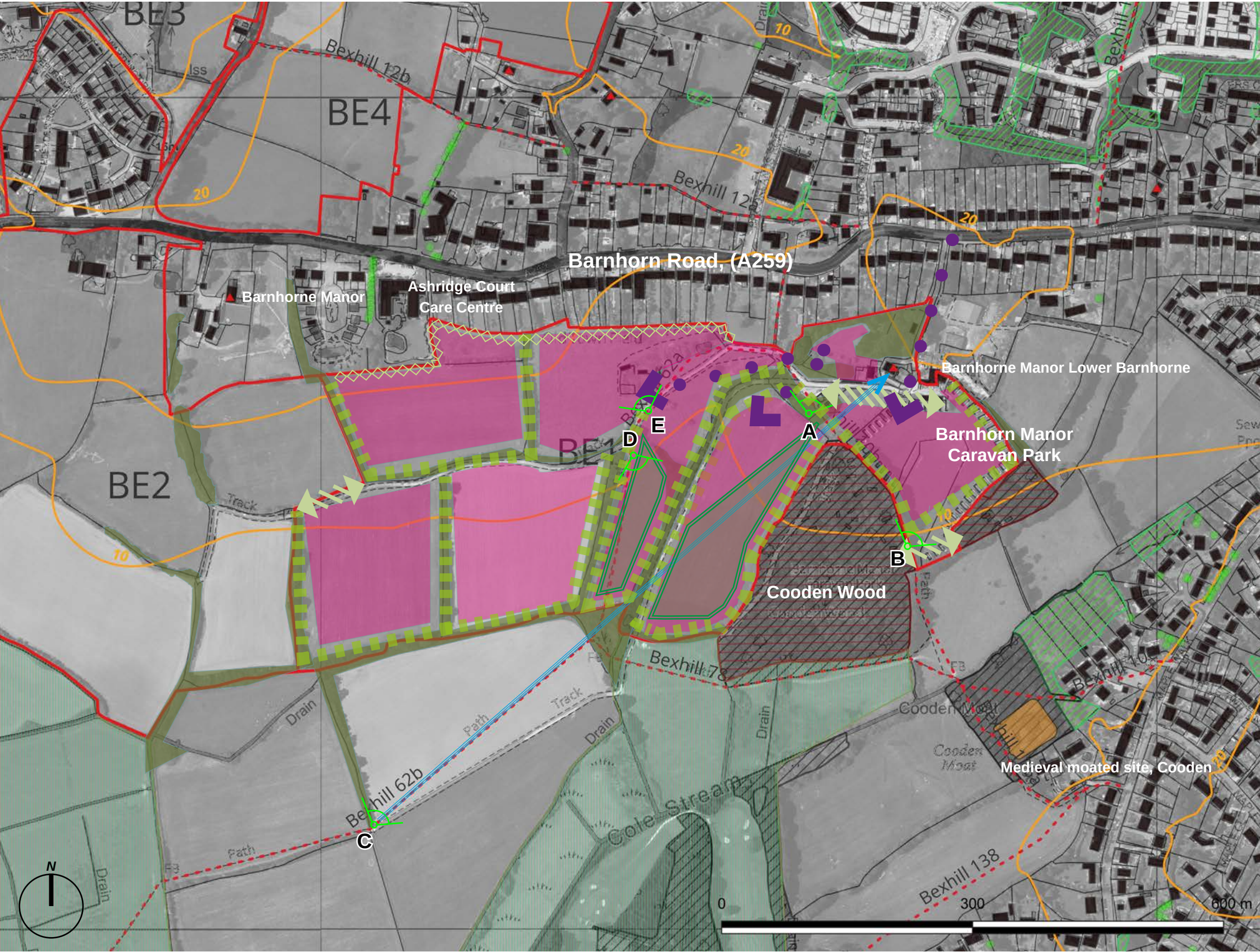


Figure BE1. Landscape Analysis for Site BE1.

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BEXHILL - CONTEXT AREA

Site BE1 - Land south of Barnhorn Road, (east) - Photographs



Photograph A. Northerly viewpoint within an enclosed area offset south-west of Barnhorne Manor, Lower Barnhorne.



Photograph B. Northerly viewpoint from inside the southern corner of the field in use by Barnhorn Manor Caravan Park.



Photograph C. North-easterly view from the eye of higher ground to the south-west, where fields across rising landform to the ribbon development along the sandstone ridge can be seen. The roof and southern elevation to the (Grade II Listed) Barnhorne Manor, Lower Barnhorne can be seen within trees to the centre right of view.

BEXHILL - CONTEXT AREA



Photograph D. Southerly view along Public Footpath 62A showing falling landform towards canopy of Cooden Wood.



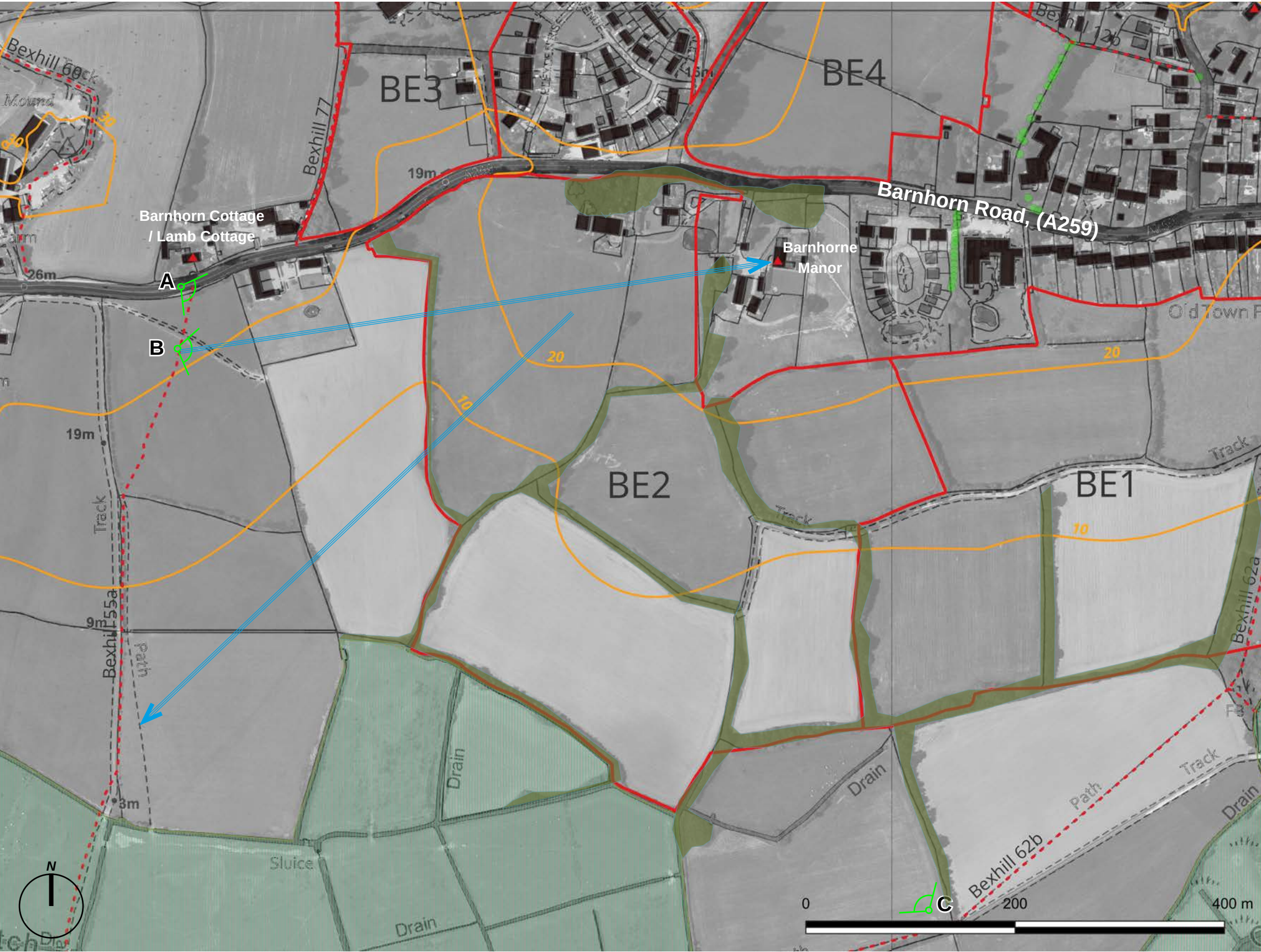
Photograph E. Northerly view from Public Footpath 62A showing a non designated historic built form within the field offset north-west of the Footpath.

BEXHILL - CONTEXT AREA

Site BE2 - Land south of Barnhorn Road, (west) - Site Assessment		
Location and Landscape Character Summary	Site BE2 comprises of a patchwork of some six fields located upon relatively open, sloping landform to the west of BE1, south of and bordering Barnhorn Road, (A259). The Site is bordered to the south-west with low-lying grazing meadows, intersected by a complex system of ditches which support important communities of wetland flora and fauna, (designated as the Pevensey Levels Site of Special Scientific Interest, SAC and Ramsar). The landform rises from about the 5m contour towards a sandstone ridge to the north about the 25-30m contour, along which the A259 and ribbon development extends. The wider curtilage to the Grade II Listed Barnhorn Manor forms part of the north-eastern edge of the Site. Public Footpath 55a extends some 300m west of the Site from south of the A259. Offset to the south-west the South Downs escarpment can be seen beyond the Levels, some 14km distant.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (< >)	[Undulating landform or some distinct landform features] Site BE2 is located upon sloping landform which falls towards the Pevensey Levels. The landform rises from about the 5m contour towards the localised ridge to the north about the 25-30m contours, along which the A259 extends west from Bexhill. The sloping landform undulates with the eastern most fields facing south and the western fields facing south-west. The western boundary is situated along a field boundary west of which landform turns about to face south-east.	
2. Landscape pattern and time depth (>)	[Complex landscape field patterns / Assarted field patterns] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the fields within the Site substantially form part of a field pattern which extends about Barnhorn Manor resulting from earlier assart. An area of informal parkland extends west into the Site from its context within the surrounding area to Barnhorn Manor. A pocket of settlement expansion is located west of this along the A259. The same type extends to the north of the A259. The south-eastern corner of the Site is characterised as an informal field, which is consistent in characterisation with those to the east and south-east of it outside of the Site.	
3. 'Natural' character (<)	[Lack of semi-natural habitat coverage or valued natural features such as intensively farmed] Site BE2 comprises of a series of some six fields located upon sloping landform which falls towards the offset Stream Ditch. The Site is bordered to the south-west with low-lying grazing meadows intersected by a complex system of ditches, designated as part of the Pevensey Levels Site of Special Scientific Interest. There are various tree belts and hedgerows along the field boundaries within the Site.	
4. Historic features (< >)	[Adjacent presence of historic features that contribute to landscape character] There is a very localised direct influence on the landscape from the Grade II Listed Barnhorn Manor is located off the north-east of the Site enclosed within vegetated parkland grounds, albeit the likely associated assarted field pattern adjacent within the Site subtly extend this influence. Barnhorn Manor is described within the NHLE listing as an L-shaped C18 house refaced with Roman cement, with a tiled roof. Tiled roof. The listing identifies that this is the westernmost one of the two which is marked on the map as Barnhorn Manor and was previously known as Upper or Great Barnhorn and before that as Nutbrowns, part of the Manor of Buckholt.	
5. Recreational use (<)	[Publicly inaccessible] Public Footpath 55a extends some 300m west of the Site from south of the A259.	
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character / some scenic value] The natural character of the Site contributes to a sense of rurality and tranquillity with traditional land uses and few modern, human influences, beyond the presence of dispersed built form within vegetation to the north off the A259. There is high scenic value from views across the Site in particular towards the offset backdrop of the South Downs escarpment some 14km distant, with the sloping landform leading to the lower lying grazing meadows within the Pevensey Levels forming part of a cohesive rural landscape.	
7. Settlement pattern and setting (<)	[The area does not have any association with surrounding settlement pattern / provides some contribution as a backdrop and contributes to views that are important to the character of a settlement]. Settlement pattern within the area comprises of ribbon development along the A259 about a localised ridge, which in this location stops in place of the Grade II Listed Barnhorn Manor, with surrounding agricultural built form. There is an area of built form associated with the former prison offset to the north of the A259 in a well enclosed situation. The sloping landform across the Site contributes to the rural approach to Bexhill.	
8. Visual prominence (>)	[Open character with little screening land cover / Area is visually prominent or contains distinctive skylines] The six fields within the Site are located upon relatively open, sloping landform, south of and bordering the ridgetop Barnhorn Road, (A259) There is an island of slightly higher ground which rises south off the south-eastern corner of the Site, over which Public Footpath 62a extends, from which views back over the Site up to the tree'd ridgeline can be gained.	
9. Landscape Character strength of expression (< >)	[Fairly frequent' landscape, perhaps with some key positive landscape attributes.] Regarding strength of expression associated with the Pevensey Levels (LCA 25, 2016) there is a contribution from the Site to the valley sides of the extensive flat open grazing marsh, where a sense of remoteness and tranquillity can be experienced with big skies and cries of wetland birds. There is an island of slightly higher ground which rises south off the south-eastern corner of the Site from which views back over the main western part of the Site can be gained.	
10. Coalescence (< >)	[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements] The sloping landform towards the Pevensey Levels contributes to the landscape which separates Bexhill to the east from Eastbourne offset beyond the Pevensey Levels to the south-west.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	Site BE2 comprises of a patchwork of some six fields located upon relatively open valley sides of the extensive flat open grazing marsh of the Pevensey Levels, where a sense of remoteness and tranquillity can be experienced with big skies, forming part of a cohesive rural landscape. This area is considered to have no capacity for low scale residential development, due to the high susceptibility from the time depth of the assarted fields, forming part of a field pattern which extends about Barnhorn Manor and visual prominence of the relatively open, sloping landform, with high scenic value contributed from views across the Site in particular towards the offset backdrop of the South Downs escarpment some 14km distant, and which contributes to the rural approach to Bexhill.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

BEXHILL - CONTEXT AREA

Site BE2 - Land south of Barnhorn Road, (west) - Landscape Analysis



Legend

BE2 Land south of Barnhorn Road, (west)

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

Listed Buildings

Site of Special Scientific Interest

Tree Preservation Orders

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Figure BE2. Landscape Analysis for Site BE2.

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BEXHILL - CONTEXT AREA

Site BE2 - Land south of Barnhorn Road, (west) - Photographs



Photograph A. South easterly view from the pavement to the ridge top Barnhorn Road, (A259) showing the open fieldscape about the ridge side across the Site, falling towards the Pevensy Levels and the sea.



Photograph B. Easterly view from Public Footpath 55a, which extends some 300m west of the Site from south of the A259 showing the open fieldscape about the ridge side across the Site. The roof and western elevation to the (Grade II Listed) Barnhorne Manor can be seen within trees inside of the left of view.



Photograph C. North-westerly view from the eye of higher ground to the south-east, where fields across rising landform to the dispersed historic built form along the sandstone ridge can be seen as part of a tree'd skyline. The roof and southern elevation to the (Grade II Listed) Barnhorne Manor can be seen within surrounding built form to the centre of view.

BEXHILL - CONTEXT AREA

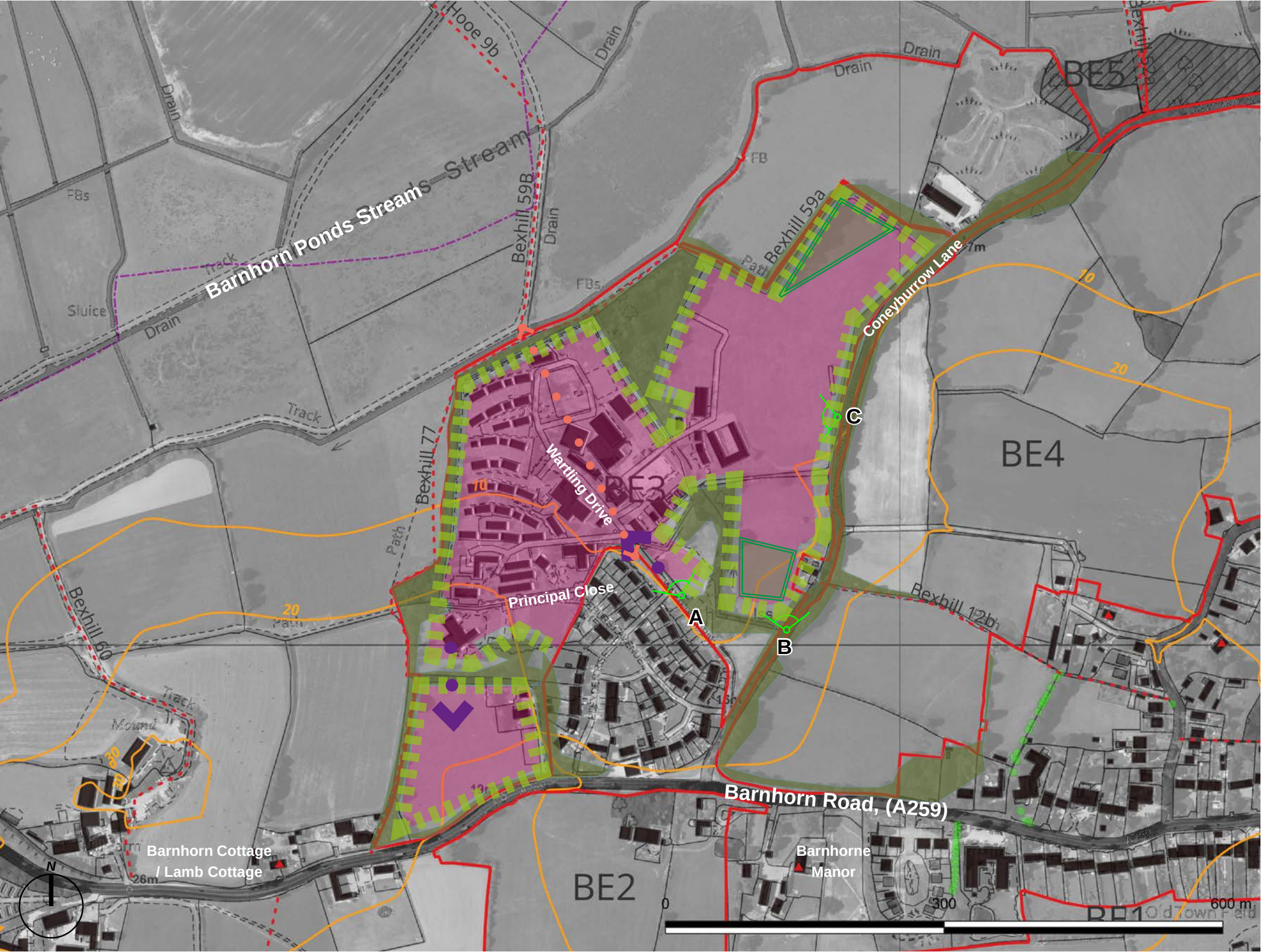
Site BE3 - Land at Northeys and adjoining land - Site Assessment	
Location and Landscape Character Summary	Site BE3 is located north of the Barnhorn Road, (A259) comprising of a former prison site / UAE Technical Training Project, and fields to north east and south west of this, which are located about a planned estate accessed off Coneyburrow Lane, which otherwise extends along the Site's eastern boundary. The Site's western boundary is defined by the low lying ditches of the Hoo Levels, with surrounding fields in use for rearing cattle. Landform is undulating arising off a spur of high ground to the east of Coneyburrow Lane, which extends north from the latitudinal sandstone ridge to the south along which the A259 extends about the 20-30m contours. Site BE3 includes an area allocated for housing, with associated amenity green space for recreational uses and as natural green space, under Policy BEX10: Land at Northeys, (Former UAE Technical Training Project) of the adopted Development and Site Allocations Plan, (2019). The Site forms a part of the Rother DC Draft Site Allocation Policy BX28.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform]</i> Landform within the Site falls from south to north off a latitudinally aligned sandstone ridge about the 20-30m contours, along which the A259 extends to a low of some 2m aOD along the north-western edge adjacent to the Hoo Levels, where field drains extend. Landform rises in a spur outside of the eastern boundary of the Site beyond Coneyburrow Lane, extending north of the sandstone ridge, with Coneyburrow Lane tracing the edge of this spur against the adjacent lower level within the Site, with landform undulating to result in a relative low to the eastern central part of the Site and a relative high to west of this.
2. Landscape pattern and time depth (<)	<i>[Regular field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the Site is historically characterised under the settlement expansion type, with a summary provided of prisons, with the same type continuing outside of the Site to the south summarised as a planned estate, west of which within the Site is an area of sports fields. South of the sports fields is a field parcel characterised as an informal field, which is the common type otherwise surrounding to west, east and north-east. There is a pocket of historic dispersed settlement, which is located outside of the south-eastern edge of the Site along Coneyburrow Lane, which forms an inset within the Site area which otherwise extends along the Lane.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Coneyburrow Lane to the eastern edge of the Site is oak tree lined, with understorey scrub of varying densities. There are patches of woodland within the Site, albeit these are not recorded by Natural England on their Deciduous Woodland priority habitat register. There are dispersed trees of ash and poplar/alder with dense understorey scrub of goat willow and hawthorn tree belts with understorey scrub about the northern and north eastern edges of the Site, originating from the C20th.
4. Historic features (<)	<i>[Absence of historic features in or adjacent to the area that contribute to landscape character]</i> The Grade II Listed Barnhorn Cottage / Lamb Cottage and Barnhorne Manor are respectively located some 150m off the south western and south eastern corner of the Site with little association to the Site area.
5. Recreational use(<)	<i>[Publicly inaccessible]</i> Public Footpath 59a extends about the northern perimeter of the Site, connecting with Public Footpath 77 outside of the western boundary along the vegetated boundary within fields in use for long horn cattle. Public Footpath 59b then extends away to the north-west into the Hoo Levels. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.2&lat=50.84819&lon=0.41139&layers=6&b=ESRIWorld&o=64 >) the Footpath about the northern perimeter of the Site did historically extend through the Site from the connection with PF59b on a south-easterly alignment to connect with Coneyburrow Lane offset south of the inset historic settlement.
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> The natural character of the Site contributes to a sense of rurality and tranquillity, albeit this does not read as part of the surrounding landscape fabric or with time depth associated with landform and drainage, other than the oak tree line along Coneyburrow Lane.
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 Site includes an area of settlement defined to serve a prison population, whilst to the south is an area of residential development resulting from a planned estate. An historic cottage is located outside of the eastern edge of the Site along Coneyburrow Lane.

BEXHILL - CONTEXT AREA

Site BE3 - Land at Northeye and adjoining land - Site Assessment		
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by landform or land cover / Does not form a visually distinctive or prominent skyline.]</i> The existing settlement and enclosure with tree belts limits visibility into the Site to glimpses through boundary vegetation.	
9. Landscape Character strength of expression (< >)	<i>[‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes.]</i> Regarding strength of expression associated with the Pevensey Levels (LCA 25, 2016) there is a limited contribution from the Site to the valley sides of the extensive flat open grazing marsh, where a sense of remoteness and tranquillity can be experienced. The historic dispersed cottage located outside of the south-eastern edge of the Site along Coneyburrow Lane associates with the positive landscape attribute of historic cottages generally associated with the gentle spurs of higher ground which extend into the levels.	
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 previously developed character of much of the Site and association with an existing planned estate to the south limits the potential for contribution to coalescence to the surrounding fields to the south-west and north-east. Those to the north are less associated with surrounding settlement and would have the greatest susceptibility taking into account the countryside surrounding.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The former prison site / UAE Technical Training Project is not susceptible to change and it is likely to be able to accommodate the relevant type of development without significant change or adverse effects. The surrounding field to the south-west is closely associated with the adjacent settlement to the east and the prison area to the north. The area of more undulating landform about the field to the north-east is more susceptible, further to higher natural character and association with the dispersed historic cottage along the roadside here. The field to the north of this is more modified with C20th boundaries to the north and a closer association with the former prison use.	
Landscape Guidelines	Retain good condition tree'd areas and scrub within the Site and Site boundaries. Development should be of high quality and landscape-led, (see Generic Guidance provided within the Report). The Public Footpath 59a about the northern perimeter of the Site could be closed and permanently diverted to the historic south-easterly alignment through the Site to a more southerly point along Coneyburrow Lane, as indicated on historic maps from the late C19. The north-eastern part of the Site comprising of fields might be retained for recreational and habitat creation purposes, particularly that about the historic dwelling, where there is more variety in landform and presentation of natural character. The open character to the north-west might be brought into the Site through a more broken edge of vegetation here if not developed.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

BEXHILL - CONTEXT AREA

Site BE3 - Land at Northeye and adjoining land - Landscape Analysis



Legend

BE3 Land at Northeye and adjoining land

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Indicative area for Residential - Low scale.

Potential Footway / Cycle / Emergency access path.

Indicative area recommended for Public Open Space / Habitat creation.

Figure BE3. Landscape Analysis for Site BE3.

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BEXHILL - CONTEXT AREA

Site BE3 - Land at Northeye and adjoining land - Photographs



Photograph A. North-westerly view along Wartling Drive adjacent to Playden Rise and the north-eastern edge of the housing estate looking across the former prison site subject to Policy BEX10: Land at Northeye, (Former UAE Technical Training Project) of the adopted Development and Site Allocations Plan, (2019).



Photograph B. Glimpsed view through farm gate along the oak tree lined Coneyburrow Lane into the south-eastern field within the Site with more undulating landform and association with the dispersed historic cottage along the roadside here.



Photograph C. View from outside of the eastern edge of the northern field within the Site showing association of flat landform in this location with the adjacent former prison uses and enclosure from surrounding vegetation.

BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Site Assessment	
Location and Landscape Character Summary	Site BE4 comprises of a patchwork of some thirteen fields located about a spur of high ground, bordered by Coneyburrow Lane to the west, Sandhurst Lane to the east and Barnhorn Road (A259) to the south. The spur extrudes north of an east-west aligned sandstone ridge about the 20-30m contours, along which the A259 and dispersed ribbon development extends, offset west of Bexhill. Landform falls away towards the 10m contour to east and west of the Site and to the 5m contour to the north, where the narrow country lanes form a junction, with Sandhurst Lane continuing northwards. North of the junction various farm buildings are known as Picknill Green. Outside of the Site area to the south east is a cluster of dwellings resulting from settlement expansion about two more historic Grade II Listed Buildings of Sandhurst Lodge and Beeches Farm, whose northern curtilage borders the Site. Public Footpath 12b extends between the two lanes upon the high ground west of Beeches Farm. There are views across to comparably elevated landform some 1km to the north and north west from the Footpath. The southern fields within the Site upon the ridgetop contribute to the rural approach to Bexhill along the A259. Settlement expansion of planned estates west of Bexhill are located at an offset to the east of the Site. The Site forms a part of the Rother DC Draft Site Allocation Policy BX27.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (>)	<i>[Presence of distinctive landform features]</i> Landform within the Site extends north as a sandstone spur of gently falling high ground off a latitudinally aligned sandstone ridge about the 20-30m contours along which the A259 extends, with a high to the south east corner of the Site of some 29m aOD, towards a low of some 4m aOD along the north / north-western edge along Coneyburrow Lane. Landform undulates to east and west of the Site off the spur.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the fields form a coherent pattern characterised as an informal fieldscape resulting from regular piece meal enclosure. The fields to the falling landform turn about this, tracing changes in gradient and orientation in their field boundaries. The same type continues to the southern half of the Site where the spur plateaus about the settlement to the south-east and the A259 to the south, where fields take a more rectangular form. These fields have been subject to some C20th modification due to settlement expansion to the south-east, where the settlement edge is irregular. Small pockets of settlement expansion extend into the south-eastern edge of the Site. There is a pocket of historic dispersed settlement, which is located outside of the south-eastern edge of the Site along Coneyburrow Lane, which forms an inset within the Site area which otherwise extends along the Lane.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Coneyburrow Lane and Sandhurst Lane along the borders of the Site are oak tree lined, with understorey scrub of varying densities. Field boundaries of more irregular field parcels to the northern half of the Site are well defined with dense hedgerow and dispersed trees or tree lined. There are some field corner patches of woodland within the Site, albeit these are not recorded by Natural England on their Deciduous Woodland priority habitat register. There are dispersed trees along the southern boundary of the Site along the A259.
4. Historic features (< >)	<i>[Adjacent presence of historic features that contribute to landscape character]</i> There is a limited influence on the landscape from the Grade II Listed C18 Beeches Farm, which is located off the eastern edge of the plateaued edge. Beeches Farm is described within the NHLE listing as a red brick two storey building with hipped tiled roof.
5. Recreational use (< >)	<i>[Some Public Rights of Way and footpaths]</i> Public Footpath 12b extends across the Site from Coneyburrow Lane to the west towards Sandhurst Lane to the east. A pavement along the northern side of Barnhorn Road extends outside of the southern boundary of the Site from which vistas towards offset wooded skylines can be appreciated over the Site.
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> The natural character of the Site contributes to a sense of rurality and tranquillity, as does the field pattern and vegetated enclosure, with limited built form and presence of human activity other than to the south and south-east.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop and contributes to views that are important to the character of a settlement]</i> There is some association with settlement pattern to the south-east of the Site where settlement expansion has modified the eastern edges of the rectangular fields to the east of the plateaued part of the Site. There is some settlement expansion of planned estates located at an offset to the east of the lower elevations of the Site beyond a wide buffer, with further development potential through draft Site allocation BX23. There is additionally some settlement expansion resulting from a planned estate, offset west of Coneyburrow Lane along Wartling Drive, albeit this is located within a more enclosed situation from lower landform, associated with the former prison site to the north. There is a contribution to settlement setting of Bexhill from the fields within the gently falling landform to the plateaued southern part of the Site experienced from along the Barnhorn Road through the roadside trees, particularly to the east, as shown within Photograph A .
8. Visual prominence (< >)	<i>[Has some enclosed and some open areas]</i> The fields within the gently falling landform to the plateaued southern part of the Site are visually prominent from along the Barnhorn Road, viewed through the roadside trees, particularly to the east, as shown within Photograph A and from the Public Footpath, as shown within Photograph's B1/2 and C , where undeveloped skylines can be appreciated. There are sections of the surrounding Coneyburrow Lane in particular from which roadside vegetation thins or opens up in places revealing the rising ground within the Site with vegetated skylines which contribute to the rural character of Coneyburrow Lane, as shown within Photograph D or lower level fields to the north, as shown within Photograph E . More enclosed fields are located to the south-eastern part of the Site, where the adjacent Sandhurst Lane is situated within a more sunken profile within a mature hedgerow to the roadside.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> The Site is located to the south-western corner of a southerly tongue of the South Slopes of the High Weald (LCA 5, 2016). Regarding strength of expression, key positive landscape attributes within the Site and its context include an intricate small scale landscape with a strong pattern of hedgerows to the northern half of the Site, which contributes to a sense of tranquillity and relative remoteness away from the main settlements and roads.

BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Site Assessment		
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements]</i> The Site contributes to rural character and context to Bexhill perceived along the A259 to the south. Physically the Site is associated with the rural character to the north, which has some contribution to settlement separation between Bexhill and Hooe Common, some 2km to the north.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The fields to the northern half of the Site in particular form a coherent pattern, turning about the landform, tracing changes in gradient and orientation in their field boundaries. The same informal field type continues to the southern half of the Site where the spur plateaus about the settlement to the south-east above the 20m contour, before rising to the A259 to the south-east, about the 30m contour, albeit these fields are more rectangular associated with the latitudinal ridge to the south and have been subject to some C20th modification due to settlement expansion to the south-east. The modified southern fields are of lower susceptibility to change, but have a strong contribution to the setting of Bexhill experienced from along the Barnhorn Road through the roadside trees, particularly from the higher ground to the south-east, as shown within Photograph A. The fields along the eastern and central part of the Site, which are more enclosed and do not readily form part of a tree'd skyline are of lower susceptibility to change with regards visual prominence and contribution to rural character perceived from the adjacent A259 to the south and Coneyburrow Lane to the west. To the east they are also subject to a transitional edge to adjacent settlement, with property curtilages bordering and defining the Site boundary here. The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the enclosure of the fields and association with existing settlement pattern about and off the sandstone ridge and that which is understood to extend to the east of Sandhurst Lane.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development. Maintain vistas through the development as identified within the Analysis Figure. Development should be of high quality and landscape-led. The more undulating fields along the western edge of the Site which fall towards Coneyburrow Lane and contribute to the rural character and vegetated skylines along this are recommended to be maintained outside of development. This offset continues about to the northern, more low lying fields within the Site, where attenuation features are anticipated, forming an area of combined public open space and habitat creation along the Hooe level edges here. Linkages to surrounding rights of way would be recommended. An indicative settlement boundary could be defined here about the 5m contour or vegetated ridge to the sandstone spur.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Landscape Analysis



Legend

- BE4** Beeches Farm / Barnhorn Road
- A** Site Photographs
- Built form
- Contour lines
- Public Footpath / Bridleway
- Rother Site Allocation BX23

Designations. (see Figure 4 for main legend)

- Tree Preservation Orders
- Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

- Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.
- Contribution to sense of place from existing vista from within the Site.
- Anticipated main access
- Indicative buffer from existing tree belts and patches.
- Recommended tree belt with boundary scrub
- Recommended hedgerow / hedge reinforcement with dispersed trees.
- Indicative area for Residential - Low scale.
- Potential Footway Link.
- Indicative area recommended for Public Open Space / Habitat creation.

Figure BE4. Landscape Analysis for Site BE4.

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BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Photographs



Photograph A. Northerly view off Barnhorn Road, (A259) from the high ground to the south-eastern corner of the Site, showing the vista across towards offset wooded ridgelines, which contributes to settlement context to Bexhill.



Photograph B1. South-westerly view from Public Footpath 12b offset west of Beeches Farm within the north-eastern corner of the two most southern fields atop the plateaued landform before this falls away to north.



Photograph B2. Northerly view from Public Footpath 12b offset west of Beeches Farm within the north-eastern corner of the two most southern fields atop the plateaued landform before this falls away to north showing north-westerly vista towards Broad Green Farm some 1.7km to the north-west and other sections of offset skyline to north. Beeches Farm can be seen to the right of the photograph, with white chimney.

BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Photographs



Photograph C. North-westerly view from Public Footpath 12b adjacent to falling landform about the western edge of the Site, where undulating fields extend towards countryside beyond and north-westerly vista.



Photograph D. Easterly glimpse into undulating landform about the western edge of the spur from Coneyburrow Lane, with oak trees atop the ridge.



Photograph E. Southerly view into the lower level fields to the north of the Site viewed through boundary trees from the junction of Coneyburrow Lane and Sandhurst Lane.

BEXHILL - CONTEXT AREA

Site BE5 - Land north of Coneyburrow Lane - Site Assessment		
Location and Landscape Character Summary	Site BE5 comprises of two parcels of land situated along the northern edge of Coneyburrow Lane. Both sites are located within a low lying belt of fields within the edge of the Hooe Levels. The parcel to the west is more open and aligned with the continuing network of grazing marshes and ditches across the Hooe Levels, whilst that to the east is located within more of a valley bottom formed out of surrounding undulating landform. A patch of deciduous woodland extends across half of the eastern parcel and into the area intervening between the two parcels. Both parcels have agricultural buildings within their southern edge along Coneyburrow Lane, with that to the west recently reconstructed and that to the east comprising of a group of modern open sided agricultural buildings in poor condition. There are one or two dwellings offset to the north east of the eastern parcel, which is labelled Picknill Green.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (<)	[Absence of strong topographical variety / Featureless, smooth, very gently undulating or flat landform] Both sites are located within a low lying belt of fields within the edge of the Hooe Levels. The parcel to the west is situated at some 4m aOD to the west, falling to some 3m aOD to the east, aligned with the continuing network of grazing marshes and ditches across the Hooe Levels, whilst that to the east is located within more of a valley bottom formed out of surrounding undulating landform but at a lower level of some 2 - 3m aOD.	
2. Landscape pattern and time depth (< >)	[Mixture of simple and complex landscape field patterns] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the western field parcel is characterised as an informal fieldscape, east of a more cohesive area of formal enclosure, with the latter type continuing into the eastern part of the eastern parcel, beyond an area of regenerating woodland. Settlement expansion described as a large farmstead is characterised to part of the south-eastern edge of the eastern parcel. An area of historic dispersed settlement is identified outside of the eastern boundary of the eastern parcel, along the eastern edge of the continuing Sandhurst Lane.	
3. 'Natural' character (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] A patch of deciduous woodland extends across half of the eastern parcel and into the area intervening between the two parcels. There are otherwise dispersed trees about the Site boundaries.	
4. Historic features (<)	[Absence of historic features in or adjacent to the area that contribute to landscape character.] The C13/15 Grade I Listed The Parish Church of St Oswald is located at long distance some 1.6km to the north-west on a lens of higher ground below the far tree'd skyline.	
5. Recreational use(< >)	[Some Public Rights of Way] Public Footpath 59a extends along the southern edge of the western parcel of land. Public Footpath's 52a extends away from Coneyburrow Lane to higher ground to the north, where the western parcel is overlooked as part of the rural character. Public Footpath 82 extends away from Sandhurst Lane outside of the north-eastern edge of the eastern parcel upon rising ground.	
6. Perceptual aspects (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] The natural character of the Site contributes to a sense of rurality and tranquillity including the patch of deciduous woodland which extends across half of the eastern parcel and into the area intervening between the two parcels. There are otherwise dispersed trees about the Site boundaries.	
7. Settlement pattern and setting (<)	[The area does not have any association with surrounding settlement pattern] An area of dispersed settlement, comprising perhaps two dwellings are identified outside of the eastern boundary of the eastern parcel, along the eastern edge of the continuing Sandhurst Lane.	
8. Visual prominence (< >)	[Semi-enclosed or has some enclosed and some open areas] The western parcel is visually prominent for users of the Public Footpath 59a which extends along the southern edge of the western parcel of land. The agricultural buildings along the southern edge of the eastern parcel, north of the junction between Sandhurst Lane and Coneyburrow Lane is prominent for road users here.	
9. Landscape Character strength of expression (< >)	[‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes] The eastern parcel is located along the western edge of southerly tongue of the South Slopes of the High Weald (LCA 5, 2016), whilst the western parcel is located partly within this LCA and partly within the Pevensy Levels, (LCA 25). Regarding strength of expression, key positive landscape attributes within the Site and its context include an intricate small scale landscape with a strong pattern of hedgerows, which contributes to a sense of tranquillity and relative remoteness away from the main settlements and roads.	
10. Coalescence (< >)	[The area plays some role in separation of settlements] Physically the Site is associated with the rural character surrounding, which has some contribution to settlement separation between Bexhill and Hooe Common, some 2km to the north.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	Both sites are located within a low lying belt of fields within the south-eastern edge of the Hooe Levels. The parcel to the west is more open and aligned with the continuing network of grazing marshes and ditches across the Hooe Levels, whilst that to the east is located within more of a valley bottom formed out of surrounding undulating landform. A patch of deciduous woodland extends across half of the eastern parcel and into the area intervening between the two parcels. Both areas are outside of any surrounding settlement pattern other than small cottages associated with the farmstead serving the agricultural function of the area and adjacent levels at Picknill Green, in use as pasture for beef herds. The Site is unable to accommodate the relevant type of development without potential for substantially damaging a sensitive landscape.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

BEXHILL - CONTEXT AREA

Site BE5 - Land north of Coneyburrow Lane - Landscape Analysis



Legend

BE5 Land north of Coneyburrow Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Figure BE5. Landscape Analysis for Site BE5.

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BEXHILL - CONTEXT AREA

Site BE5 - Land north of Coneyburrow Lane - Photographs



Photograph A. Northerly view from Public Footpath 59a which extends along the southern edge of the western parcel of land, showing the landform extending into the Hooe Levels, across field boundaries defined with hedgerows and dispersed mature oak trees.



Photograph B. Northerly view from Public Footpath 59a which extends along the southern edge of the western parcel of land, to the western field showing the landform extending into the Hooe Levels. The C13/15 Grade I Listed The Parish Church of St Oswald is located at long distance some 1.6km to the north-west on a lens of higher ground below the far tree'd skyline.



Photograph C. South westerly view from Public Footpath 52a toward the low lying land within the Site, within which there is a recently reconstructed barn to the south-western Site boundary, viewed beyond intervening woodland.

BEXHILL - CONTEXT AREA

Site BE5 - Land north of Coneyburrow Lane - Photographs



Photograph D. North-easterly view from the south western corner of the eastern parcel from along Coneyburrow Lane showing the area of deciduous woodland which extends across half of this parcel.



Photograph E. Northerly view from the junction of Coneyburrow Lane with Sandhurst Lane showing the agricultural buildings to the eastern part of this parcel.

BEXHILL - CONTEXT AREA

Site BE6 - Land west of Sandhurst - Site Assessment		
Location and Landscape Character Summary	Site BA1 comprises some three irregularly shaped fields in use for hay meadow to west and south and two, perhaps three areas in use for the Kloofs Camping and Caravan Park, with concrete layup pitches in places. The fields and areas are located about the undulating landform to the north of the Hooe Levels, bordered with Gotham Wood Ancient Woodland to the north and Sandurst Lane to the east. A relatively incised channel at some 5m aOD which extends longitudinally across the Site from an inset off the western boundary to extend along the central south-western boundary of the Site, where this then opens out into the corner of the Hooe Levels. There is some dispersed historic settlement offset to the north on higher ground about the Ancient Woodland and along Sandhurst Lane.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (< >)	[Undulating landform] Landform within the Site undulates and falls from north to south from about the 20m contour to the 10m contour. There is a relatively incised channel at some 5m aOD which extends longitudinally across the Site from an inset off the western boundary to extend along the central south-western boundary of the Site, where this then opens out into the corner of the Hooe Levels.	
2. Landscape pattern and time depth (>)	[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assarted field patterns / presence of Ancient Woodland] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the Kloofs Camping and Caravan Park and field to the north-east of this are characterised as resulting from other settlement expansion resulting from a caravan / chalet / camp. Land to the central southern part of the Site is characterised as the remains of an assarted field, with a more extensive area of assarted fields extending to the south of Sandhurst Lane. The remainder of the Site comprising of the central southern tip and the western part of the Site form part of a more cohesive area of formal enclosure which extends to the west and south-west. Gotham Wood Ancient Woodland extends along the northern edge of the Site and beyond.	
3. 'Natural' character (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] The tree belts along the lower lying incised landform within the Site and along field boundaries contribute to landscape character. Gotham Wood Ancient Woodland extends along the northern edge of the Site and beyond.	
4. Historic features (<)	[Absence of historic features in or adjacent to the area that contribute to landscape character] There are no historic features present, with contributory areas comprising of the patch of assarted field and the offset Ancient Woodland along the northern edge of the Site.	
5. Recreational use (<)	[Publicly inaccessible] There are no Public Rights of Way across the Site. Public Footpath 71 clips the north-eastern corner of the Site running diagonally across the landscape into Gotham Wood. Public Footpath 82 extends across the fields outside of the south western edge of the Site, where there is glimpsed visibility into the south-western field within the Site.	
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character] The natural character of the Site contributes to a sense of rurality and tranquillity, which includes tree belts and lines to field boundaries and dispersed trees with underlying hedgerow in various condition along the eastern boundary with Sandhurst Lane.	
7. Settlement pattern and setting (< >)	[The area has some association with surrounding settlement pattern] Dispersed settlement occurs to the north about Gotham Wood Ancient Woodland, including Gotham House and offset to the north, Coach House. A cluster of buildings are located along the eastern edge of Sandhurst Lane, with Gotham Farm to the south forming a patch of historic dispersed and associated small farm cottages north of this.	
8. Visual prominence (< >)	[Semi-enclosed] The Site is partially enclosed, with glimpses in places only along Sandhurst Lane to the eastern boundary up the rising landform, (see Viewpoint No. B) and in a glimpse from where Public Footpath 71 clips the north-eastern corner of the Site, (see Viewpoint No. A) and from Public Footpath 82 which extends across the fields outside of the south western edge of the Site, (see Viewpoint No. C).	
9. Landscape Character strength of expression (< >)	[‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes] The Site is located within a southerly tongue of the South Slopes of the High Weald (LCA 5, 2016). Regarding strength of expression, key positive landscape attributes within the Site and its context include an intricate small scale landscape, which contributes to a sense of tranquillity and relative remoteness away from the main settlements and roads.	
10. Coalescence (< >)	[The area plays some role in separation of settlements] Physically the Site is associated with the rural character surrounding, which has some contribution to settlement separation between Bexhill and Hooe Common, some 1.7km to the north.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	Landscape and visual characteristics of the Site are very susceptible to change, and it is unable to accommodate the relevant type of development without potential for substantially damaging a sensitive landscape. Whilst the northern, more elevated part of the Site currently in use as the Caravan Park is less susceptible to low scale residential development than the remainder of the Site on falling ground, the settlement pattern in this area is rural and dispersed, with no association with a defined settlement other than dispersed settlement pattern about Gotham House and Gotham Farm, with associated small farm cottages north of this and no settlement south of Gotham Wood Ancient Woodland. The Site character is of undulating landform falling to the Hooe Levels, including an incised ditch feature which draws inside of the western boundary of the Site and contributes to rural character alongside of the assarted field to the south.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

BEXHILL - CONTEXT AREA

Site BE6 - Land west of Sandhurst - Landscape Analysis



Legend

BE6 Land west of Sandhurst Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Figure BE6. Landscape Analysis for Site BE6.

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BEXHILL - CONTEXT AREA

Site BE6 - Land west of Sandhurst - Photographs

The Site



Photograph A. South-westerly view from the north-eastern corner of the Site on Sandhurst Lane where Public Footpath 71 clips the north-eastern corner of the Site.

The Site



Photograph B. Northerly view from along the south-eastern edge of the Site along Sandhurst Lane.

The Site



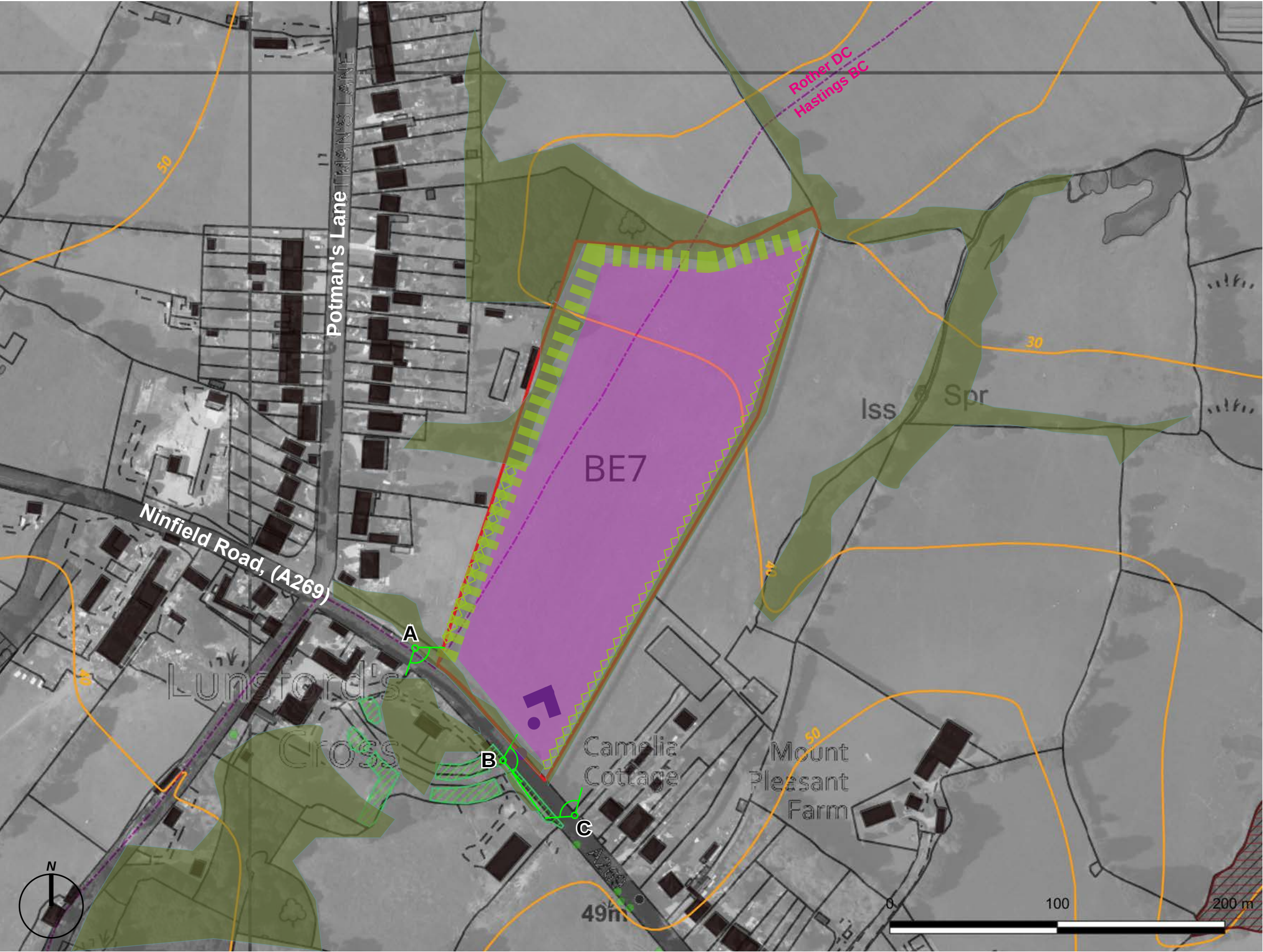
Photograph C. North-easterly view from off the south-western corner of the Site along Public Footpath 82 of the southern boundary tree line and landform galling across the south-western field within the Site.

BEXHILL - CONTEXT AREA

Site BE7 - St Francis Farm, Potmans Lane, Bexhill-on-Sea - Site Assessment		
Location and Landscape Character Summary	Site BA1 comprises of a rectangular shaped field in use as pasture, situated to the east of ribbon development along Potman's Lane to the west and north of Ninfield Road, (A269). The boundaries are defined with mature native hedgerows other than to the north where a tree line and woodland edge define the boundary.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (<)	[Very gently undulating or flat landform.] Landform falls from south to north, with Ninfield Road about 45m aOD falling to the 40m contour about the north-western corner and about the 30m contour to the north-eastern corner. The northern Site boundary extends along a drain which continues to the north-east.	
2. Landscape pattern and time depth (<)	[Simple / Regular or uniform field patterns, (mainly of modern origin)] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms part of an area of informal fields resulting from modern field amalgamation. There are areas outside of the informal fieldscape within the surrounding areas which are assarted, forming the dominant type in the area. Settlement expansion from ribbon development extends along the western edge of the Site off Potman's Lane and to the south-east of the Site along Ninfield Road, (A269). A regenerated woodland type is identified off the north-western corner of the Site. Pockets of orchard use is located offset to the south-east. South of Ninfield Road is a large landscaped garden forming an informal parkland.	
3. 'Natural' character (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] A mature native hedgerow extends along the boundaries of the Site other than to the north where a mature tree line extends along a ditch, with the north-western corner defined by the edge of a small regenerated woodland. The Site is in use as a pasture field.	
4. Historic features (<)	[Absence of historic features in or adjacent to the area that contribute to landscape character] There are no historic features present.	
5. Recreational use (<)	[Publicly inaccessible] There are no Public Rights of Way across the Site.	
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development] The natural character of the Site contributes to a sense of rurality and tranquillity.	
7. Settlement pattern and setting (<)	[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] The Site is situated to the east of ribbon development along Potman's Lane, which continues along Ninfield Road, (A269) to the south-east of the Site. South of Ninfield Road are large dwellings within an area of landscaped garden.	
8. Visual prominence (<)	[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline] The Site is located within an enclosed situation due to surrounding mature hedgerow's and trees and settlement and otherwise gentle changes in surrounding landform.	
9. Landscape Character strength of expression (<)	[Fairly frequent' landscape, perhaps with some key positive landscape attributes] There is a limited contribution from the Site area to the key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016), with some contribution from the tree belt and regenerated woodland to the north about the ditch to an: 'Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and gills'.	
10. Coalescence (<)	[The area does not play a particularly important role in settlement separation] The enclosed situation of the Site and presence of built form to the west and south-east results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	This area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, due to its enclosed situation from mature hedgerow's and trees and settlement and association with settlement, albeit ribbon development to west and south-east.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries. Development should be of high quality and landscape-led.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

BEXHILL - CONTEXT AREA

Site BE7 - St Francis Farm, Potmans Lane, Bexhill-on-Sea - Landscape Analysis



Legend

BE7 St Francis Farm, Potmans Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Indicative area for Residential - Low scale.

Recommended hedge reinforcement with dispersed trees.

Figure BE7. Landscape Analysis for Site BE7.

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BEXHILL - CONTEXT AREA

Site BE7 - St Francis Farm, Potmans Lane, Bexhill-on-Sea - Photographs



Photograph A. South-easterly view from off the south-western corner of the Site along Ninfield Road, showing the hedgerow along the southern Site boundary and houses to the opposing road side.



Photograph B. North-easterly view from west of the southern corner of the Site along Ninfield Road, showing the hedgerow along the southern Site boundary and houses beyond.



Photograph C. North-westerly view from off the southern corner of the Site along Ninfield Road, showing a glimpse of the hedgerow along the eastern Site boundary.

HASTINGS FRINGE - CONTEXT AREA

HASTINGS FRINGE - CONTEXT AREA

Landscape Character Summary

There are six sites within the Hastings Fringe Context Area, which are cross - boundary sites, located around the perimeter of the Hastings Borough along the southern boundary of the Rother District.

East Sussex Landscape Character Assessment (2016)

Through reference to **Figure 1-HF**, Site HF1 is predominantly located within the Bexhill Landscape Character Area (LCA 30), with a small portion extending into the Combe Haven Valley LCA, (LCA 10).

Site HF2 lies along the eastern boundary of the Combe Haven Valley LCA, (LCA 10), immediately adjacent to the Hastings LCA, (LCA 31).

Sites HF3 and HF4 are primarily situated within the Brede Valley LCA, (LCA 11), although a small part of Site HF4 extends into the Hastings LCA.

HF5 is located along the edge of and within the Brede Valley LCA, (LCA 11) whilst HF6 sits half way along the boundary of Brede Valley LCA and Hastings LCA.

Bexhill, (LCA 30)

The key characteristics of LCA 30 include: 'A quiet, residential seaside town with small-scale but ornate early Victorian and Edwardian seafront facades, facing spacious seafront lawns.'

The vision for Bexhill is identified including: 'A coastal town of relatively quiet, leafy character, centred on three strengthened and more strongly related foci: an integrated seafront/ De la Warr pavilion space, enhanced town centre and Old Town. Environmental enhancements in the town centre and Old Town achieved through cohesive design and traffic management.'

Combe Haven Valley (LCA 10)

Key positive landscape attributes of LCA 10 include:

- 'A series of small winding High Wealden stream valleys which converge on a tract of levels to join the Combe Haven basin;
- Rolling well wooded countryside with typical High Wealden character of rolling landscape and historic field patterns;
- Ghyll woodlands on the steeper slopes;

- Focal open, flat, winding valley floor and wetland in the Combe Haven Basin;
- Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and gills;
- Extensive areas of ancient woodland;
- Filsham reed beds at the eastern end of the Combe Haven Valley are one of the largest areas of reedbeds in East Sussex;
- The Heritage England Registered 1066 battlefield and parkland on the northern edge;
- A sense of tranquillity away from the main settlements and roads;
- Indigenous characteristic tree species are oak, ash and field maple, with wild cherry and sweet chestnut coppice in woodland on the drier slopes. Scattered scrub and large white willow on the levels;
- Wetland birds are a feature in the wetland landscape;
- Some remnant historic parkland associated with historic manors at Crowhurst Park, Catsfield Place and Parkgate Manor;
- Scattered historic farmsteads typical of the High Weald.'

The current condition of LCA 10 is identified as: '[...] a largely unspoilt and tranquil rural landscape with few intrusive features. The landscape is in generally good condition and well managed as farmland with some surviving historic structure. Agricultural change has led to some gentrification of the rural landscape and villages. As with most of the High Weald landscape the historic field patterns of small fields and significant hedgerows remain intact in the northern part of the area. The Combe Haven Valley is a farmed landscape and generally in positive management. Woodlands have been affected by lack of traditional coppice management, rhododendron invasion and coniferisation.'

Hastings (LCA 31)

The key characteristics of LCA 31 present within this Area include: The town sits on sandstone, which is eroded into ridges and wooded ghylls, giving a series of parks, open spaces and sheltered woodland within the town.'

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.'

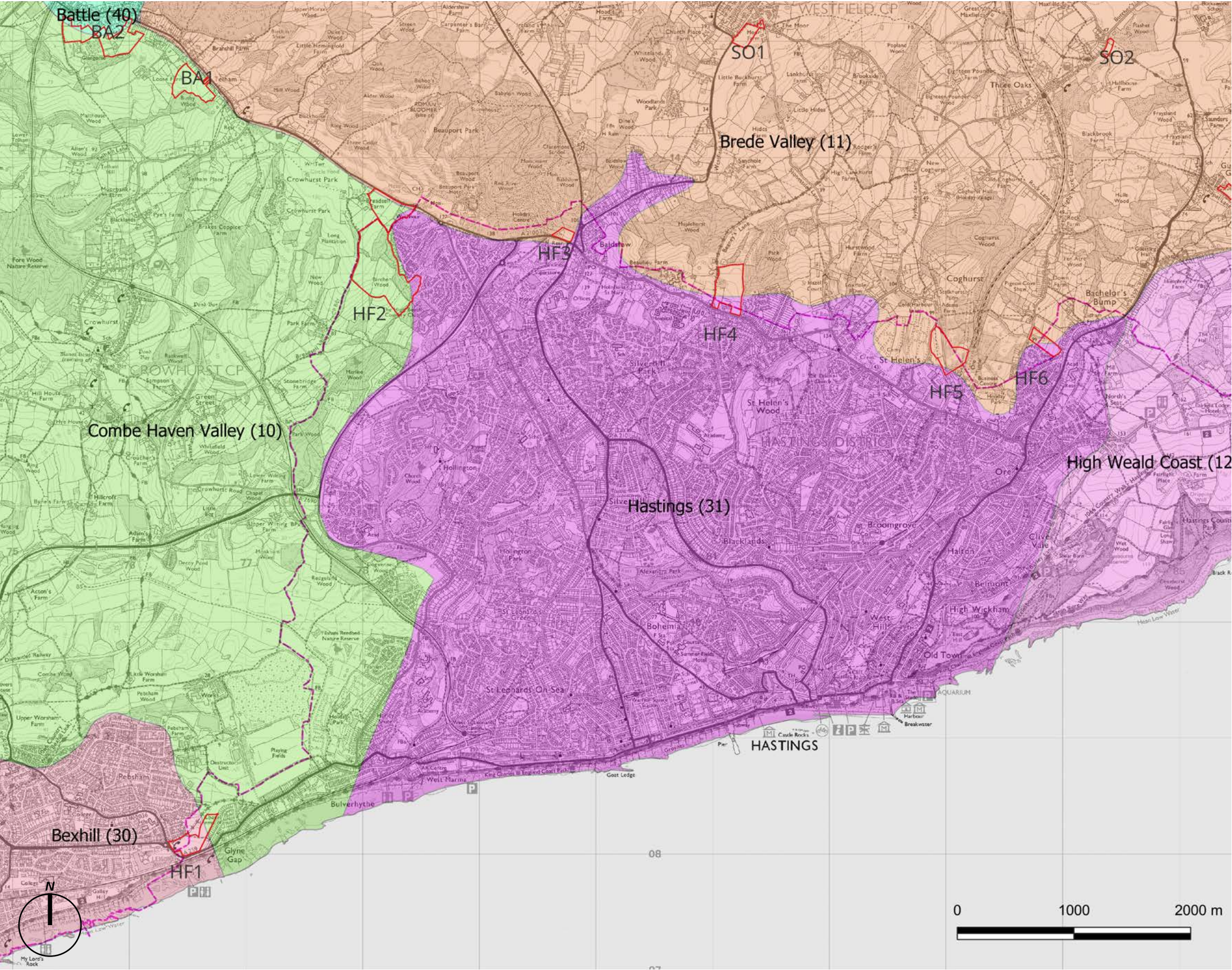
Brede Valley LCA (LCA 11)

Key positive landscape attributes of LCA 11 include:

- 'The broad valley of the River Brede with a flat valley floor enclosed by relatively steep slopes;
- A sense of tranquillity away from the main settlements and roads;
- Wide vistas across the unspoilt river valley floodplain from the enclosing ridges;
- Well wooded sides slopes with scattered farmsteads and orchards;
- River levels and marshes criss-crossed by reed fringed ditches or 'sewers';
- Extensive areas of Semi-Natural Ancient deciduous woodland around the valley head to the west of the area;
- Scattered areas of Semi-Natural Ancient Woodland on the valley slopes, many of which are ghyll woodlands, a key characteristic of the High Weald;
- To the southwest of the main valley a belt of undulating countryside extends to the Battle ridge;
- Oast houses are characteristic and scattered on the slopes of the valley, many now converted into houses;
- Powdermill Reservoir to the north of the valley is largely concealed by woodland;
- The historic designed landscape and important archaeological site of Beauport Park lies to the south of the area;
- Swans, herons and other wetland birds are very much features in the landscape.'

The current condition of LCA 11 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.'

HASTINGS FRINGE - CONTEXT AREA



Legend

Rother / Hastings District Boundary

Assessment Sites

HF1 Land at Glyne Gap, Hastings Road

HF2 Land at Breadsell

HF3 Land at My Way Lodge

HF4 Land east of Beaney's Lane

HF5 Ivyhouse Lane, Northern Extension

HF6 Land between Rock Lane and Winchelsea Lane

East Sussex Landscape Character Areas

Combe Haven Valley (LCA 10)

Brede Valley (LCA 11)

High Weald Coast (LCA 12)

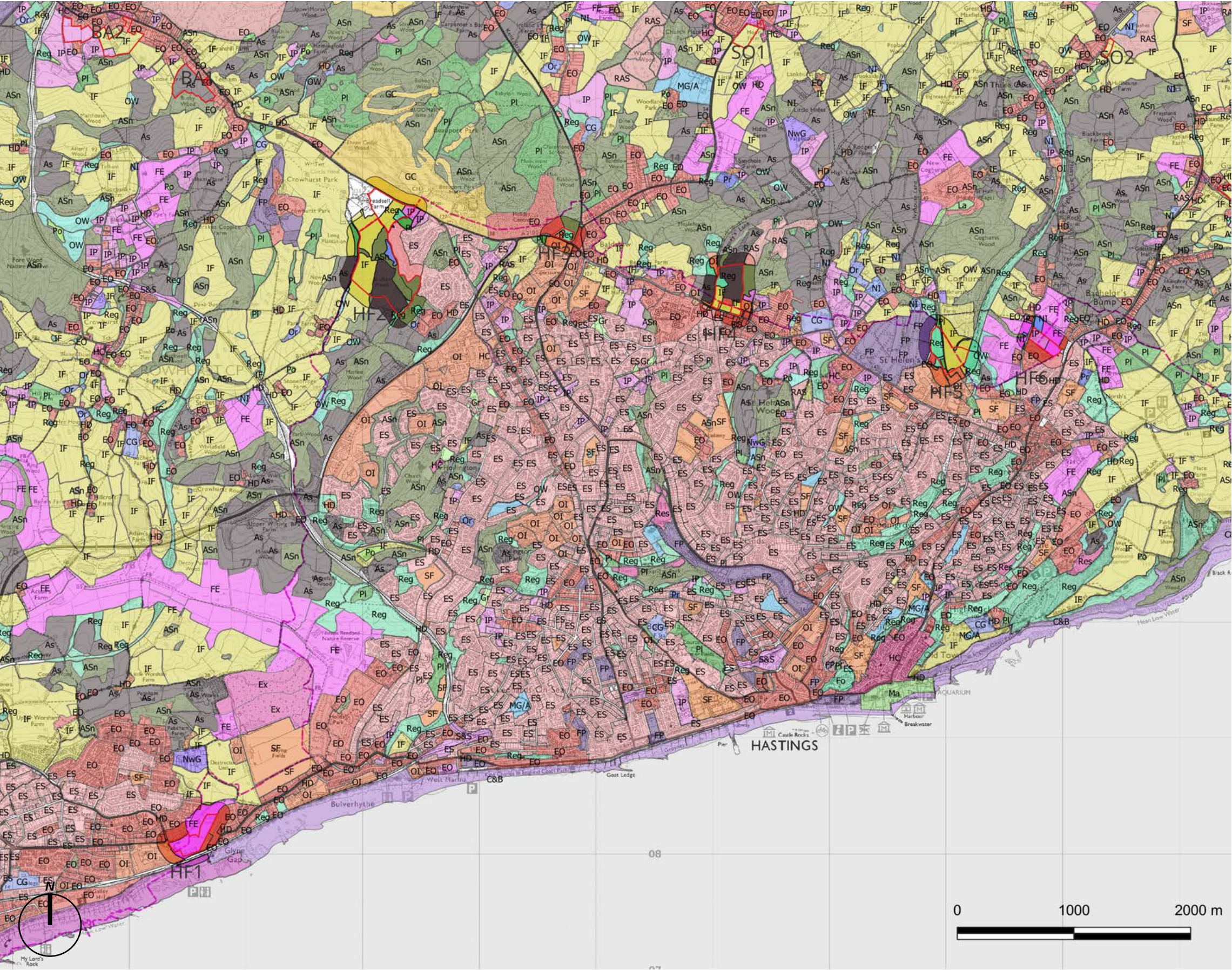
Bexhill (LCA 30)

Hastings (LCA 31)

Figure 1-HF. East Sussex Landscape Character Areas (2016)

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HASTINGS FRINGE - CONTEXT AREA



Legend

Rother / Hastings District Boundary

Assessment Sites

HF1 Land at Glyne Gap, Hastings Road

HF2 Land at Breadsell

HF3 Land at My Way Lodge

HF4 Land east of Beaney's Lane

HF5 Ivyhouse Lane, Northern Extension

HF6 Land between Rock Lane and Winchelsea Lane

Sussex Historic Landscape Character (Broad Type / HLC Type)

C&B	Coastal / Cliffs & Beaches
S&D	Coastal / Shingle & Dunes
FP	Designed Landscapes / Formal Parkland
IP	Designed Landscapes / Informal Parkland
As	Fieldsapes / Assarts
FE	Fieldsapes / Formal Enclosure (planned/private)
IF	Fieldsapes / Informal Fieldsapes
OR	Horticulture / Orchard
OI	Industry / Other Industry
GC	Recreation / Golf Courses
EO	Settlement / Expansion - Other
ES	Settlement / Expansion - Suburbs
HD	Settlement / Historic Dispersed
NI	Settlement / Non-historic Isolated
ASn	Woodland / Ancient Semi-natural
OW	Woodland / Other Woodland
PI	Woodland / Plantations
Reg	Woodland / Regenerated
RAS	Woodland / Replanted Ancient Semi-Natural

Figure 2-HF. Sussex Historic Landscape Character Types (2014)

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HASTINGS FRINGE - CONTEXT AREA



Legend

Rother / Hastings District Boundary

Assessment Sites

HF1 Land at Glyne Gap, Hastings Road

HF2 Land at Breadsell

HF3 Land at My Way Lodge

HF4 Land east of Beaney's Lane

HF5 Ivyhouse Lane, Northern Extension

HF6 Land between Rock Lane and Winchelsea Lane

Contour Lines and Watercourses

Contour lines, (10m increment)

Watercourse, (Source: OS Open Rivers)

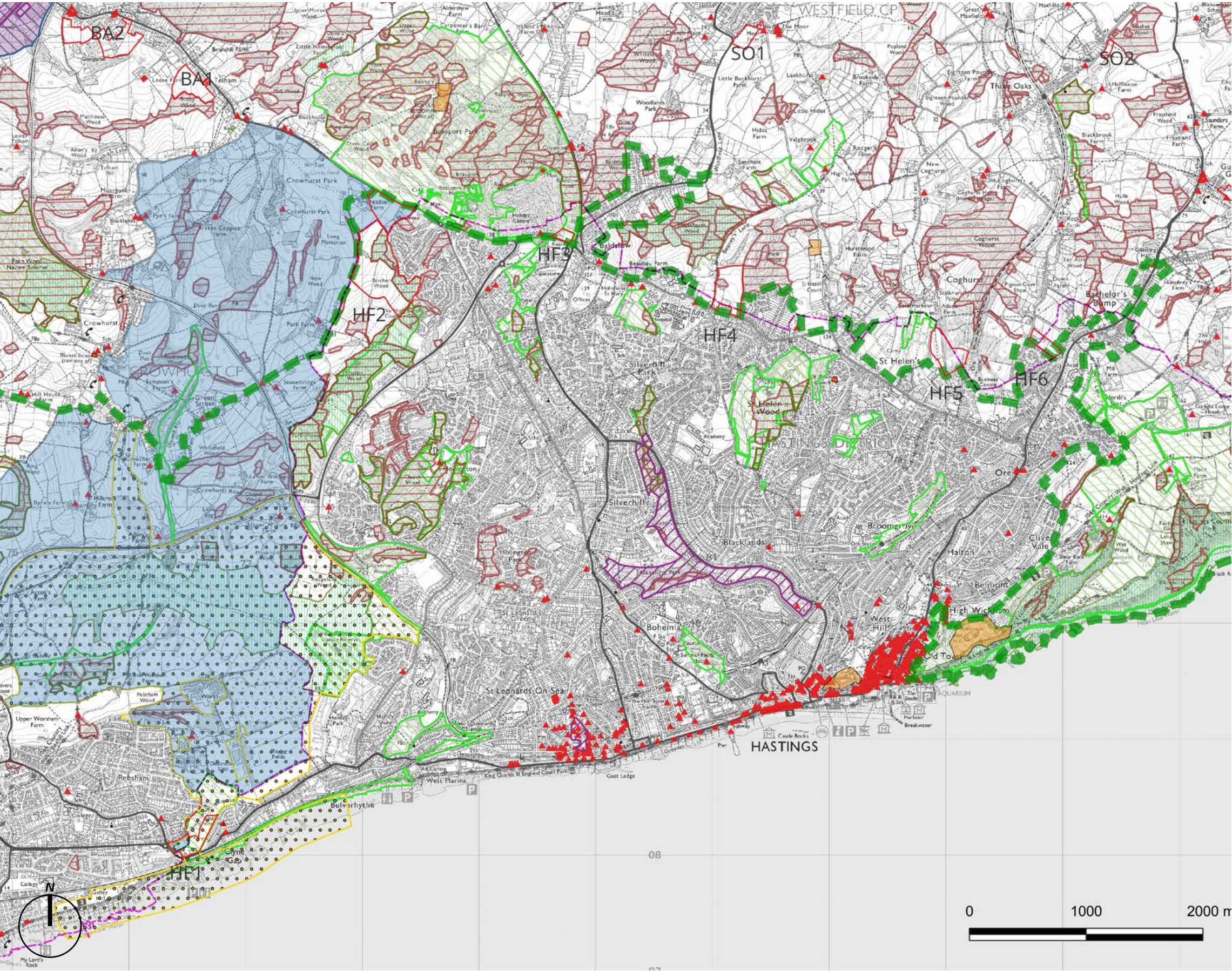
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

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 3-HF. Landform

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HASTINGS FRINGE - CONTEXT AREA



Legend

Rother / Hastings District Boundary

Assessment Sites

HF1 Land at Glyne Gap, Hastings Road

HF2 Land at Breadsell

HF3 Land at My Way Lodge

HF4 Land east of Beaney's Lane

HF5 Ivyhouse Lane, Northern Extension

HF6 Land between Rock Lane and Winchelsea Lane

Designations

High Weald National Landscape (north of the line)

Strategic Gap (Policy)

Combe Valley Countryside Park

Scheduled Monument

Listed Buildings

Conservation Area

Registered Battle Field

Registered Park and Garden

Site of Special Scientific Interest

Ancient Woodland

Local Wildlife Site / Local Nature Reserve

Figure 4-HF. Relevant Designations

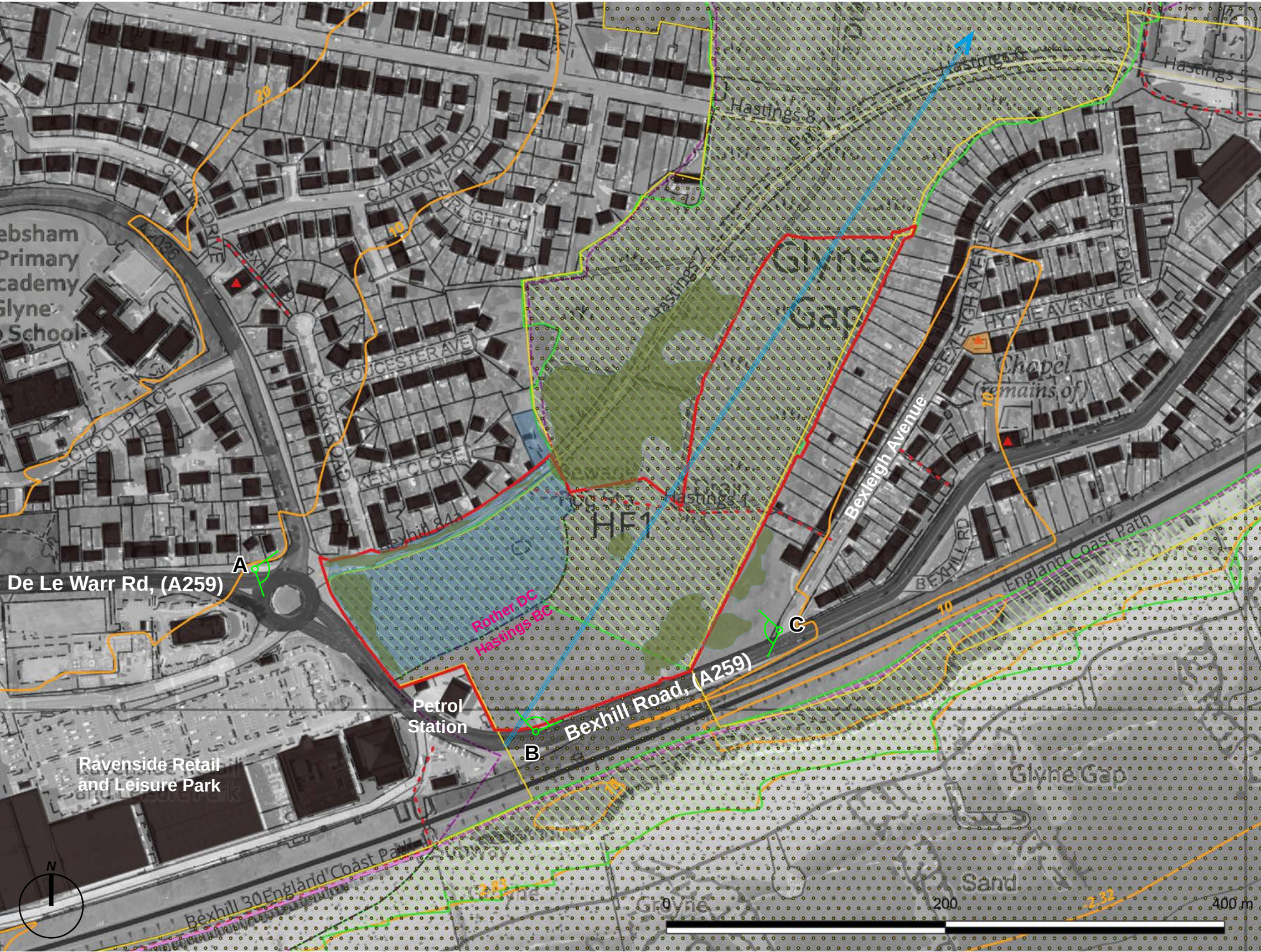
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HASTINGS FRINGE - CONTEXT AREA

Site HF1 - Land at Glyne Gap, Hastings Road - Site Assessment		
Location and Landscape Character Summary	Site HF1 is located across the southern part of the Combe Valley Countryside Park, designated as a Local Wildlife Site between the settlements of Bulverhythe to the east and Bexhill to the west, bordered with the A259 to the south and south-west. Settlement to the east is drawn along the edge of the higher ground about the 10m contour, with gardens extending towards the lower lying land of the Site about the 5m contour and below. The southern part of the Site forms a grassed area about the 5m contour with public access, whilst that to the north forms a lower lying area of ditches dominated with reed. The south-western corner of the Site, which is located within Rother District, is designated as a discrete part of the Battle/Bexhill/Crowhurst and Hastings Strategic Gap. A metalled foot and cycle way extends along the northern edge of the Site from the A259 to the west, continuing across the centre of the Countryside Park outside of the north-eastern edge of the Site. A Public Footpath extends east of this towards the rising ground between curtilages outside of the eastern edge of the Site to Bexleigh Avenue beyond. This Footpath is overgrown, with no sign of recent use. A roundabout is situated along the A259 off the western edge of the Site, beyond which large commercial buildings at the Ravenside Retail and Leisure Park are located. There is a vista along the low lying landform of the Countryside Park, which can be gained from the open boundary east of the Petrol Station along the south western edge of the Site. Built form within the surrounding area includes some offset Listed Buildings, one of which is also a Scheduled Monument.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (< >)	[Some distinct landform features.] Settlement to the east is drawn along the edge of the higher ground about the 10m contour, with gardens extending towards the lower lying land of the Site about the 5m contour and below. The southern part of the Site forms a grassed area about the 5m contour with public access, whilst that to the north forms a lower lying area of ditches dominated with reed.	
2. Landscape pattern and time depth (<)	[Simple field pattern, mainly of modern origin] Through reference to the Sussex Historic Landscape Characterisation (Bannister, 2014) the Site area is characterised as resulting from formal enclosure, surrounded with C20th settlement expansion.	
3. 'Natural' character (>)	[Frequent occurrence of valued natural features] The southern part of the Site forms a grassed area about the 5m contour with public access, whilst that to the north forms a lower lying area of ditches dominated with reed. The Site area forms part of an area designated as a Local Wildlife Site, other than the south western part of the Site. There is a belt of scrub with small trees adjacent to the roundabout to the west, with more dispersed pockets of scrub along the remaining boundaries.	
4. Historic features (<)	[Absence of historic features in or adjacent to the area that contribute to landscape character.] Built form within the surrounding area includes some offset Listed Buildings, one of which is also a Scheduled Monument.	
5. Recreational use (>)	[Landscapes important for access and enjoyment of the landscape such as Country Parks]. The Site is located across the southern part of the Combe Valley Countryside Park. A metalled foot and cycle way extends along the northern edge of the Site from the A259 to the west, continuing across the centre of the Countryside Park outside of the north-eastern edge of the Site. A Public Footpath extends east of this towards the rising ground between curtilages outside of the eastern edge of the Site to Bexleigh Avenue beyond. This Footpath is overgrown, with no sign of recent use.	
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character / some scenic value.] There is a relative tranquillity to the Site from the natural habitats within, associated with the low lying reed filled ditches and surrounding scrub and grassland, albeit surrounding with housing and roads.	
7. Settlement pattern and setting (>)	[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop and contributes to views that are important to the character of a settlement] Settlement within Bulverythe to the east is drawn along the edge of the higher ground about the 10m contour, with gardens extending towards the lower lying land of the Site about the 5m contour and below. Whilst settlement within Bexhill to the west extends about the edge of the Site and Countryside Park, from within which the separation can be appreciated, including the vista described below.	
8. Visual prominence (>)	[Area is visually prominent or contains distinctive skylines.] There is a vista along the low lying landform of the Countryside Park, which can be gained from the open boundary east of the Petrol Station, which contributes to an undeveloped skyline beyond for users of the A259 and within the Countryside Park.	
9. Landscape Character strength of expression (< >)	[‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes.] Through reference to the East Sussex Landscape Character Assessment, (2016) the majority of the Site is approximated with the urban area of Bexhill, (LCA 30), but can best be characterised through reference to the Combe Haven Valley, (LCA 10). LCA 10 is defined with key positive landscape attributes including a 'Focal open, flat, winding valley floor and wetland in the Combe Haven Basin', which is contributed from the LWS within the Site. Regarding the vision for LCA 10, The Combe Valley Countryside Park in close proximity to urban areas, is identified as providing great potential for unique recreational opportunities.	
10. Coalescence (>)	[The area plays an important role in settlement separation] The Site forms a distinct gap between Bulverhythe to the east and Bexhill to the west, which can be visually appreciated from the A259 to the south and south-west and from within the Countryside Park itself. The south-western corner of the Site, which is located within Rother District, is designated as a discrete part of the Battle/Bexhill/Crowhurst and Hastings Strategic Gap.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	Site HF1 is located across the southern part of the Combe Valley Countryside Park, which is substantially designated as a Local Wildlife Site, within which there are access tracks and Public Footpaths. The low lying habitat of reed filled ditches and surrounding scrub contributes to natural character, whilst separating the settlements of Bulverhythe to the east and Bexhill to the west. The wetland habitat contributes to the key positive landscape attributes of the Combe Haven Valley, (LCA 10, 2016) whilst The Combe Valley Countryside Park is identified as providing great potential for unique recreational opportunities. There is a vista along the low lying landform of the Countryside Park, which can be gained from the open boundary east of the Petrol Station, which contributes to an undeveloped skyline beyond for both users of the A259 and those within the Countryside Park. There is a belt of scrub with small trees adjacent to the roundabout to the west, with more dispersed pockets of scrub along the remaining boundaries. A High Sensitivity is identified due to high susceptibility to change.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

HASTINGS FRINGE - CONTEXT AREA

Site HF1 - Land at Glyne Gap, Hastings Road - Landscape Analysis



Legend

HF1 Land at Glyne Gap, Hastings Road

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Strategic Gap (Policy)

Combe Valley Countryside Park

Scheduled Monument

Listed Buildings

Local Wildlife Site

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista across the Site.

Figure HF1. Landscape Analysis Plan for Site HF1.

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HASTINGS FRINGE - CONTEXT AREA

Site HF1 - Land at Glyne Gap, Hastings Road - Photographs



Photograph A. Easterly view from the west of the roundabout, showing the belt of scrub with small trees to the western edge of the Site.



Photograph B. There is a vista along the low lying landform of the Countryside Park, which can be gained from the open boundary east of the Petrol Station along the south western edge of the Site.



Photograph C. Westerly view over intervening scrub from off the south eastern edge of the Site, showing the eastern edge of Bexhill beyond the Site.

HASTINGS FRINGE - CONTEXT AREA

Site HF2 - Land at Breadsell - Site Assessment

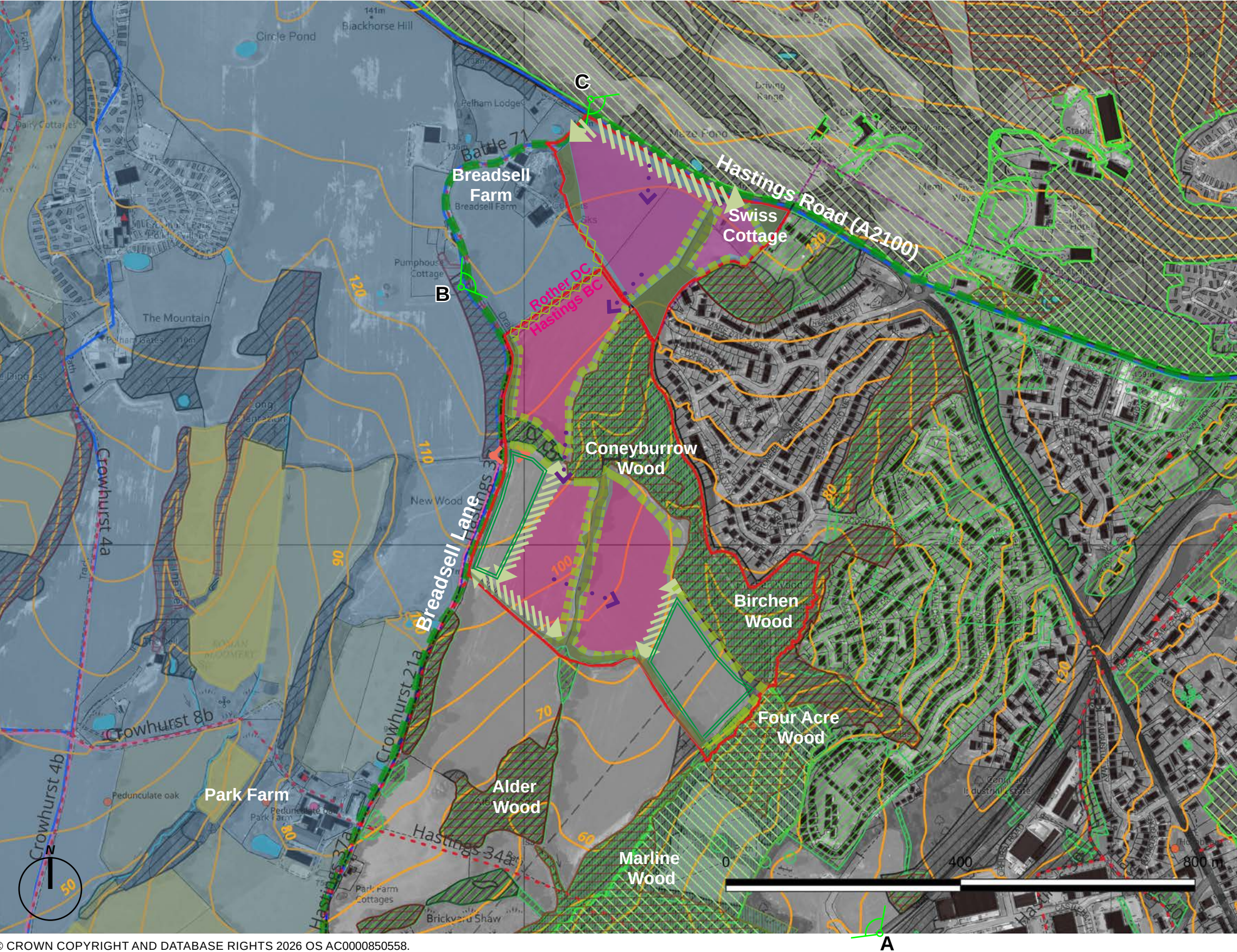
Location and Landscape Character Summary	Site HF2 extends across an area of four arable fields about the valley head of the Marline Valley, with landform turning about a ridge to the west. Breadsell Lane extends along the rounded ridge top, with a bordering hedgerow or tree belt where adjacent to the Site. Breadsell Lane defines the eastern boundary in this location to the High Weald NL. The two northern fields are separated from those to the south by a shaw, which extends west of Coneyburrow Wood. The shaw marks a change in landform to the south from that to the north. That to the north turns about the shallower gradient of the valley head, whilst the two fields to the south fall relatively more steeply away, forming the northern extent of an area of more complex, irregular and varied field patterns upon the undulating south-east facing slope of the western valley-side. The two southern fields are enclosed with Coneyburrow Wood and Birchen Wood to the north-eastern boundary, leading to Four Acre Wood within the lower valleyside to the east, all of which are designated Ancient Woodland and form part of the Marline Wood Site of Special Scientific Interest. Field boundaries to the south are otherwise defined with mature native hedgerows with dispersed oak trees or tree belts. There is a contribution from the most elevated of the southern fields to views towards the wooded skyline of the High Weald NL, appreciated in views from the opposing valleyside west of Queensway (A2690). To the northern fields, the northern most is defined by Hastings Road, (A2100) to the north east and a tree line to the south-east along a boundary with a residential area of large houses. The north-western part of the residential area, comprising of Swiss Cottage and small paddock fields to the south of this are included within the Site, with the south eastern boundary to this area defined by a more heavily tree'd area subject to a Tree Preservation Order and in part a pocket of Ancient Woodland. The northern field and small paddocks about Swiss Cottage forms part of the Crowhurst and Hastings/St Leonard Strategic Gap, which provides a natural corridor between the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1/1.5km to the west. Regarding the Hastings Sensitivity Study, (December 2024) Site HF2 is coincident with the northern half of Unit 2-3, main eastern part of Unit 2-4 and north western half of Unit 2-5.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform / some distinct landform features]</i> - The Site extends about the valley head of the Marline Valley, with landform turning about a ridge to the west. The two northern fields are separated from those to the south by a shaw, which marks a change in landform to the south from that to the north. That to the north turns about the shallower gradient of the valley head, whilst the two fields to the south fall more steeply away. A more deeply incised, ridged and faulted landform occurs across the wooded area of Coneyburrow Wood and Birchen Wood to the north-eastern part of the Site.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> - Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the two northern fields are of more modern character defined as resulting from formal enclosure, with a pocket of regenerated woodland and informal parkland to the north-east about Swiss Cottage. C20th settlement expansion extends outside of the eastern Site boundary, beyond a belt of Ancient Woodland. The informal fieldscape continues to the more elevated of the southern fields, whilst the larger south-eastern field has greater time depth, characterised as resulting from the process of assarting, or cutting out from the enclosing Ancient Woodlands of Coneyburrow Wood and Birchen Wood.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> - Coneyburrow Wood and Birchen Wood Ancient Woodlands extend in a belt to the north-eastern part of the Site across the more incised landform associated with the Marline watercourse, with both forming part of the Marline Wood SSSI, where a nationally uncommon woodland type about the steep sided stream valley (ghyll) is described within the SSSI record as in favourable condition. A deciduous woodland shaw, which is subject to a Tree Preservation Order extends west of Coneyburrow Wood, where this continues along and off the western edge of the Site within the High Weald NL about Breadsell Lane. Field boundaries to the south are otherwise defined with mature native hedgerows with dispersed oak trees or tree belts. A clipped, dense hedgerow lines Hastings Road along the north eastern boundary of the Unit. There are patches and belts of regenerated woodland to the north eastern corner of the Site about Swiss Cottage.
4. Historic features (< >)	<i>[Presence of historic features that contribute to landscape character]</i> - Coneyburrow Wood and Birchen Wood to the north-eastern boundary, leading to Four Acre Wood within the lower valleyside to the east, all of which are designated Ancient Woodland, with an association with the larger south-eastern field, which is historically characterised as resulting from the process of assarting, or cutting out from the enclosing Ancient Woodlands of Coneyburrow Wood and Birchen Wood. Within the High Weald NL Dataset, Breadsell Lane is noted as an historic route.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> - Public Footpath 37 extends along Breadsell Lane to part of the north-western boundary of the Site, where the lane is hedgerow lined with dispersed trees. The Marline Wood Local Nature Reserve, promoted for recreational use, extends within woodland at an offset to the south, beyond intervening woodland.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> - The cohesive association of landform and woodland about the valleyside and ridge to the southern fields contributes a strong sense of rural character, which is more reduced within the fields to the north, decreasing in proximity to built form at Breadsell Farm, Swiss Cottage and the A2100. There is a general sense of tranquillity contributed from the rural character, limited by the road noise from Hastings Road, (A2100).
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> - A suburban area of settlement resulting from settlement expansion extends beyond the belt of woodland to the east. There is varied residential, commercial and agricultural built form and use at Breadsell Farm offset to the north. Swiss Cottage is located to the north-eastern corner of the Site, with further dwellings to east. The wooded skyline dominates where there are glimpses from Breadsell Lane about the dense intervening hedgerow, albeit there are patches of the suburban edge of Hastings which have some limited contribution to settlement setting.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> - There is little visual prominence associated with the Site from surrounding areas due to the enclosure with woodland and landform and dense hedgerow along Breadsell Lane. There are some glimpsed views over the northern part of the Site above the hedgerow for users along Hastings Road. There is a glimpsed north westerly view from west of Queensway (A2690) over the head of the valley towards the western edge of the Site, beyond and over trees within Marline Wood / Four Acre Wood, under trees within the High Weald NL beyond, (see Photograph's A-1 and A-2).

HASTINGS FRINGE - CONTEXT AREA

Site HF2 - Land at Breadsell - Site Assessment		
9. Landscape Character strength of expression (< >)	[<i>Fairly frequent' landscape, perhaps with some key positive landscape attributes</i>] - Key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016) include the areas of Ancient Woodland and contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south and a sense of tranquillity away from the main settlements and roads, with the strength of character primarily contributed from the southern fields, particularly that which is historic resulting from assarting and more typical of the High Wealden character of rolling landscape and historic field patterns.	
10. Coalescence (>)	[<i>The area plays an important role in settlement separation</i>] - The area forms part of the upper landform associated with the Combe Haven Valley and its tributaries, which provides a natural corridor between the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1/1.5km to the west. The northern field within the Site is designated as part of the Battle/Bexhill/Crowhurst and Hastings Strategic Gap.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The fields to the south of the shaw, west of Coneyburrow Wood have a higher sensitivity to change than those to the north. This is due to the closer association of these fields with the Marline valley landform and enclosure with Ancient Woodland, with historic assarted field pattern to the south eastern field. The northern of these fields is not characterised with the same time depth, but has some visual prominence, albeit within glimpsed north westerly views from west of Queensway, (A2690) over the head of the valley towards the wooded skyline within the High Weald NL beyond. This can be seen through reference to supporting photographs for this Assessment Site. Those to the north of the shaw are considered to have some capacity for low scale residential development as indicated on the Analysis Figure. This is due to the association with residential development to the east, beyond more recent woodland belts and dispersed agricultural and residential to the north west and north east off Hastings Road, (A2100), which reduces natural character. The contribution to coalescence remains highly susceptible to change, with the area forming part of a natural corridor between the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1/1.5km to the west. A further indicative residential area is shown south of the shaw on the lower lying ground of the informal western field, where there is less influence on the field boundary from surrounding Ancient Woodland and some spatial continuity with the settlement pattern about the head of the Marline Valley landform. The wooded skyline and naturalistic context to this would remain in views from off Queensway to the south-east further to the guidelines provided below to offset development from the northern edge, whilst a recommended tree belt would further soften and integrate the anticipated rooflines below. A further area for residential is shown extending into the eastern field south of the shaw. Whilst development of this area would impact on the contribution of this field to the assarted field system which extends away to the south, the magnitude of impact on field pattern would be relatively limited taking into account the extent of assarted fields to the south along the valleyside, which would remain. The residential use would also conform more generally with settlement pattern about the valley head, with comparable areas developed for residential to the north and east beyond Birchen Wood. The presence of assarted fields is not weighted to the same extent in locations outside of the High Weald NL, albeit does contribute to the strength of character within the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016) forming a positive attribute typical of the High Wealden character of rolling landscape and historic field patterns.	
Landscape Guidelines	For the northern field a woodland shaw should be extended along Hastings Road to buffer visibility of built form for road users and reduce perception of coalescence. Access is anticipated to the north off Hastings Road. The rural character of Breadsell Lane should be maintained, with local access only for existing residents and farm use to maintain the contribution of the lane as a feature adjacent to the High Weald NL beyond. South of the shaw, the visual sensitivity to the western field should be responded to by drawing development back from the ridgetop to below the 110m contour and perhaps limiting the elevation of built form to this western edge, alongside of providing a tree belt to soften the built form outline below in glimpsed views from off Queensway, (see Photograph's A-1 and A-2). A recommended tree belt to the south-west of this area would reinforce the hedgerow along this boundary and further enclose the built development. South of the shaw, the landscape sensitivity of the eastern field should be taken into consideration by maintaining the south-eastern part of the field outside of development, whilst extending the curving tree belt to the south of this area to the south-western edge of Birchen Wood to the north. This would delineate the settlement edge, whilst reinforcing and extending the natural tree belt to the field boundary, with improved connectivity to areas of Ancient Woodland to north and south. The impact on the assarted field system which extends south along the lower valley side would be limited through minimising the developed area, with the field pattern substantially maintained. In line with the approach undertaken by Sussex Wildlife Trust for the Marline Wood SSSI protected area to the south-east, the south-eastern part of the field could be enhanced through management as meadows, perhaps through a combination of cutting and grazing with traditional breed cattle. A buffer of at least 15m of semi-natural habitat would be required to the area of Ancient Woodland, whilst surface water drainage should be introduced to buffer and maintain ecological connectivity and contribute to surface water regulation. Residential boundaries should primarily be defined with mixed species native hedgerows. Within the setting of the High Weald NL 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
Landscape Sensitivity Rating	Moderate – High	High

HASTINGS FRINGE - CONTEXT AREA

Site HF2 - Land at Breadsell - Landscape Analysis



Legend

HF2 Land at Breadsell

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape

Strategic Gap (Policy)

Site of Special Scientific Interest

Ancient Woodland

Tree Preservation Orders

High Weald National Landscape Dataset

Historic Farmstead

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended tree belt with boundary scrub.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Potential Footway Link.

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure HF2. Landscape Analysis Plan for Site HF2.

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HASTINGS FRINGE - CONTEXT AREA

Site HF2 - Land at Breadsell - Photographs



Photograph A-1. North westerly view from west of Queensway (A2690), over the head of the valley towards the western edge of the Site glimpsed beyond and over trees within Marline Wood, under trees within the High Weald NL beyond.



Photograph A-2. From further to the west of **Photograph A** at a Costa Drive-through.



Photograph B. North-easterly view from Public Footpath 71 along Breadsell Lane, (unsurfaced section) over an intervening field towards the northern and north western part of the Site on lower ground against a wooded backdrop.



Photograph C. South-easterly view from the junction of Breadsell Lane and Hastings Road over the northern edge of the Site into the field within, viewed against a backdrop of woodland.

HASTINGS FRINGE - CONTEXT AREA

Site HF3 - Land at My Way Lodge - Site Assessment

Location and Landscape Character Summary	Site HF3 is located upon the rounded ridge top about the 120m contour to the north of Hastings, north of The Ridge West, (A2100) and upon steadily falling ground to the north of this with the northern boundary about the 115m contour. The A21, (Ebdens Hill) extends within a cutting offset to the east, beyond which C20th settlement extends. The large residential dwelling of Myway Lodge is located within the centre of the western part of the Site, accessed from the A2100. The northern edge of the Site is defined by the southern edge of a wooded area, which is designated as a Local Wildlife Site, which continues in a belt along the eastern edge of the Site. Offset to the east the woodland falls towards a cutting, within which the A21, (Ebdens Hill) extends. The boundary along The Ridge West is defined with a hedgerow with dispersed trees and a low wall along the western extent of this frontage. The western boundary of the Site is defined with more scrubby vegetation with dispersed trees, which forms the boundary to the Beauport Holiday Park beyond. A patch of deciduous trees is located within the centre of the northern edge of the Site. There is a vista from the high ground to the southern boundary of the eastern part of the Site over intervening trees towards the far wooded skyline to the north east. The Site is located within the HWNL, with the southern boundary of the NL defined by the A2100 to the south.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform / some distinct landform features]</i> Site HF3 is located upon the rounded ridge top about the 120m contour to the north of Hastings, north of The Ridge West, (A2100) and upon falling ground to the north of this, with the northern boundary about the 115m contour. Landform continues to fall to the north. The A21, (Ebdens Hill) extends within a cutting offset to the east.
2. Landscape pattern and time depth (<)	<i>[Simple]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the western part of the Site about the built form of Myway Lodge is characterised as resulting from settlement expansion, consistent with that to the west across the Beauport Holiday Park and offset to the east of the A21. The remainder of the Site to the east is characterised as other woodland. The woodland which border to the north and in a belt to the east is characterised as ancient semi-natural woodland. Beyond the A2210 to the south the reservoir and Ridgewest Industrial Estate are characterised as industry.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The northern boundary of the Site is defined by the southern edge of a wooded area, which is designated as a Local Wildlife Site, which continues in a belt along the eastern edge of the Site. The boundary along The Ridge West is defined with a hedgerow with dispersed trees. The western boundary of the Site is defined with more scrubby vegetation with dispersed trees, which forms the boundary to the Beauport Holiday Park beyond. A patch of deciduous trees is located within the centre of the northern edge of the Site.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> Through reference to the High Weald NL Dataset there is an historic farmstead shown named Park Farm, located under the footprint of My Way Lodge, with the dataset identifying complete change. It is understood that there is a row of non-designated assets in the form of WWII anti-tank blocks along the woodland edge to the northern Site boundary. There is a C19 Grade II Listed Building named Beauport Lodge (East and West) Gate Including Gatepiers and Gates to East of Beauport Lodge, which is located some 100m west of the Site off The Ridge.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> - There is a pavement to the south side of The Ridge West, (A2100), but along the road corridor.
6. Perceptual aspects (<)	<i>[Close to visible or audible signs of human activity and modern development]</i> The Site area forms an enclosed parcel of land associated with or upon the footprint of the built form of Myway Lodge, with the well trafficked Ridge West, (A2100) to the southern boundary and the A21, (Ebdens Hill) offset to the east. There is some contribution to a sense of rurality and tranquillity from the wooded boundaries to north and east and the glimpse through the trees to distant wooded landform to the north east of the Site.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The western part of the Site about the built form of Myway Lodge comprises of settlement, with further areas of planned settlement expansion offset to the east beyond the A21.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> Whilst landform falls across the Site to the north off the ridge, it is well enclosed by mature woodland, which would form the skyline in any offset views within the HWNL beyond to the north. There are heavily filtered glimpses through the hedgerow vegetation to the eastern part of the southern boundary, where glimpses towards the distant wooded skyline beyond the Site through surrounding trees can be gained.
9. Landscape Character strength of expression (<)	<i>[Frequent' landscape with few key positive landscape attributes]</i> Through reference to the East Sussex Landscape Character Assessment, (2016) the Site is located within the southern extent of the Brede Valley, (LCA 11) enclosed with the urban area of Hastings, (LCA 31) to south and east. There is some contribution from the woodland edges to north and east to the key positive landscape attributes of LCA11 of extensive areas of Semi-Natural Ancient deciduous woodland around the valley head to the west of the area, albeit the woodland here is not Ancient. There is some weighting of this component relative to its contribution to rurality within the High Weald NL. There is some contribution to perceptual aspects within the High Weald NL, from the glimpsed view towards wooded skylines from the high ground to the eastern part of the Site, albeit this is substantially private.
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The physically enclosed situation of the Site and association with settlement and Hastings Landscape Character to south and offset to east results in a very limited contribution.

HASTINGS FRINGE - CONTEXT AREA

Site HF3 - Land at My Way Lodge - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area forms an enclosed parcel of land associated with or upon the footprint of the built form of Myway Lodge, which is considered to be susceptible to change. It may be able to accommodate the relevant type of development but only in limited situations without potential for substantial adverse harm to the defining characteristics and valued qualities at the local landscape level. The northern edge of the Site is defined by the southern edge of a wooded area, which is designated as a Local Wildlife Site, which continues in a belt along the eastern edge of the Site. There is some weighting of this component relative to its contribution to rurality within the High Weald NL. There is some contribution to perceptual aspects within the High Weald NL, from the glimpsed view towards wooded skylines from the high ground to the eastern part of the Site, albeit this is substantially private.	
Landscape Guidelines	The contribution to sense of place from the existing vista towards the far wooded skyline to the north east, gained through intervening trees from the high ground to the southern boundary of the eastern part of the Site, should be made the most of. This could be by drawing the vista more intentionally into the public realm along the A2100 through positioning of site access road and position and design of built form beyond. The presence of the replaced historic farmstead should be referenced in considering layout options, perhaps replicating a farmstead type layout. Tree'd areas and hedgerows should otherwise be retained to the Site boundaries, whilst the row of non-designated assets in the form of WWII anti-tank blocks along the woodland edge to the northern Site boundary should be maintained as part of a buffer outside of private ownership. 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
Landscape Sensitivity Rating	Moderate	High

HASTINGS FRINGE - CONTEXT AREA

Site HF3 - Land at My Way Lodge - Landscape Analysis



Legend

HF3 Land at My Way Lodge

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

High Weald National Landscape

Listed Buildings

Local Wildlife Site

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Routeways - Roads

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Indicative area for Residential - Low scale.

Figure HF3. Landscape Analysis Plan for Site HF3.

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HASTINGS FRINGE - CONTEXT AREA

Site HF3 - Land at My Way Lodge - Photographs



Photograph A. Easterly view from the pavement along the southern edge of The Ridge West (A2100).



Photograph B. North-westerly view from the pavement along the southern edge of The Ridge West (A2100) inside of the south-eastern corner of the Site, where there is a glimpse through vegetation to a distant skyline.



Photograph C. North-westerly view from the pavement along the southern edge of The Ridge West (A2100) off the south-eastern corner of the Site, where there is a glimpse over the Site between trees to the Site boundary.

HASTINGS FRINGE - CONTEXT AREA

Site HF4 - Land east of Beaney's Lane - Site Assessment	
Location and Landscape Character Summary	Site HF4 comprises an irregularly shaped assarted field within which scrub is regenerating, enclosed within a tree and scrub belt to south and west. The tree belt and line to the south is subject to a TPO, whilst the tree belt to the west borders Beaney's Lane, which provides public access into the High Weald NL along Byway 223. Park Wood Ancient Woodland defines the northern part of the eastern boundary. A patch of Ancient Woodland is located within the Site to the centre of the western boundary. Beyond the northern boundary is a field which is identified as Wildflower Grassland by the High Weald NL. The Site is located north of The Ridge, (B2093), which defines the southern boundary to the High Weald NL. Ponds are located within the south-western corner of the Site and within the Ancient Woodland patch to the western edge of the Site. The Martha Trust building is located to the centre of the southern boundary of the Site outside of the Site, comprising purpose-built homes for life and respite care for people with profound physical and multiple learning disabilities. The boundary with the Martha Trust garden area is more open, with a fenceline defining the boundary. The south western corner of Site HF4 is coincident with that considered under Unit 4-2 within the Hastings Sensitivity Study, (December 2024). The Site forms a part of the the Rother DC Draft Site Allocation Policy WS2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform / some distinct landform features]</i> Site HF4 is located upon falling ground forming part of the rounded ridge top between the 100m and 120m contours to the north of Hastings, north of The Ridge, (B2093). Landform continues to fall to the north. The western and southern boundaries of the Site are banked, with ditches, and ponds in places.
2. Landscape pattern and time depth (>)	<i>[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assarted field patterns / presence of Ancient Woodland.]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the Site is substantially characterised as an assarted field, associated with the surrounding area of Ancient Woodland to the east, and a thin belt which extends north of the northern boundary. The assarted field shape continues to the north. The south western and south eastern parts of the Site are characterised as informal fields, likely due to the encroachment of intervening built form between these parcels. There is time depth associated with Beaney's Lane to the west.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Park Wood Ancient Woodland defines the northern part of the eastern boundary. A patch of Ancient Woodland is located within the Site to the centre of the western boundary. Through reference to data provided by the High Weald AONB Management Unit, there are ponds to the western edge of the Site and within the Ancient Woodland patch to the western edge of the Site which is a characteristic, albeit widespread component of the High Weald NL.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> Beaney's Lane to the west and The Ridge to the south are identified as Historic Routeways within and bordering the High Weald NL, with an assarted field which continues to the north and enclosed by Ancient Woodland. The Grade II LB Little Ridge Farmhouse is located at an offset to the south-west of the Site, but well enclosed.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> Byway 223 extends along Beaney's Lane beyond a dense intervening tree and scrub belt.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The Site forms an enclosed area enclosed within woodland tree and scrub belts to south and west, albeit surrounded with the busy B2093 and purpose built The Martha Trust to the southern boundary and residential development to the southern part of the eastern boundary.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The Martha Trust to the southern boundary and residential development to the southern part of the eastern boundary present an association with surrounding settlement pattern. The scrub and tree belt along the southern boundary with The Ridge provides some contribution as a backdrop / setting to the northern edge of settlement within Hastings, whilst forming the boundary of the High Weald NL and subject to a TPO.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by landform or land cover]</i> The Site is enclosed with mature tree belts and woodland, with heavily filtered glimpses into the area within the Site.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016) which extends across the upper two thirds of the Site there is some contribution from the woodland edges to north and east to the key positive landscape attributes of extensive areas of Semi-Natural Ancient deciduous woodland around the valley head to the west of the area. There is some weighting of this component relative to its contribution to rurality within the High Weald NL. There is some contribution to perceptual aspects within the High Weald NL, from the relative tranquillity contributed from the natural character of the northern part of the Site in particular and to time depth within the High Weald NL from the assarted field with continuity outside of the Site to the north and historic routeways to south and west.
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 Site has a limited contribution to separation of settlements, being enclosed within vegetation, with offset built form to east and west along the edge of Hastings at a comparable level.

HASTINGS FRINGE - CONTEXT AREA

Site HF4 - Land east of Beaney’s Lane - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area substantially comprises an irregularly shaped assarted field within which regenerating scrub has recently been cleared, other than to the south western and south eastern parts of the Site which are historically characterised as more irregular informal fields in character, due to the encroachment of intervening built form between these parcels from the purpose built The Martha Trust buildings. The northern part of the Site, forming an assarted field enclosed with Ancient Woodland to east and west is considered to have high sensitivity to change.	
	The southern part of the assarted field and the associated south western and south eastern parts of the Site are considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the association with residential development to the east and the Martha Trust and offset from enclosing Ancient Woodland.	
Landscape Guidelines	A suitable buffer should be incorporated for all tree belts and retained trees, which would be a minimum of 15m associated with the areas of Ancient Woodland to the north-east and north-west. The northern boundary of the indicated development area should be defined with a mixed species native tree belt with a mosaic of scrub and grassland about to establish a boundary which complemented the rural character of the assarted field beyond and to provide connectivity between the Ancient Woodland patch to the west and the larger area of Ancient Woodland to the east.	
	Habitat creation of wildflower grassland could be pursued on the remainder of the Site, subject to ecological suitability and viability consistent with the existing area north of the Site boundary. The ponded area to the south west might be managed to better open this up and encourage biodiversity potential under the advice of an Ecologist. The boundary with the Martha Trust should be carefully considered to maintain a buffer of natural character for the residential and respite care for people with profound physical and multiple learning disabilities within. Development should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report).	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

HASTINGS FRINGE - CONTEXT AREA

Site HF4 - Land east of Beaney's Lane - Landscape Analysis



Legend

HF4 Land east of Beaney's Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape

Site of Special Scientific Interest

Ancient Woodland

Tree Preservation Orders

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Wildflower Grassland

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended tree belt with boundary scrub.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure HF4. Landscape Analysis Plan for Site HF4.

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HASTINGS FRINGE - CONTEXT AREA

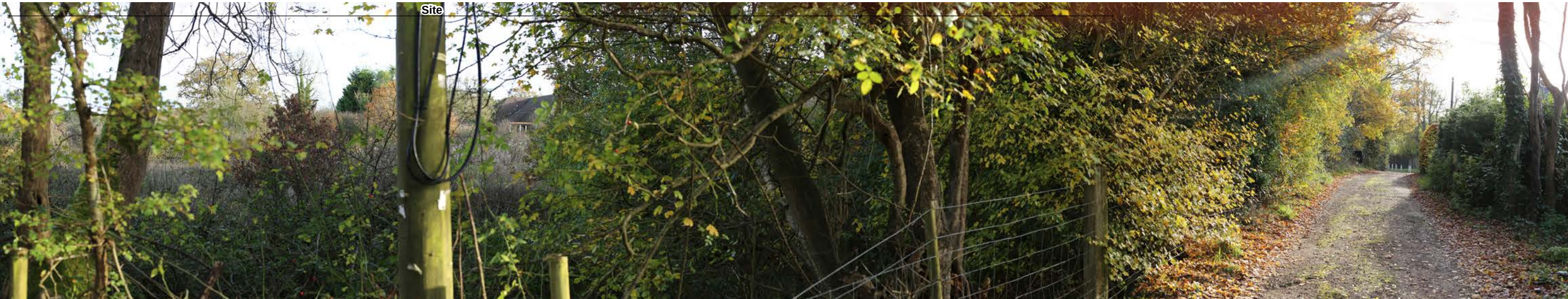
Site HF4 - Land east of Beaney’s Lane - Photographs



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



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



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

HASTINGS FRINGE - CONTEXT AREA

Site HF4 - Land east of Beaney’s Lane - Photographs



Photograph D. Northerly view from within the south-western corner of the Site.



Photograph E. Northerly view from adjacent to the house within the Site of the main northern part of the Site with Ancient Woodland patch offset to left of view and vista to distant skyline.



Photograph F. Southerly view from inside of the northern boundary of the Site.

HASTINGS FRINGE - CONTEXT AREA

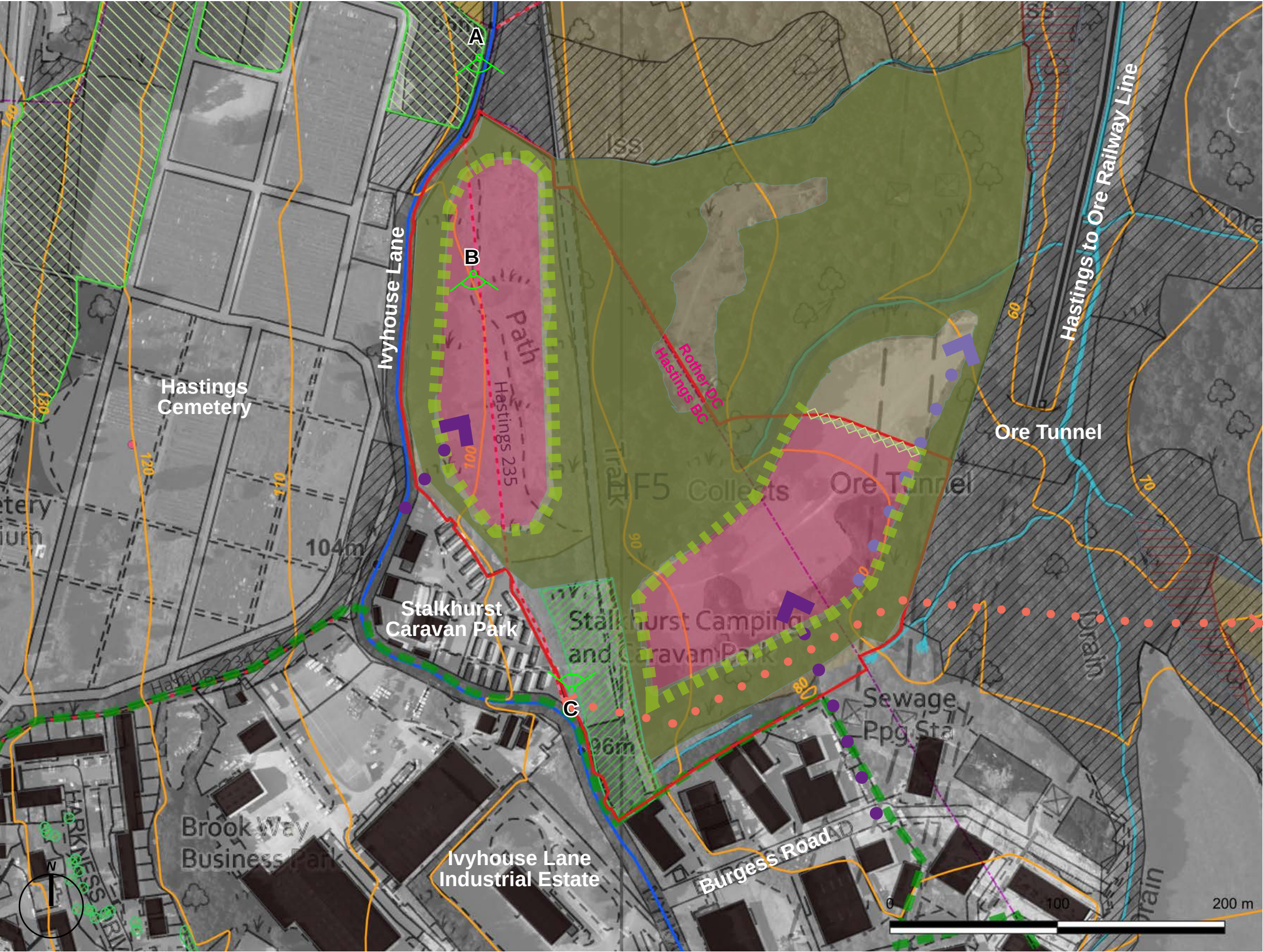
Site HF5 - Ivyhouse Lane, Northern Extension - Site Assessment	
Location and Landscape Character Summary	Site HF6 forms an irregularly shaped area defined by a smaller field to the west and the southern part of a larger field to the east, both of which have been subject to regenerating scrub and trees about and off the original field boundaries. Landform falls east across the Site from about the 100m contour to the 80m contour to the east, forming part of the a tributary valley head to a tributary stream to the north of the sandstone ridge about Hastings. The tributary stream arises within a gill form some 250m north-east of the Site, with the low cut at some 60m aOD having been engineered to function as the head to the Ore Tunnel of the Hastings to Ore Railway Line. The two historic fields have been subject to boundary modification, but retain a disused sunken track between them, which formerly functioned as a formal trackway towards the now lost Coghurst Hall offset some 2km to the north. The Site 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, whilst the eastern part of the eastern field forms a part of the Rother DC Draft Site Allocation Policy GU1. The Site is coincident with that considered under Units 6-1 and 6-2 combined within the Hastings Sensitivity Study, (December 2024). The Site is located along the southern edge of the High Weald NL.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform / Some distinct landform features]</i> Landform falls from about the 100m contour inset from the western edge of the Site off Ivyhouse Lane to a low about the 85m contour to the eastern edge, with a gently undulating profile associated with tributary streams which drain from off the eastern edge of the Site 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 Site.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the western part of the Site east of Ivyhouse Lane, is historically characterised as regenerated woodland, which extends in a belt north from the Ivyhouse Lane Industrial Area, with an area of mixed woodland plantation, (which is subject to a TPO) to the south of this. The Stalkhurst Caravan Park, located outside of the south-western boundary of the Site is characterised as settlement expansion resulting from a large farmstead. Outside of the Site beyond Ivyhouse Lane to the west is an area of formal parkland resulting from the Hastings cemetery. The eastern part of the Site is characterised as an area of informal fieldscape, which extends away in a belt to the north, (albeit fairly well regenerated with woodland in 2026). An extensive area of other industry is characterised to the southern boundary. The area classified as regenerated woodland to the western part of the Site is separated from the area classified as informal fieldscape to the larger eastern part of the Site by a sunken track which extends longitudinally through the centre of the Site. From reference to historic maps from 1888, (see: < https://maps.nls.uk/geo/explore/#zoom=16.4&lat=50.88119&lon=0.60029&layers=6&b=ESRIWorld&o=55 >) the sunken track extended 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 Site are defined as partly maintaining their historic boundary, albeit with some modification.
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> 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 Site is protected under a TPO.
4. Historic feature (< >)	<i>[Presence of historic features that contribute to landscape character]</i> Through reference to the High Weald NL Dataset the High Weald AONB, the fields within the Site are defined as partly maintaining their historic boundary, (albeit these are subject to regeneration of scrub and trees and some boundary changes). Ivyhouse Lane and Public Footpath 235 are identified as historic routes.
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 Site from the southern corner of the Site 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 Site contributes to the wider setting of the settlement which rises up the valley side offset to the east. Stalkhurst Caravan Park is located to the south-west of the Site. A substantial industrial area named the Ivyhouse Lane Industrial Estate is located to the south of the Site off Burgess Road, continuing beyond Ivyhouse Lane to the south-west of the Site.
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 Site encloses the Site from visibility, whilst not forming part of a visually distinctive or prominent skyline.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016) which extends across the Site there is some contribution from the woodland edges to north and east to the key positive landscape attributes of well wooded sides slopes as a result of the areas of regenerating woodland to the north and into the Site. Characteristics valued within the overlying High Weald NL include intimacy of scale, rurality and tranquillity, which the Site has some contribution to, albeit primarily to the north away from the industrial estate, whilst Ivyhouse Lane and Public Footpath 235 are identified by the High Weald as historic routeways, which contribute to the time depth.
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.

HASTINGS FRINGE - CONTEXT AREA

Site HF5 - Ivyhouse Lane, Northern Extension - Site Assessment			
Sensitivity Analysis			
Sensitivity Analysis Commentary	The western field is located off the western boundary of the Site east of Ivyhouse Lane, north of an area in use as Stalkhurst Caravan Park, within a more rural setting. This area is less associated with the industrial uses offset to the south of the High Weald NL boundary and is perceived from the Public Footpath 235 which extends through it as part of the rural landscape surrounding, albeit associated with the Caravan Park to the south and with road noise from Ivyhouse Lane to the west. The Public Footpath is identified within the High Weald NL GIS Dataset as an historic routeway, which contributes to time depth within the landscape. The eastern field is more associated with the offset Ivyhouse Lane Industrial Estate, south-west of the Ore Tunnel of the Hastings to Ore Railway Line, within a more settlement edge situation, and over which electricity pylons extend.		
	Both fields may be able to accommodate the low scale residential scenario without potential for substantially damaging a sensitive landscape as indicated on the Analysis Figure if sited and designed sensitively. However only the eastern field adjacent to the Industrial Estate is considered able to accommodate medium scale residential and commercial / industrial as well, due to its proximity and association with the adjacent industrial area and electricity pylons, subject to the recommended landscape guidelines.		
Landscape Guidelines	Wooded areas and field boundaries should be maintained as part of the development with suitable offsets identified and incorporated.		
	Low scale housing 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 within the western field should maintain the TPO belt of trees along the south western edge of the Site. A naturalistic corridor for Public Footpath No. 235 should be maintained across the Site - Alternatively the footpath might be realigned to extend along or aside the historic, sunken tree lined track, which should be retained as a natural feature. A belt of trees to the western boundary with Ivyhouse Lane should be maintained at some 20m in width to maintain rural character of the historic lane.		
	Development within the eastern field should take into account the overhead power lines to the east of the Site and an easement maintained for the maintenance of the Ore Railway Tunnel. A naturalistic wooded area should be retained about the northern edge of the Site and about the tributary stream head to continue to contribute to the natural character of the High Weald NL and buffer this from the development within the Site. If developed for housing, there should be a natural buffer maintained and reinforced against the Industrial Estate to the south.		
	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.		
Sensitivity Judgement			
	Development Scenario		
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale
Landscape Sensitivity Rating	Moderate – High	Moderate – High	Moderate – High

HASTINGS FRINGE - CONTEXT AREA

Site HF5 - Ivyhouse Lane, Northern Extension - Landscape Analysis



Legend

HF5 Ivyhouse Lane, Northern Extension

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape

Local Wildlife Site

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Ancient Woodland

High Weald National Landscape Dataset

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Potential Footway / Cycle path.

Indicative area for development.

Easement maintained for Ore Tunnel maintenance.

Figure HF5. Landscape Analysis Plan for Site HF5.

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HASTINGS FRINGE - CONTEXT AREA

Site HF5 - Ivyhouse Lane, Northern Extension - Photographs



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



Photograph B. Southerly view from the middle of the Site 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.



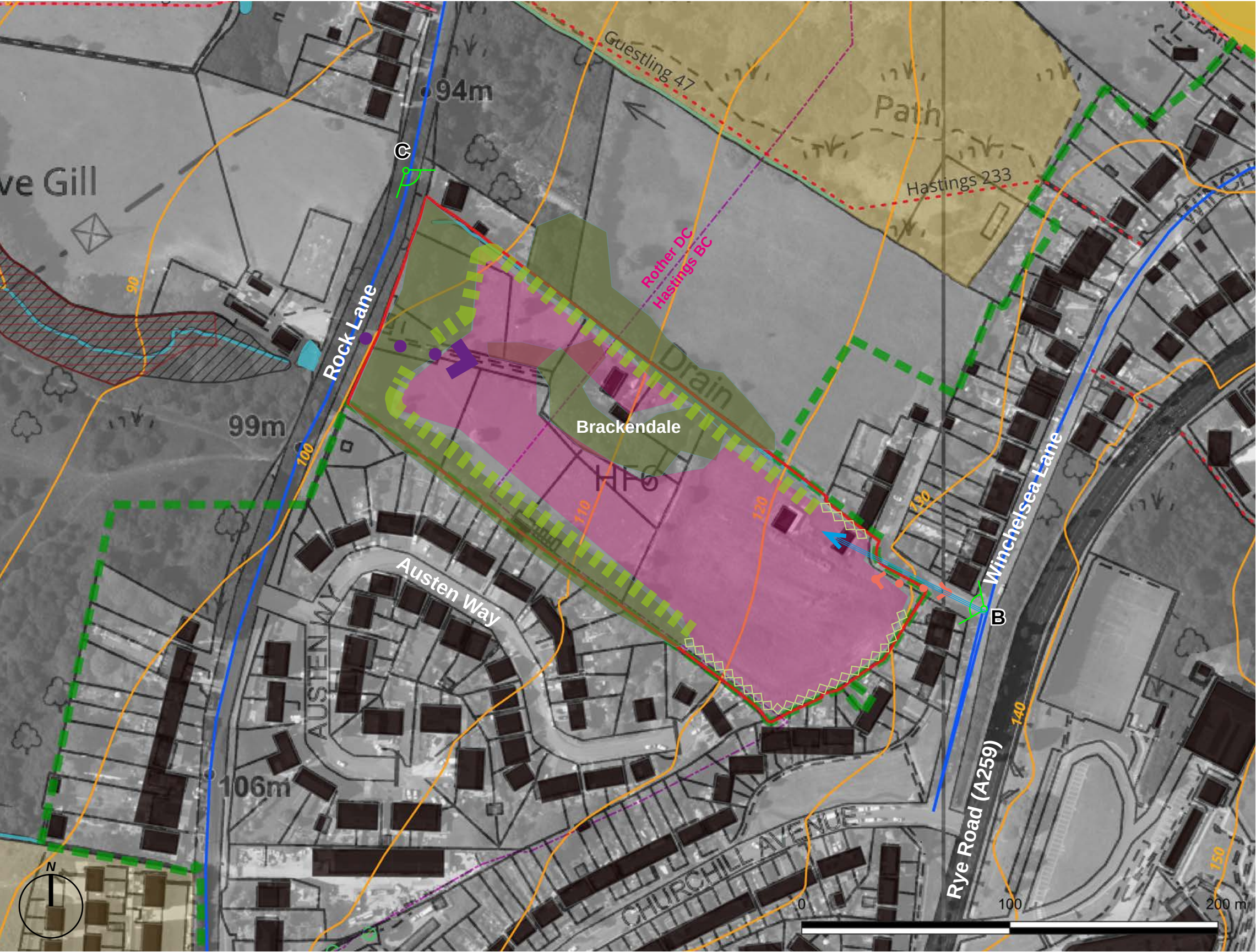
Photograph C. Northerly view from the southern end of the Site off Public Footpath No. 235, where static caravans within Stalkhust Caravan Park are situated adjacent to a wooded area to the east.

HASTINGS FRINGE - CONTEXT AREA

Site HF6 - Land between Rock Lane and Winchelsea Lane - Site Assessment		
Location and Landscape Character Summary	Site BA1 is located over the mid-upper, west facing valleyside between Rock Lane to the west, a planned estate off Austen Way to the south and ribbon development along Winchelsea Lane to the east. A dwelling named Brackendale is located to the centre of the Site, accessed off Rock Lane to the west, coincident with the northerly extent of a roadside pavement. The Site otherwise comprises of an area of paddocks, part enclosed within tree lines and hedgerows, with the largest paddock to the eastern third of the Site, accessed off Winchelsea Lane to the east and divided from the remainder of the Site to the west by a deep ditch to some 2m depth, which extends cross slope to connect with a stream within a shallow ditch to the northern Site boundary. The western third of the Site is located within Rother District, with the eastern third in Hastings Borough. Site HF6 comprises the southern quarter of that considered under Unit 6-4 within the Hastings Sensitivity Study, (December 2024). The north-western field of the Site forms a part of the Rother DC Draft Site Allocation Policy GU2.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (< >)	[Undulating landform / Some distinct landform features] 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. Landform rises across the Site from about the 100m contour along Rock Lane to about the 130m boundary along the eastern edge with gardens of properties accessed off Winchelsea Lane to the east. The largest paddock to the eastern third of the Site is divided from the remainder of the Site to the west by a deep ditch to some 2m depth, which extends cross slope to connect with a stream within a shallow ditch to the northern Site boundary. A silted up pond is located mid way along the cross ditch, which is not noted within the High Weald NL GIS Dataset.	
2. Landscape pattern and time depth (<)	[Simple / Regular or uniform field patterns, (mainly of modern origin)] Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the eastern third of the Site is characterised as fields resulting from formal enclosure, with the western two thirds characterised as informal parkland associated with the large landscaped garden of Brackendale. However, the paddock fields continue about the more central property and garden. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.2&lat=50.84819&lon=0.41139&layers=6&b=ESRIWorld&o=64 >) the pond to the cross ditch can be seen, as can an area of Brick Works offset to the south within the current housing estate off Austen Way.	
3. 'Natural' character (< >)	[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)] The paddocks and landscaped garden are bordered with hedgerows and trees. A tributary stream to the River Brede extends along the northern boundary of the Site. The trees surrounding Brackendale form a patch of trees.	
4. Historic features (< >)	[Adjacent / presence of historic features that contribute to landscape character] Rock Lane to the western edge of the Site is identified as a historic route along and within the edge of the High Weald NL.	
5. Recreational use (<)	[Publicly inaccessible] Public Footpath 233 extends some 100m offset to the north of the Site, beyond an intervening field boundary. A pavement extends along the eastern edge of Rock Lane up to the access drive with Brackendale to the centre of the western boundary of the Site. A grassed pathway extends north of this, representing sustained use further to the north.	
6. Perceptual aspects (< >)	[Some sense of rural character but with some signs of human activity and modern development] The enclosure with housing development to the east and south and more dispersed ribbon development along Rock Lane to the western edge of the Site result in settlement forming part of the context of the Site both when within and where viewed from the eastern facing valleyside, (see Photograph A). The entrance driveway to the west of the Site is of an ad-hoc functional appearance.	
7. Settlement pattern and setting (<)	[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] - There are areas of 20th Century settlement expansion upon the western facing valley slopes to the south and east of the Site off Austen Way and Winchelsea Lane, and more dispersed ribbon development along Rock Lane to the western edge of the Site. More cohesive areas of 20th Century planned estates of semi-detached and terraced housing offset to the south off Rye Road.	
8. Visual prominence (<)	[Visually enclosed landscape screened by landform or land cover / Does not form a visually distinctive or prominent skyline] Where viewed from the eastern facing valleyside, (see Photograph A) a sliver of grassland between trees and settlement to the elevated eastern edge of the Site off Winchelsea Lane can be glimpsed.	
9. Landscape Character strength of expression (< >)	[‘Frequent’ landscape with few key positive landscape attributes] Landscape attributes within the Site of the Brede Valley, (LCA 11, 2016) comprise well wooded sides slopes with scattered farmsteads. There is some contribution to perceptual aspects within the High Weald NL, from the relative tranquillity contributed from the natural character to parts of the Site, albeit limited by surrounding settlement and roads.	
10. Coalescence (< >)	The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements - The enclosure within vegetation to the west and settlement to the east, north-east and south upon the west facing landform limits contribution.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The relatively natural character of the paddocks on falling ground to the east of the Site, enclosed within hedgerows and trees has some limited contribution to rural qualities and relative tranquillity within the southern edge of the High Weald NL. This area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure due to the association with surrounding residential development to east and south and the enclosure from tree belts and patches. Suitability extends to the centre of the Site about the large landscaped garden of Brackendale towards the tree belt to the western edge of the Site. There is some constraint presented by the cross slope ditch to the western edge of the main paddock and the stream to the northern boundary	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with a buffer along the tributary water course to the north and the cross ditch leading to this. The silted up pond might be restored and perhaps enhanced to provide a nature conservation feature, whilst supporting its use as an attenuation feature. 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). Access into the Site is anticipated on the alignment of the existing driveway off Rock Lane, up to which present pedestrian access is provided along a roadside pavement.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

HASTINGS FRINGE - CONTEXT AREA

Site HF6 - Land between Rock Lane and Winchelsea Lane - Landscape Analysis



Legend

HF6 Land between Rock Lane and Winchelsea Lane

A Site Photographs (Photograph A is located some 1km to the west)

Built form

Contour lines

Public Footpath / Bridleway

Designations

High Weald National Landscape

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Potential Footway / Cycle / Emergency access path.

Indicative area for Residential - Low scale.

Figure HF6. Landscape Analysis Plan for Site HF6.

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HASTINGS FRINGE - CONTEXT AREA

Site HF6 - Land between Rock Lane and Winchelsea Lane - Photographs

Site



Photograph A. Easterly view from the elevated part of the grassed area to the eastern facing valleyside within Hastings Cemetery, where a sliver of grassland between trees and settlement to the east of the Site off Winchelsea Lane can be glimpsed.



Photograph B. North-westerly view towards the tree'd northern boundary of the Site, perhaps western boundary along Rock Lane, over intervening regenerating scrubby area to the intervening boundary from Public Footpath 233 offset 100m north of the Site.



Photograph C. South-easterly view from Rock Lane about the north western corner of the Site, showing the mature tree line with dense understorey along the western Site boundary.

NORTHERN - CONTEXT AREA

NORTHERN - CONTEXT AREA

Landscape Character Summary

There are six sites within this Area. Site NO1 is located at an offset west of Lower Platts, (B2087) at Dale Hill, north east of Ticehurst. Site NO2 is situated east of the junction between London Road, (A21) and Hawkhurst Road, (A268), to the east of the village of Flimwell. Site NO3 is situated to the north-east of Hurst Green between London Road, (A21) to the west and Merriments Lane, (A229) to the north. Site NO4 is situated to the west of Etchingham village along the A265. Sites NO5 and NO6 are respectively located to the north and south-east of Robertsbridge village.

East Sussex Landscape Character Assessment (2016)

Sites NO1 are NO2 are located along the edge of Bewl Water Area, (LCA 7) with the Upper Rother Valley, (LCA 6) to the south.

Site NO3 lies along the western boundary of the Lower Rother Valley, (LCA 13) with the Upper Rother Valley, (LCA 6) beyond.

Sites NO4 and NO5 are situated within the Upper Rother Valley, (LCA 6), with Site NO4 bordering the Dudwell Valley, (LCA 8).

Site NO6 is located along the eastern edge of the Darwell Valley LCA 9 with LCA 13 beyond and LCA 6 to the north.

Bewl Water Area (LCA7)

Key positive landscape attributes of LCA 7 include:

- 'The large branching reservoir formed from the upper tributaries of the Bewl River is the largest artificial area of water in the south east;
- The tranquil southern banks and nature reserve which provide quiet informal access;
- A series of north south gentle spurs and valleys with streams feeding the Bewl Water reservoir;
- Wooded and hedge patterned slopes between the spurs of the reservoir;
- The steep wooded ghylls so characteristic of the High Weald have become narrow bays and inlets;
- A settlement pattern of ridgetop villages with distinctive churches and smaller hamlets around the periphery of the reservoir;
- The Registered parkland of Ticehurst House significant as a former hospital with grounds designed specifically for rehabilitation;
- Orchards and hop fields;
- 'Picturesque' farms and cottages and scattered historic farmsteads which are a key characteristic of the High Weald;
- Areas of remote countryside on the undeveloped spurs around the reservoir.

- Many of the woods are ancient semi-natural woodland and steep inaccessible ghyll woods;
- Oak, hornbeam and ash predominate in the larger woodlands.
- Ancient coppice stools of chestnut and hornbeam;
- Other characteristic species are field maple, wild cherry with waterside willows and alders;
- A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them;
- Traditional building materials for the area are red brick, often laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories are typical;
- Oak timber framed and sandstone houses reflect the abundance of locally sourced timber and quarried stone.'

The current condition of LCA7 is identified as including: 'a largely unspoilt and tranquil rural landscape with few intrusive features. The reservoir has become an established natural and recreational feature. The landscape is in generally good condition and well managed as farmland with a strong historic structure.'

Upper Rother Valley (LCA 6)

Key positive landscape attributes of LCA 6 include:

- 'The broad valley of the River Rother dominates the landscape and is overlooked by bold ridges and spurs;
- Stunning views across the valley from the enclosing ridges, some of the finest views in the High Weald;
- The upper half of the largest valley system in the High Weald and the catchment and source of the western river Rother;
- Relatively open valley floor with small, winding, partly treelined river;
- Extensive areas of remote countryside and exceptional remoteness especially in the valleys and larger woods;
- The villages have great character and variety often with landmark churches and other historic buildings;
- 'Picturesque' farms and cottages and scattered historic farmsteads which are a key characteristic of the High Weald;
- A strong pattern of linear ghyll woods as well as many larger woods on the valley slopes;
- Many of the woods are ancient semi-natural woodland with ancient coppice stools of chestnut and hornbeam;
- Many scattered farm ponds and larger hammer ponds as relics of the iron industry which thrived in this area e.g. Wadhurst Park Lake and Lakedown trout lake at Holmhurst Manor;

- A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them;
- Traditional building materials for the area are red brick, often laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories are typical;
- Oak timber framed and sandstone houses reflect the abundance of locally sourced timber and quarried stone.'

The current condition of LCA6 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.'

Lower Rother Valley (LCA13)

Key positive landscape attributes of LCA13 include:

- 'The broad valley of the lower reaches of the River Rother;
- The Tillingham Valley with a flat open floor and steep well wooded sides;
- Long dramatic views across both valleys from the enclosing ridges and spurs;
- The ancient inland sea cliffs at Rye and Playden;
- An intricate pattern of rectangular fields bounded by reed fringed ditches in the flood plains;
- A few remaining extensive areas of orchards and some remnants of hop growing;
- Exceptionally remote unspoilt areas away from the main roads and villages;
- The larger settlements are on the ridge tops with typical ribbon development extending along the main roads;
- Typical High Weald scattered development of farmsteads, hamlets and large country house estates;
- Significant houses and designed landscapes at Brickwall, Great Dexter and Peasmarsh Place;
- Bodiam Castle dominates the Rother Valley landscape;
- Oast houses are characteristic and found on most farmsteads, many now converted into houses;
- Typical High Weald white weatherboarding and some villages have more subtle weatherboarding of pastel shades giving a sea side feel;
- Scattered woodland across the valley slopes and higher ground, much of this is ancient woodland.;
- The central area is heavily wooded with the Beckley, and Flatropers woodland areas, much of which is publically accessible;

NORTHERN - CONTEXT AREA

- Indigenous characteristic tree species are oak and ash with sweet chestnut coppice on drier slopes;
- Beech, lime and pine feature locally and other exotic specimens are found in gardens and villages;
- Swans, herons and other wetland birds are very much features in the landscape;
- Winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys;
- The Kent and East Sussex Steam Railway runs from Bodiam to Tenterden in Kent.'

The current condition of LCA13 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.'

Darwell Valley (LCA 9)

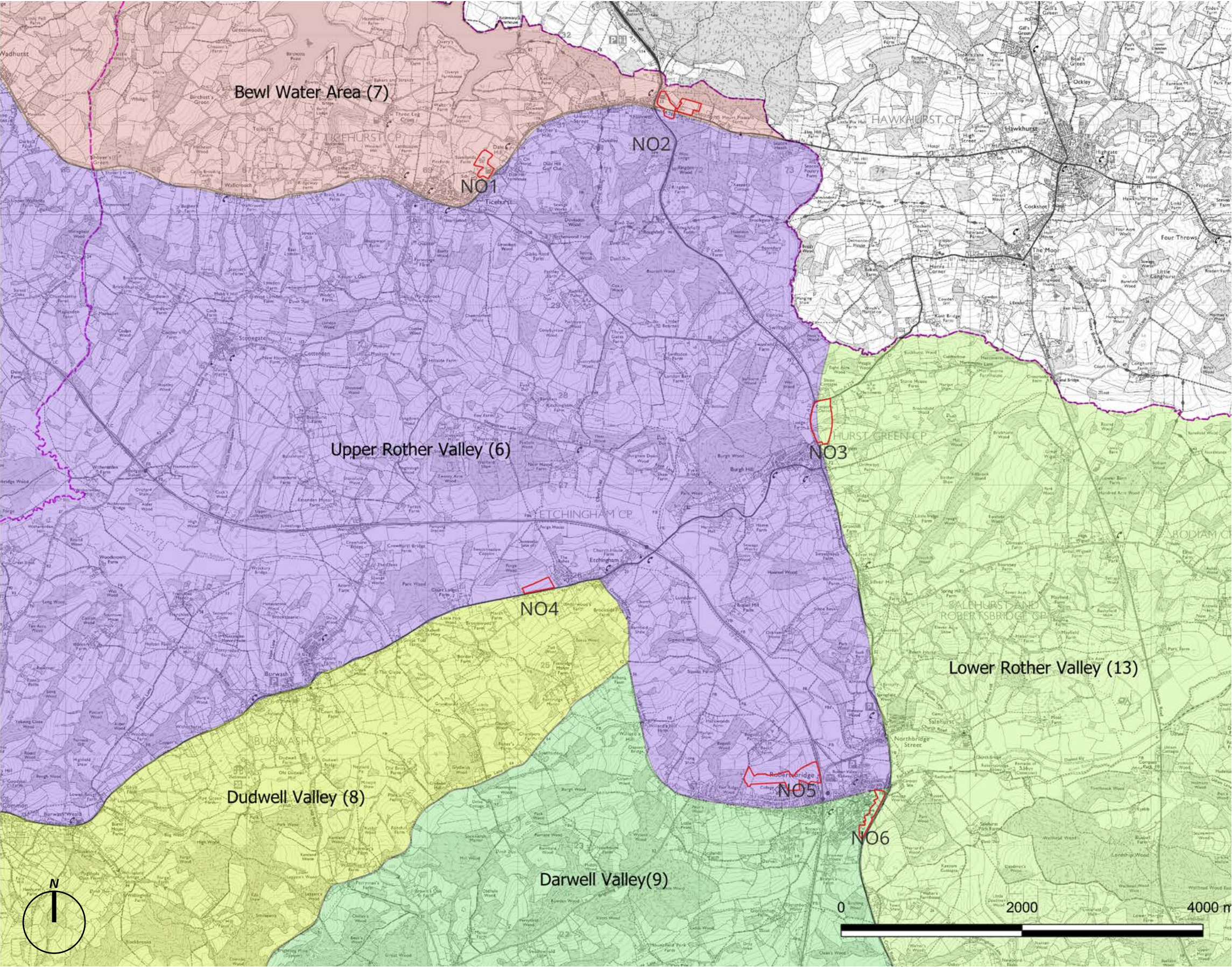
Key positive landscape attributes of LCA9 present within this Area include:

- 'A landscape of bold heavily wooded ridges and secluded valleys;
- One of the most densely wooded areas of the High Weald giving a sense of endless forest;
- A settlement pattern of small villages and hamlets and significant manor houses;
- 'Picturesque' farms and cottages and scattered historic farmsteads which are a key characteristic of the High Weald;
- A network of streams arising from springs in the south of the area and flowing northeast to the River Rother;
- Part of the Darwell valley is flooded to form the Darwell reservoir a smaller reservoir than Bewl which lies to the north west;
- Extensive areas of remote countryside and exceptional remoteness especially in the valleys and larger woods;
- The village of Brightling has a picturesque church with the pyramidal mausoleum of Mad Jack Fuller in its church yard;
- Brightling Park with other Mad Jack follies, the Sugar Loaf, the Temple, the Needle and the Observatory located at key vantage points in the landscape;
- Many of the woods are ancient semi-natural woodland with extensive areas replanted with chestnut coppice mixed with some extensive areas of conifers;

- One of the few areas of the High Weald where commercial forestry is active and provides employment;
- Oak, hornbeam and ash predominate in the larger woodlands with hazel understorey;
- Ancient coppice stools of chestnut and hornbeam which have not been managed for many years;
- A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them;
- Traditional building materials for the area are red brick, often laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories are typical;
- Oak timber framed and sandstone houses reflect the abundance of locally sourced timber and quarried stone;
- There are no main roads crossing the area and this reinforces the remote character.'

The current condition of LCA9 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. There is evidence of creeping suburbanisation around the villages and on country estates which detracts from local distinctiveness. The historic designed landscape contributes to the character of the area.'

NORTHERN - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

NO1 Land at Steellands Farm

NO2 Land at Hawkhurst Road, Flimwell

NO3 Land at The Lodge, London Road

NO4 Croft Field, west of Parsonage Croft

NO5 Land north of Knelle Road

NO6 Land at Grove Farm (Phase 2)

East Sussex Landscape Character Areas

Upper Rother Valley (LCA6)

Bewl Water Area (LCA7)

Dudwell Valley (LCA8)

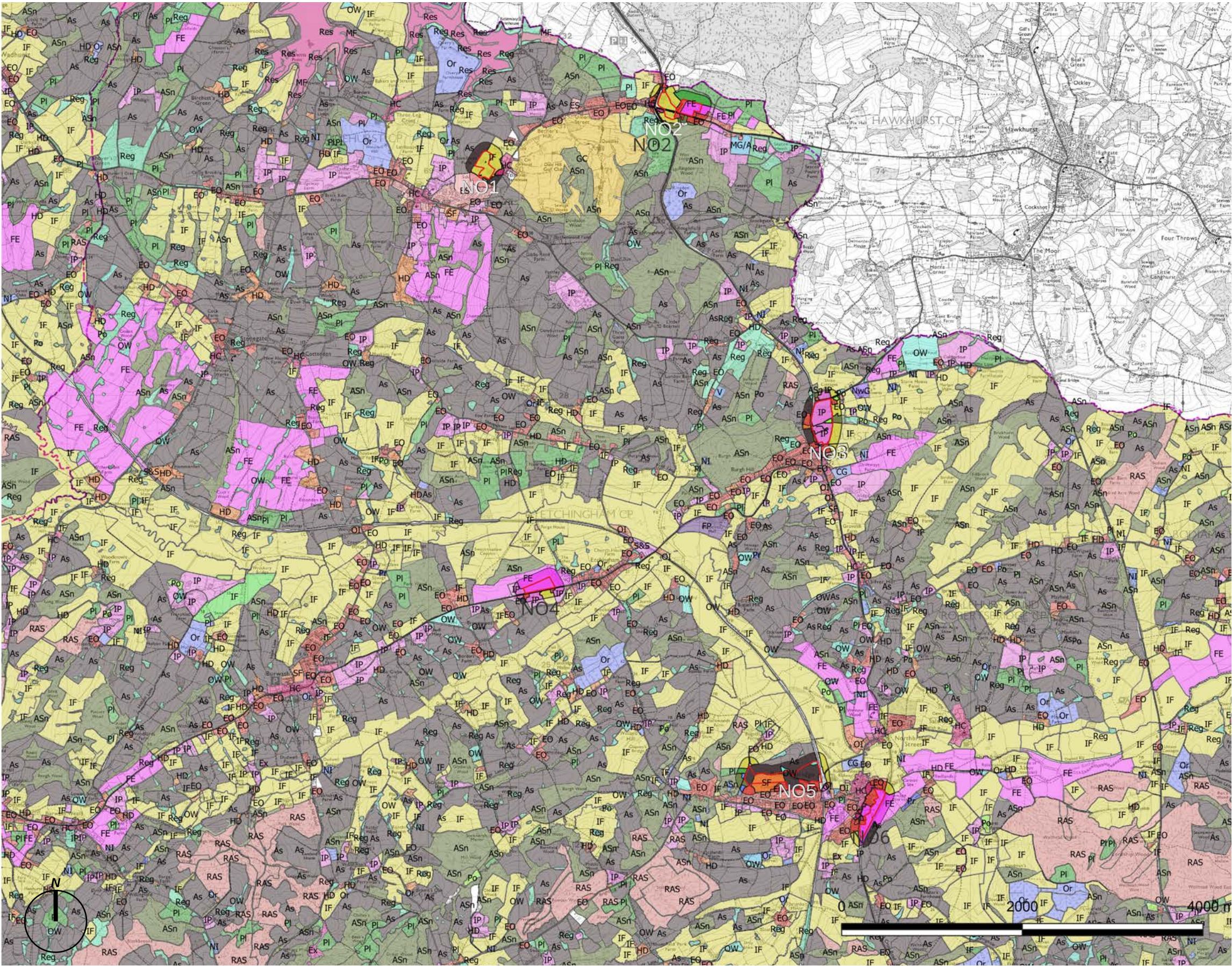
Darwell Valley (LCA9)

Lower Rother Valley (LCA13)

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Figure 1-NO. East Sussex Landscape
Character Areas (2016)

NORTHERN - CONTEXT AREA



Legend

— Rother District Boundary

Assessment Sites. (See above)

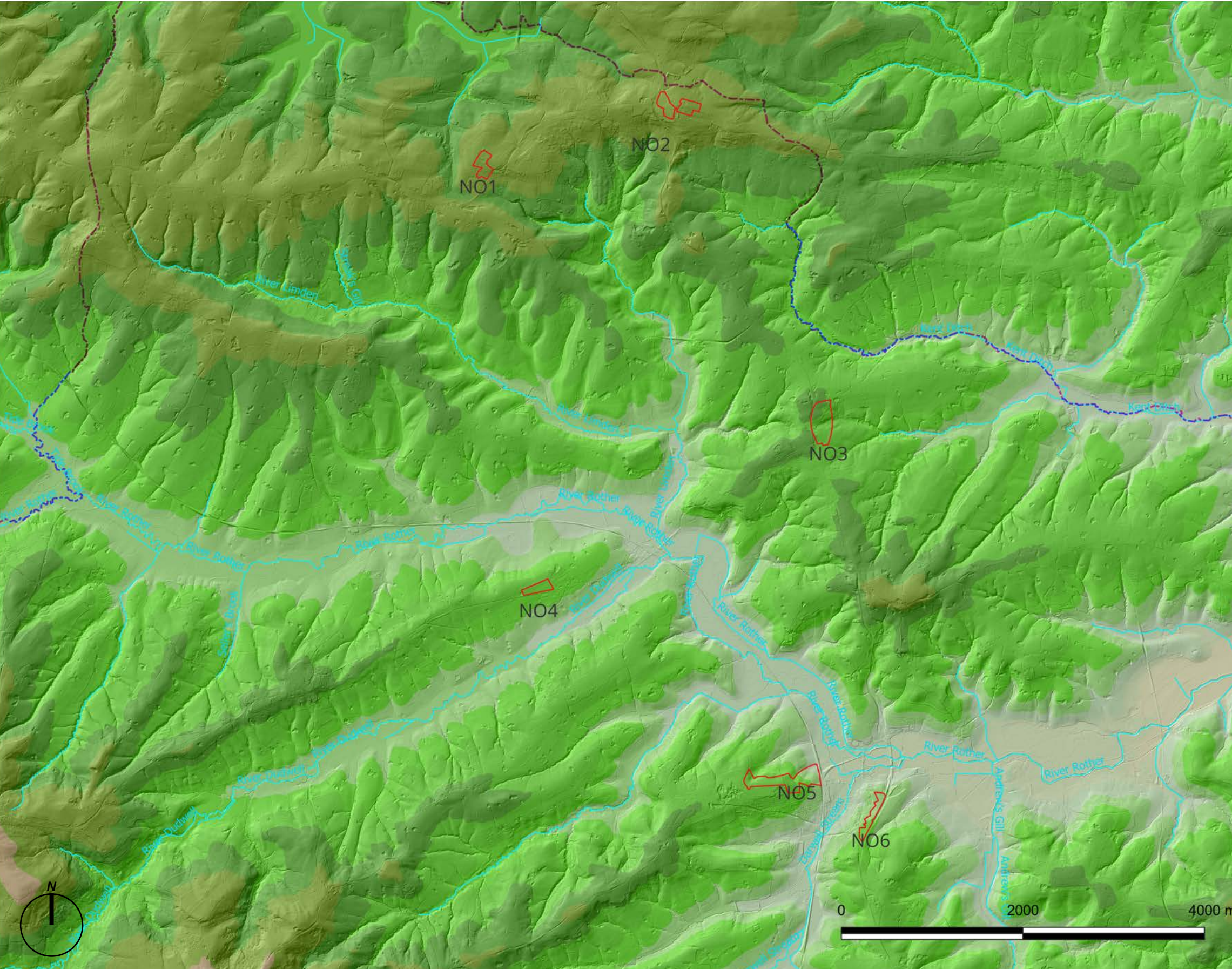
Sussex Historic Landscape Character (Broad Type / HLC Type)

IP	Designed Landscapes / Informal Parkland
S&S	Communications / Stations & Sidings
As	Fields / Assarts
FE	Fields / Formal Enclosure (planned/private)
IF	Fields / Informal Fields
OI	Industry / Other Industry
EO	Settlement / Expansion - Other
ES	Settlement / Expansion - Suburbs
HD	Settlement / Historic Dispersed
HC	Settlement / Historic Core
NI	Settlement / Non-historic Isolated
Po	Water / Ponds
ASn	Woodland / Ancient Semi-natural
OW	Woodland / Other Woodland
PI	Woodland / Plantations
Re	Woodland / Regenerated
SF	Recreation / Sports Fields

Figure 2-NO. Sussex Historic Landscape Character Types (2010)

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NORTHERN - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

NO1 Land at Steellands Farm

NO2 Land at Hawkhurst Road, Flimwell

NO3 Land at The Lodge, London Road

NO4 Croft Field, west of Parsonage Croft

NO5 Land north of Knelle Road

NO6 Land at Grove Farm (Phase 2)

Contour Lines and Watercourses

Contour lines, (10m increment)

Watercourse, (Source: OS Open Rivers)

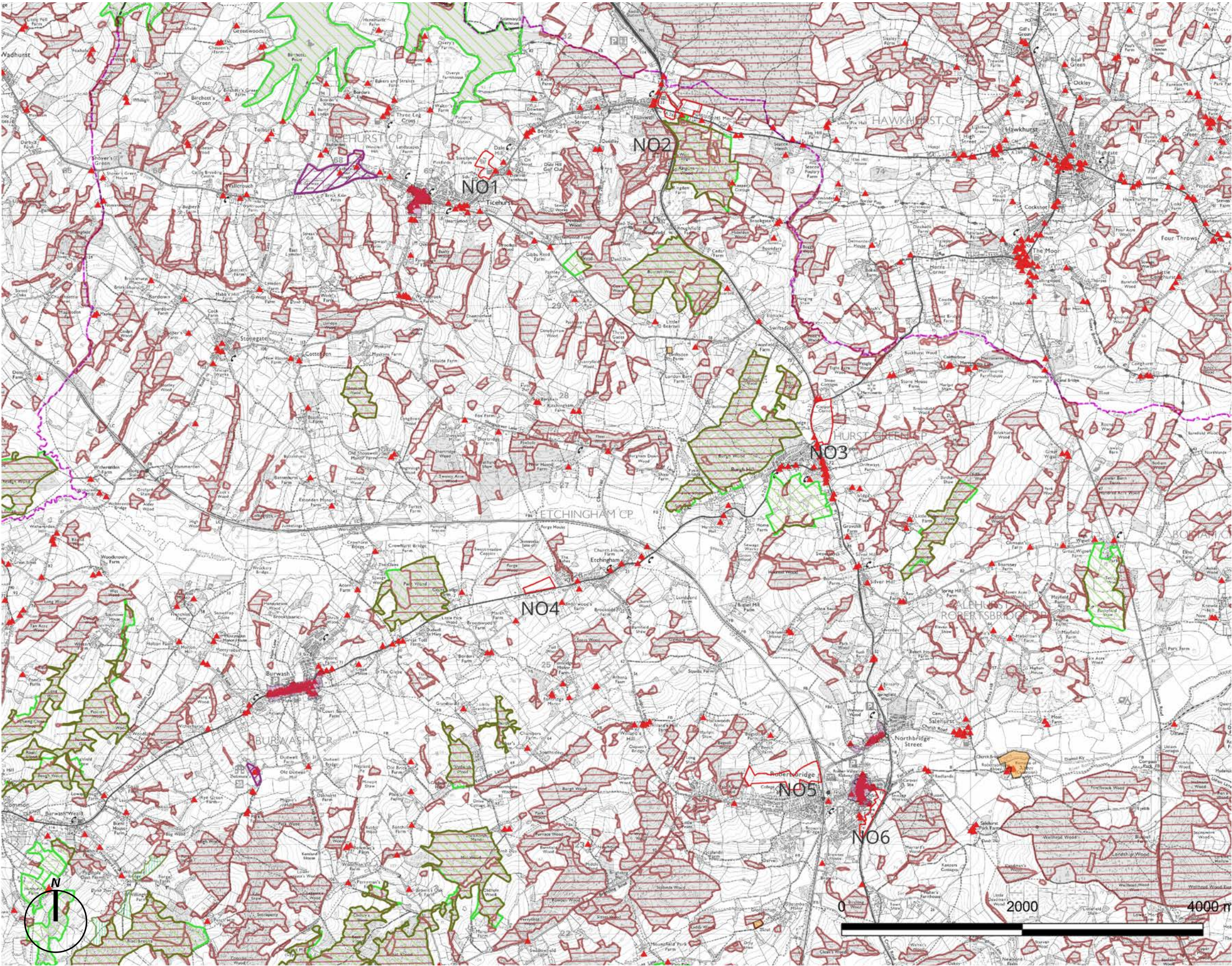
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

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 3-NO. Landform

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NORTHERN - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

NO1 Land at Steellands Farm

NO2 Land at Hawkhurst Road, Flimwell

NO3 Land at The Lodge, London Road

NO4 Croft Field, west of Parsonage Croft

NO5 Land north of Knelle Road

NO6 Land at Grove Farm (Phase 2)

Designations

The High Weald National Landscape extends across this area

Scheduled Monument

Listed Buildings

Conservation Area

Registered Park and Garden

Local Nature Reserve

Figure 4-NO. Relevant Designations

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Site Assessment	
Location and Landscape Character Summary	Site NO1 comprises of two fields offset west of the historic core of the hamlet of Dale Hill, which is located about the split east and west bound roads of the B2087, (Lower Platts). The south-western edge of the historic core of Dale Hill is defined by the C18 Cherry Tree Public House, (Grade II Listed) which is located along the scrubby eastern boundary of the southern field within the Site, in painted brick to the ground floor, tile-hung uppers and a tiled roof. The western and northern edges of the southern field and southern half of the northern field are well defined with a tree belt of ash and oak, with remaining boundaries vegetated with native hedgerow or scrub with trees, other than the northern boundary of the northern field which is open to the field beyond and along the eastern edge of the southern field adjacent to the car park of the Cherry Tree Public House where the bank has been cut into for the car park and hedgerow lost in place of ruderal scrub here. Within the southern half of the northern field there is a cluster of C20th farm buildings, accessed off Steellands Rise to the south, past the modern pre-fabricated built form of Steellands Farm, which is located outside of the surrounding Site areas. The Site forms a part of the Draft Site Allocation Policy TC1. The Site and surrounding area are located within the High Weald NL.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform]</i> The landform falls across the Site from about the 120m contour of Dale Hill which extends across the north eastern corner of the northern field towards the 110m contour offset to the west, which turns about to cross inside of the southern edge of the southern field.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns / Partial historic boundaries in place]</i> Through reference to the Sussex Historic Landscape Characterisation (Bannister, 2014), the fields within the Site are characterised as part of a belt of informal fieldscape which extend from Ticehurst over Dale Hill, with assarted fields to the west and offset to the south-east beyond the B2087. The historic core of the hamlet of Dale Hill is located to the north-east of the southern field. More recent settlement expansion is characterised extending off the south-western boundary of the Site off Steellands Rise. Through reference to the High Weald NL Dataset the southern field within the site is defined as a historic field with partial sections of historic boundaries retained, with the same type identified outside of the Site to the north-east, north-west and south-east. Fields which are identified as retaining their original historic field boundaries are identified outside of the western, north western and south western Site boundaries.
3. 'Natural' character (< >)	<i>[Some occurrence of valued features such as trees and hedgerows]</i> The western and northern edges of the southern field and southern half of the northern field are well defined with a tree belt of ash and oak, with remaining boundaries vegetated with hedgerow or scrub with trees, other than the northern boundary of the northern field which is open to the field beyond and along the eastern edge of the southern field adjacent to the car park of the Cherry Tree Public House where the bank has been cut into for the car park and hedgerow lost in place of ruderal scrub here, (see Photograph E taken from an offset point to the south-west and Photograph D taken from the southern end of the access track to Steellands Farm). The southern edge of the southern field is defined with scrub dominated by hawthorn and maturing trees including birch. The northern half of the northern field is enclosed with mature hedgerows with tree groups to the north eastern corner and about a reservoir to the north-western corner. There are a couple of small ponds to the south-western corner of the southern field.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> There are dispersed Grade II Listed Buildings which variously contribute to the street scene along Lower Platts, including in closest proximity to the Site, the C18 Cherry Tree Public House, which is located along the scrubby eastern boundary of the southern field within the Site, described with painted brick to the ground floor, tile-hung above, with a tiled roof. The fields within the Site are modified, with more historic assarted fields outside of the western boundary and offset to the south-east of the Site. There is some sensitivity from the eastern part of the southern field, with vegetation to its eastern boundary and treeline to the west viewed over this, which contributes to the natural setting of the Cherry Tree Public House, (see Photograph F).
5. Recreational use (<)	<i>[Publicly inaccessible]</i> Public Footpath 21 runs outside the Site along Field Rise to meet Lower Platts offset to the south-west of the Site. There are no recreational features in and surrounding the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> Tree belts along the western edge contribute to the rural character and tranquillity. Hedgerows and tree belts along the south eastern boundary enclose the site from the B2087 and development beyond to the south. Some noise from the Ladybirds Nursery and Pre-School.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The historic core of the hamlet of Dale Hill is located about the split east and west bound roads of the B2087, the south-western edge of which is defined by the C18 Cherry Tree Public House, (Grade II Listed). The Public House is located along the scrubby eastern boundary of the southern field within the Site, with painted brick to the ground floor, tile-hung uppers and a tiled roof. The Dale Hill Hotel & Golf Club is located to the north-east of Dale Hill. C20th settlement expansion extends off the south-western boundary of the Site off Steellands Rise, where the Ladybirds Nursery and Pre School and suburban settlement expansion resulting from a planned estate extend north-east from the village of Ticehurst, west of Lower Platts.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by landform or land cover / Does not form a visually distinctive or prominent skyline]</i> As described above under natural character the tree belts and hedgerows about the perimeter and across the Site enclose the Site from the settlement and roads to the south and east. The north-eastern edge of the Site on the more elevated rising ground is without a boundary feature, continuing into the adjacent field. The rounded landform and continuing hedgerow and tree belts surrounding partly enclose this part of the Site from the surrounding area, but it remains more open than the remainder of the Site.

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Site Assessment		
9. Landscape Character strength of expression (< >)	[‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes.] Site NO1 is located along the edge of Bewl Water Area, (LCA 7, 2016) with the Upper Rother Valley, (LCA 6) to the south. Regarding strength of expression there is a limited contribution from the Site area and surrounds to the key positive landscape attributes, comprising of the ridge top settlement of Dale Hill, which is associated with the winding, partly sunken Lower Platts, which is a characteristic association within the LCA and the High Weald more generally. The tile hung upper stories of the adjacent Cherry Tree Public House is a characteristics of built form within the LCA. Core characteristics valued within the overlying High Weald NL include small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. All of which are contributed to a localised extent by the Site, albeit the fields are not historic, other than the southern field which is identified as partial historic boundaries retained within the High Weald NL Dataset. Through reference to the High Weald NL Dataset there are a couple of ponds to the south western site corner, which is a characteristic, albeit widespread component 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 Site is located within the Ticehurst - Flimwell Green Gap, Policy R2, identified within the Ticehurst Neighbourhood Plan, within which a green gap should be maintained. However, the enclosed situation of the Site and presence of built form within, to the east and south results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively. This is due to the physical and visual enclosure of the two fields, with mature vegetation of tree belts and scrub other than to the northern half of the northern field, which is defined with a native hedgerow with tree groups to the corners, apart from the north-eastern edge. The eastern edge of the southern field is defined with mature scrub, other than adjacent to the car park of the Cherry Tree Public House where the bank has been cut into for the car park and hedgerow lost in place of ruderal scrub. There is some potential to reflect the historic settlement pattern of Dale Hill to the east through the alignment of the two fields which mirror the shape of this, albeit in a north-westerly alignment within a more peaceful context, rather than north-east along Lower Platts. Historic field boundaries associated with surrounding assarted fields to the west would be maintained as would the ponds to the south. There is some sensitivity from the eastern part of the southern field, with vegetation to its eastern boundary and treeline to the west viewed over this, which contributes to the natural setting of the Cherry Tree Public House, (see Photograph F).	
Landscape Guidelines	The field boundary vegetation should be maintained in place and subject to some reinforcement where absent, including to the north-eastern edge of the northern boundary and part eastern edge where presently more ruderal adjacent to the car park to the Cherry Tree Public House. An adjacent buffer to mature vegetation should be provided. Vehicular access should be gained using existing access and farm tracks which would avoid and reduce impact on existing vegetation. The ponds to the southern boundary should be maintained and enhanced further to the advice of an ecologist, as part of a naturalistic approach to surface water attenuation. The development of the two fields would reflect the historic settlement pattern of Dale Hill to the east through the alignment of the two fields which mirror the shape of this, albeit in a north-westerly alignment within a more tranquil, enclosed context away from the B2087. The recommended development area presents this approach, which would avoid impacting on the settlement pattern of the historic core of Dale Hill offset to the east, through avoiding residential development in the north / north-eastern half of each of the fields. The intentional approach associated with this would reinforce settlement pattern of Dale Hill through sympathetically reflecting it, whilst incorporating areas of habitat or public open space within the intervening areas, which would be both beneficial to the settlement and habitat corridors. The recommended offset and tree belt to the southern field would avoid impacting on the rural contribution of the eastern boundary vegetation and treeline viewed over this to the wider setting of the (Grade II Listed) Cherry Tree Public House. The continuation of this alignment to the northern field would avoid the higher ground to the northern part of this field. 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). Material use should reference positive examples of the local vernacular, with settlement pattern to the two field parcels reflecting a farmstead type approach to layout and materiality.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Landscape Analysis

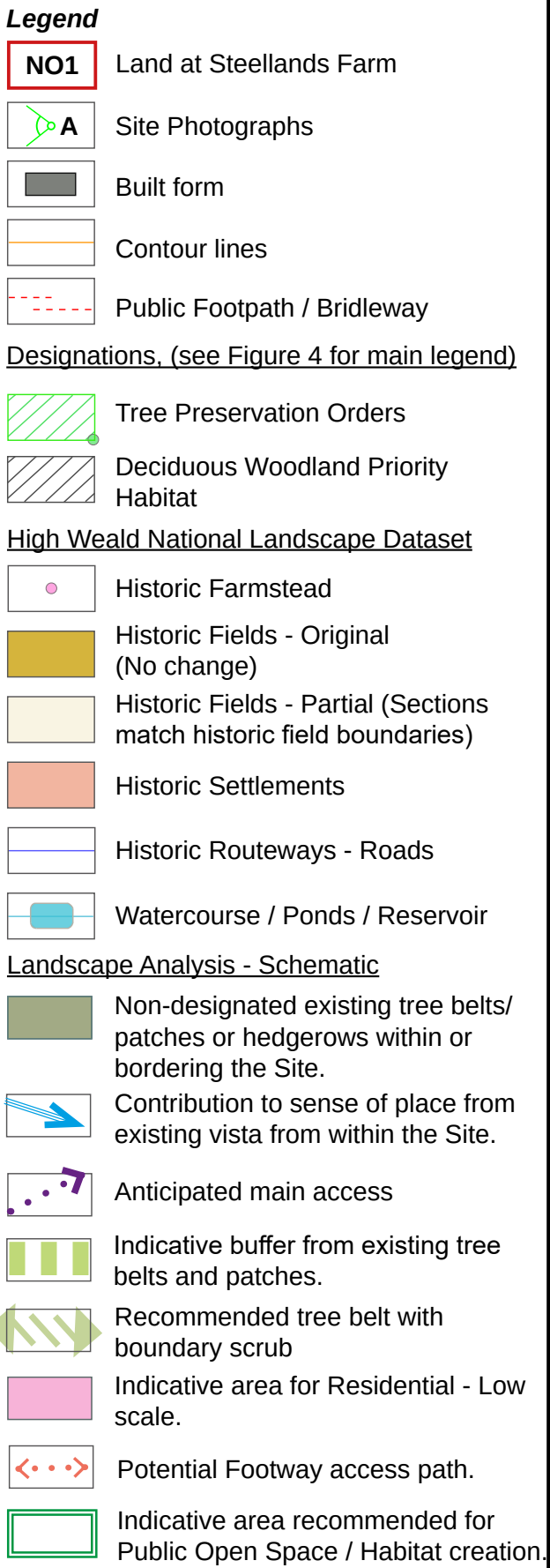
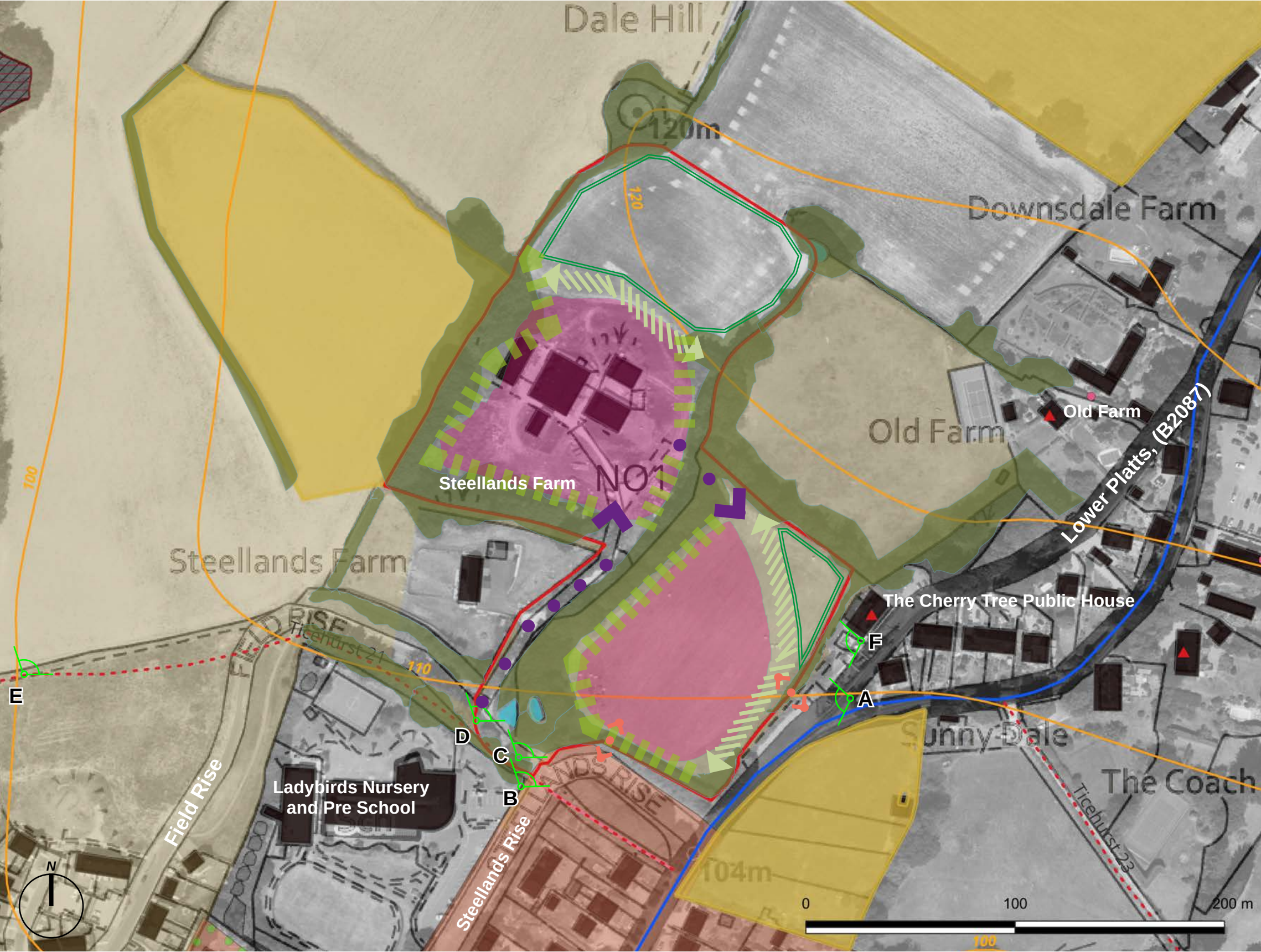


Figure NO1. Landscape Analysis for Site NO1.

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NORTHERN - CONTEXT AREA

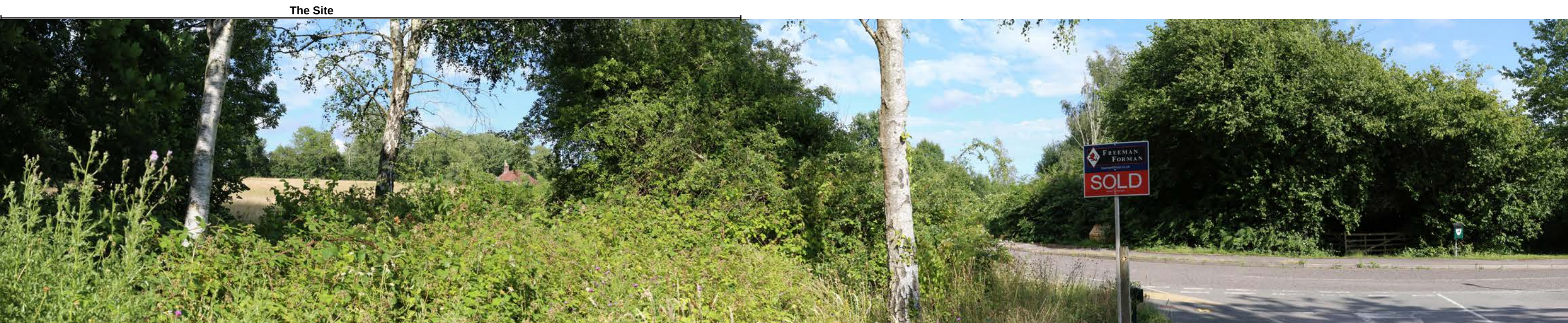
Site NO1 - Land at Steellands Farm - Photographs



Photograph A. Westerly view from the split in the Lower Platts, (B2087) offset south of the Cherry Tree Public House, (Grade II Listed).



Photograph B. North-easterly view from the junction between Stellands Rise and Field Rise.



Photograph C. North-easterly glimpsed view from Field Rise inside of the junction with Stellands Rise through a gap in the roadside vegetation from which the roofline to the Cherry Tree Public House, (Grade II Listed) can be glimpsed.

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Photographs

The Site



Photograph D. North-easterly view from Field Rise inside of the access drive to junction with Stellands Rise through a gap in the roadside vegetation from which the roofline to the Cherry Tree Public House, (Grade II Listed) can be glimpsed.

The Site



Photograph E. North-easterly view from Public Footpath 21, offset to the south-west of the south-western corner of the Site.

The Site



Photograph F. Westerly view from the upper seating area to the Cherry Tree Public House off the eastern edge of the Site.

NORTHERN - CONTEXT AREA

Site NO2 - Land at Hawkhurst Road, Flimwell - Site Assessment	
Location and Landscape Character Summary	Site NO2 comprises three parcels of land, situated east of the junction between London Road, (A21) and Hawkhurst Road, (A268). Two larger parcels are located north of the A268, with a smaller parcel to the south. The parcels are located about the more elevated eastern end of a sandstone ridge to the east of the village of Flimwell, falling from about the 140m contour to below the 130m contour. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy FW2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (<)	<i>[Absence of strong topographical variety / very gently undulating]</i> The three parcels within the Site are located about the more elevated eastern end of a sandstone ridge. The eastern parcel falls to the north-east, whilst the western parcels fall to the north-west and west / south-west respectively. That which falls to the south-west is relatively steeper to its southern part.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns. Within the High Weald NL: Partial historic boundaries in place]</i> Through reference to Sussex Historic Landscape Characterisation (Bannister, 2014), the western parcels are characterised as informal fields, resulting from piece meal enclosure, with the type extending outside of the Site to north and south, enclosed within woodland characterised as ancient semi natural to the north and as a regenerated woodland to the south. Beyond London Road to the west a belt of roadside settlement is characterised as either resulting from the historic core or C20 settlement expansion, resulting from infill development, with the latter type extending to either side of the road to the north. Settlement expansion from ribbon development occurs along Hawkhurst Road upon and east of the ridgetop, other than along the northern edge of the road coincident with the southern boundary of the eastern parcel. The type is shown extending along the western edge of the eastern parcel off the ridgetop associated with Mount Farm, which is located outside of the Site area. Whilst Mount Farm is identified as an Historic Farmstead within the High Weald NL dataset, it is noted as significantly lost. Through reference to the historic field boundary dataset from the High Weald NL, the north-western parcel is defined as a historic field with partial sections of historic boundary retained, likely primarily associated with the Ancient Woodland boundary to the north-east.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Adams Wood Ancient Woodland extends along the northern boundary of the two main parcels north of Hawkhurst Road. Ringden Wood forms the southern boundary to the southern parcel, which is identified as Deciduous Woodland Priority Habitat, but extends beyond into an area of Ancient Woodland named Ringden Wood. The boundary with Hawkhurst Road to the western parcels is tree lined with patchy underlying scrub, whilst the eastern parcel is defined with a mature native hedgerow. There are further hedgerows, tree belts and patches of scrub which variously delineate field boundaries across the parcels, with the western parcel north of Hawkhurst Road subdivided into two fields and that to the east subdivided into four.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> Offset west of the Site to the west of the A21, there is a line of Grade II Listed Buildings, including the former Colvin Bros. Filling Station, which are integrated into the ribbon development here. East of the ridge top there are a two, more dispersed Grade II Listed Buildings, including Old Timbers which are located south of Hawkhurst Road, again integrated as part of the ribbon development here, but presenting a facade including casement windows with diamond-shaped panes. The association of the Adams Wood Ancient Woodland to the north with the historic field contributes, as do the Grade II Listed Buildings, but without any cohesive relationship. Through reference to the NL Dataset there are a few historic farmsteads, located to the north west, south west about the junction of A21 and A268 and just to the north of Mount Farm, with the dataset identifying complete to significant loss. Hawkhurst Road to the southern edge and along the Site is identified as a historic route, through reference to dataset from the High Weald NL.
5. Recreational use(<)	<i>[Publicly inaccessible]</i> The Site is not publicly accessible. Public Footpath 54 extends some 100m offset to the north of the Site within the Adams Wood, beyond the intervening vegetation.
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> The Site forms an enclosed area enclosed within woodland tree and scrub belts to north and south and west, albeit surrounded with the well trafficked London Road, (A21) along the western boundary and the Hawkhurst Road (A268) along the south. There is some contribution to a sense of rurality and tranquillity from the wooded boundaries to north and south.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop and contributes to views that are important to the character of a settlement]</i> The site is enclosed within the wider landscape to the north and south and is associated with ribbon development, which extends outside of the Site along Hawkhurst Road (A268) and London Road. There is a glimpsed north-westerly view from west of the ridge top, where the offset wooded skyline beyond the Site can be seen for users of the A268 (See Photograph B).
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is located within an enclosed situation due to surrounding mature vegetation to the roadsides and woodland to north and south, whilst the increase in elevation to the ridgetop of some 10m from the 130 - 140m contour limits visibility from the surrounding area, albeit there is a glimpsed north-westerly view to an offset wooded skyline from across the north-western parcel from along the Hawkhurst Road, (A268), (see Photograph B taken from inside of the vegetation fringing the road).
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Through reference to the East Sussex Landscape Character Assessment, (2016) the majority of the Site is located within the Bewl Water Landscape Character Area, (LCA 7), but can be best characterised through reference to the Upper Rother Valley LCA, (LCA 6), with the boundary between the two aligned along Hawkhurst Road. LCA 6 is defined with key positive landscape attributes including 'Extensive areas of remote countryside and exceptional remoteness especially in the valleys and larger woods', which is contributed from the Adams Wood and Ringden Wood enclosing the site from the north and south respectively. Characteristics valued within the overlying High Weald NL include ancient woodland, intimacy of scale, rurality and tranquillity, which the edges of the Site contribute to away from the well trafficked roads. The further High Weald NL characteristic of ridge top settlement is also present in this location.

NORTHERN - CONTEXT AREA

Site NO2 - Land at Hawkhurst Road, Flimwell - Site Assessment			
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 Site has limited contribution to separation of settlements, being enclosed within vegetation and the built form associated with the ribbon development along A268, with offset built form to the east and west. There is some limited physical contribution from the fields.		
Sensitivity Analysis			
Sensitivity Analysis Commentary	This area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the association with the existing settlement pattern of ribbon development, which extends outside of the Site along Hawkhurst Road (A268) and London Road east of their junction at the cross road and the enclosure of the irregular field parcels with woodland and tree belts. There is potential for enhancement through reinforcement of connecting vegetation and sense of place as described below. The southern parcel of land south of Hawkhurst Road, (A268) has some potential for the commercial / industrial scenario further to the association with Country Furniture Barns to the west and a .		
Landscape Guidelines	Retain and reinforce tree'd areas to the Site boundaries. Tree belts might be established across the Site boundaries to better connect the Ancient Woodlands of Adam's Wood to the north and Ringden Wood to the south, and reinforce the settlement edge. The glimpsed north-westerly view to an offset wooded skyline from across the north-western parcel from along the Hawkhurst Road, (A268) (see Photograph B taken from inside of the vegetation fringing the road) should be incorporated intentionally into the layout to make the most of the sense of place from this, perhaps coinciding with an area of Public Open Space. 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
Landscape Sensitivity Rating	Moderate	High	Moderate – High

NORTHERN - CONTEXT AREA

Site NO2 - Land at Hawkhurst Road, Flimwell - Landscape Analysis



Legend

NO2

Land at Hawkhurst Road, Flimwell

A

Site Photographs

Built form

Contour lines

Public Footpath

Designations. (see above for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Heathland

Landscape Analysis

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended tree belt with boundary scrub

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure NO2. Landscape Analysis for Site NO2.

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NORTHERN - CONTEXT AREA

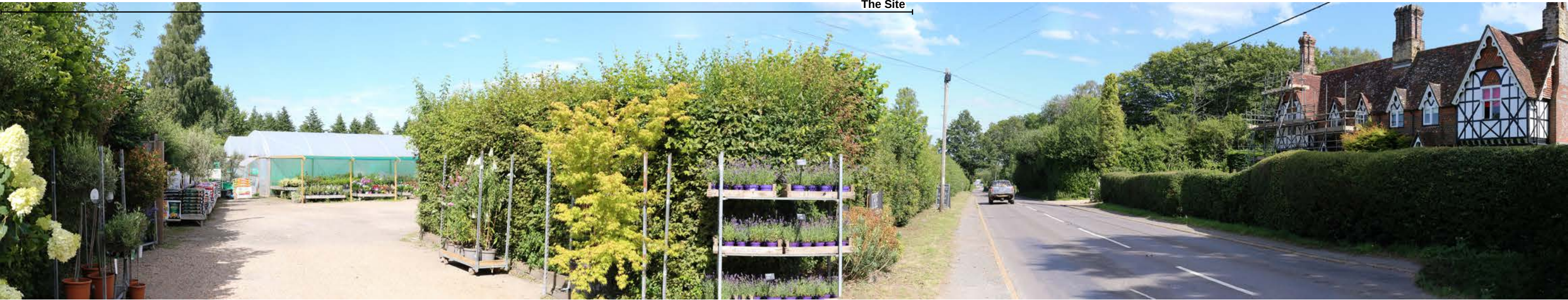
Site NO2 - Land at Hawkhurst Road, Flimwell - Photographs



Photograph A. North-easterly view from the south-western corner of the road junction between London Road, (A21) and Hawkhurst Road, (A268) offset north-east of Flimwell Village Hall.



Photograph B. South-westerly view from within the elevated southern edge of the northern field off Hawkhurst Road, showing a glimpse through and over trees towards a far wooded skyline.



Photograph A. South-easterly view from Hawkhurst Road, (A268) at the access to a Nursery adjacent to the Old Smoke Cafe, adjacent to the, (Grade II Listed) Old Timbers and adjoining house.

NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Site Assessment	
Location and Landscape Character Summary	Site NO3 comprises of an enclosed parcel of some five fields, situated to the north of Hurst Green, about The Lodge, which is accessed off London Road, (A21) to the west and bordered with Merriments Lane, (A229) to the north. All boundaries are defined with tree lines with understorey scrub or mature hedgerows. A ponded area is defined within the informal parkland character east of The Lodge at some 60m aOD, with its eastern boundary bunded to retain water. Landform falls towards this from across the Site from lenses of high ground about the 80m contour offset from the north-western and further offset from the south-western corners of the Site, with the associated landform to the Site's south-western boundary at some 75m aOD. The headwater in this location continues to the east to combine with other ditches, which eventually drain to the Kent Ditch some 4km to the east. The fields within the Site are historically characterised as an area of informal parkland, associated with The Lodge. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy HG4.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features.]</i> A ponded area is defined within the informal parkland character east of The Lodge at some 60m aOD, with its eastern boundary bunded to retain water. Landform falls towards this from across the Site from lenses of high ground about the 80m contour offset from the north-western and further offset from the south-western corners of the Site, with the associated landform to the Site's south-western boundary at some 75m aOD.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns. Fields where the overall external boundary still replicates the historic boundary but has lost an internal feature which would previously have divided the field in two (or more) individual units]</i> Through reference to Sussex Historic Landscape Characterisation (Bannister, 2014), the Site is characterised as informal parkland associated with The Lodge, with a fish pond to the centre of the eastern boundary, beyond which outside of the Site is an area of semi natural ancient woodland. Through reference to the High Weald NL Dataset there are no historic fields identified within the Site. There is a field to the south east of the Site which has been defined as an historic field with continuous matching historic field boundaries but with internal changes. There are further field parcels outside of the north-western and south-western edges of the Site where the fields are identified with significant sections of current boundaries matching historic field boundaries. There are historic farmsteads noted outside of the northern edge and south-western edge of the Site, with Coopers Farm and Stone Cottage to the north noted as subject to partial loss and Ponds House to the north-east remaining. Lodge Farm outside to the south-west is noted as subject to partial loss, within a village setting.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Boundaries are defined with tree lines with understorey scrub or mature hedgerows. A ponded area is defined within the informal parkland character east of The Lodge, with its eastern boundary bunded to retain water, beyond which outside of the Site is an area of semi natural ancient woodland. There are various patches of woodland and tree groups dispersed about the Site and enclosing the ponded area.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> There are three Grade II Listed Buildings off the south-western edge of the Site along the western edge of London Road which contribute to the quality of the street scene and local landscape character, including Yew Tree House, The Woolpack Inn, and Hawthorne Cottage, whilst the Grade II Listed Cooper's Corner Farmhouse and Coopers's Farm Oast and Bellhurst Oast are located off the northern edge of the Site, beyond the hedgerow lined northern roadside to Merriments Lane, (A229). There is a sense of historic character which these buildings contribute to alongside of London Road and Merriments Lane, which are identified within the High Weald NL dataset as historic roads. Historic field pattern is otherwise dispersed within the surrounding area, albeit that outside of the south-east of the Site is associated with Public Footpath 33, which is identified within the NL dataset as a historic path. The designed landscape within the Site is associated with The Lodge.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site. Outside of the southern edge and south-east of the Site is Public Footpath 33, which provides a connection between London Road and Merriments Lane.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a relative sense of rurality and tranquillity. However the proximity of London Road, (A21) to the west and Merriments Lane, (A229) to the north, and settlement to the south limits the contribution when in proximity to these edges, as does the built form within the centre of the Site including The Lodge.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The southern edge of the Site has some association with planned settlement about the northern edge of Hurst Green, both from recent planned estates beyond the Public Footpath to the south-west and more historic ribbon development along the opposing side of London Road to the south-west, beyond which the Holy Trinity Church is located. There is then a more dispersed settlement pattern to the centre of the western boundary, both within the Site about The Lodge and outside along London Road, before a pocket of settlement about the northern edge of the Site, described as Cooper's Corner, which comprises of farm cottages and buildings.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline]</i> The Site is located within an enclosed situation due to surrounding mature hedgerow's and trees and settlement and otherwise gentle changes in surrounding landform.

NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Site Assessment		
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Through reference to the East Sussex Landscape Character Assessment, (2016) the Site lies along the western boundary of the Lower Rother Valley LCA (LCA 13, 2016) with the Upper Rother Valley, (LCA 6) beyond. Key positive landscape attributes identified within LCA 13 which have some strength of expression associated with the Site include: <i>'The larger settlements are on the ridge tops with typical ribbon development extending along the main roads'</i> relative to the ridge top situation of Hurst Green to the south-west, with the Site being situated just off the ridge top as with that to the south; 'Typical High Weald scattered development of farmsteads, hamlets and large country house estates', with the ribbon development north of Hurst Green to the south-west of the Site along London Road and The Lodge in its grounds being something of a country house estate; 'Oast houses are characteristic and found on most farmsteads, many now converted into houses', As is the case of Coopers's Farm Oast and Bellhurst Oast, located off the northern edge of the Site, beyond the hedgerow lined northern roadside to Merriments Lane, (A229). <i>'Beech, lime and pine feature locally and other exotic specimens are found in gardens and villages'</i> , Lime trees were noted to the eastern boundary of the Site; 'Winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys', Merrimans Lane to the north drops off the ridge further to the east. Core characteristics valued within the overlying High Weald NL include historic routeways such as that of London Road to the western boundary and Merriments Lane to the north and intimacy of scale, rurality and tranquillity, to which there is some contribution away from the roads to north and west and settlement to south.	
10. Coalescence (< >)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site and presence of built form within and to the south / south west results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the fields.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the enclosed situation with mature tree belts and hedgerows and shared settlement characteristic of being about the ridge top, consistent with that of Hurst Green to the south / south-west. The historic character of the Site as a discrete designed landscape about The Lodge and associated buildings further separates the site from surrounding field pattern, alongside of presence of lime trees and designed landscape elements of fish pond and tree groups.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development. 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 tree belts and mature hedgerows which surround the Site should be maintained to protect the contribution of this to the character of the adjacent roads and wider setting of the offset Grade II Listed Buildings. The fishpond might be incorporated into the layout as a wildlife pond which could function to attenuate surface water drainage. The 15m buffer from the Ancient Woodland patch east of the pond should be maintained and enhanced with semi-natural habitat.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Landscape Analysis



Legend

NO3 Land at The Lodge, London Road

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Indicative buffer from existing tree belts and patches.

Anticipated main access

Indicative area for Residential - Low scale.

Potential Footpath Link.

Indicative area recommended for Public Open Space / Habitat creation.

Figure NO3. Landscape Analysis for Site NO3.

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NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Photographs



Photograph A. North-easterly view from off the south-western corner of the Site along London Road, (A21), showing the well vegetated boundary, adjacent to the Woolpack Inn, (Grade II Listed).



Photograph B. North-easterly view from north of the access to the Eggs to Apples Farm Shop & Cafe along London Road, (A21), showing the well vegetated Site boundary with dense hedgerow and trees.



Photograph C. Westerly view into the Site from off Public Footpath 33, through vegetation into the south-eastern field within the Site.

NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Site Assessment	
Location and Landscape Character Summary	Site NO4 is situated along the rising ridge to the west of Etchingham village, north of High Street, (A265). A recent residential development accessed off Parsonge Croft is located to the eastern edge of the Site, with some bordering scrub, whilst a block of deciduous woodland is located to the western boundary. The southern boundary with the A264 is defined with a hawthorn hedgerow, whilst the northern boundary along the ridge top is defined with a dispersed tree line. The Site forms part of a series of historic fields, albeit subject to replacement and redefinition resulting from the housing estate to the east and woodland block to the west, recognised as a Wildflower Meadow habitat by the High Weald NL, with potential for improvement identified within the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026). Dispersed settlement extends along the southern edge of the A265. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy EC3.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Some distinct landform features]</i> The Site is located just south of the ridge top of a landform which extends eastwards into an incised valley landform, with the upper Rother Valley to the north and a more minor tributary valley to the River Linden to the south, with the confluence of both offset east of the linear settlement of Etchingham at some 25m aOD some 1.3km east of the Site. At the Site level landform falls by some 7m across the Site from west at 51m aOD to east at some 44m aOD, whilst rising by some 3m in elevation from south to north to levels of about 54m aOD to east and 51m aOD to west.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns. Within the High Weald NL: Partial historic boundaries in place.]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms part of an fieldscape resulting from planned private enclosure, consistent with parcels outside of the northern and eastern edges of the Site, albeit those to the east have been recently developed for housing. Areas of informal parkland, resulting from large landscaped gardens occur to the western boundary of the Site and to the south beyond High Street, (A265). Through reference to the High Weald NL Dataset the field within the Site has been defined as an historic field where significant sections of current boundaries match historic field boundaries, which would be those boundaries to north and east associated with fields identified as original, with no change to historic field boundaries. It is worth noting that High Street, (A265) to the southern boundary is not recognised as a historic route. It is also worth noting that the eastern field parcel defined as original has been subject to residential development off Parsonage Croft. This means that the field within the Site has been subject to modification to at least two of its boundaries. From reference to the historic map from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.7&lat=51.00655&lon=0.42673&layers=6&b=ESRIWorld&o=19 >) the western and eastern boundaries have been subject to modification from woodland and housing respectively.
3. 'Natural' character (>)	<i>[Presence of larger areas of semi-natural habitats]</i> Through reference to the High Weald NL Dataset the field within which the Site is located is identified as comprising of Wildflower grassland habitat. Through reference to the Natural England Priority Habitat Inventory, (hosted by MAGiC, Mar 2025 version) the same area is recorded as comprising of (Non priority) Good quality semi improved grassland. Through reference to the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026) the Site is identified as a field recommended for enhancement with species rich grassland, whilst that to the north of the Site is recommended for creation of new species rich grassland. The recommendation would suggest that the grassland habitat within the Site is not presently of high quality. The hedgerow along the southern boundary of the Site with the A265 is single species hawthorn with some bramble. There is a patch of Deciduous Woodland recorded as priority habitat to the western edge of the Site, within which there is a pond, recorded within the HWNL Dataset. There is a dispersed mature treeline to the northern boundary of the Site.
4. Historic features (<)	<i>[Absence of historic features in or adjacent to the area that contribute to landscape character]</i> There are no historic features present. There is a block of ancient woodland located some 400m north of the Site The Grade II Listed Underwood Farm is located some 250m south of the Site along Borders Lane, which is noted as a historic road within the High Weald NL Dataset.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a sense of rurality and tranquillity, including the dispersed treeline to the northern edge of the Site, the deciduous woodland block to the western boundary and the hawthorn hedgerow along the roadside to the south. The meadow grassland within the Site would also contribute when in flower. The proximity of built form to the east and along the road to south would limit tranquillity here.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> Site NO4 is situated along the rising ridge to the west of Etchingham village, north of High Street, (A265), which can be appreciated from along the adjacent A285 when vegetation is out of leaf or from the lower cut hedgerow off the south-western or south-eastern corner of the Site. A recent residential development accessed off Parsonge Croft is located to the eastern edge of the Site, with some bordering scrub. Dispersed settlement extends along the southern edge of the A265.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The dispersed treeline along the northern edge of the Site approximates to the ridgetop, with the trees or upper canopy visible over the roadside hedgerow or when out of leaf for road users of High Street, (A265). However, this is a limited and localised view towards the ridge. Woodland on falling landform beyond to the north screens the location from offset views to the opposing valleyside further to the north. The Site is otherwise enclosed with woodland to west and settlement to the east.

NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Site Assessment		
9. Landscape Character strength of expression (< >)	[<i>Fairly frequent' landscape, perhaps with some key positive landscape attributes</i>] Through reference to the East Sussex Landscape Character Assessment, (2016) the Site is situated along the southern edge of the Upper Rother Valley LCA, (LCA 6), bordering the Dudwell Valley LCA, (LCA 8). There are no key positive landscape attributes identified which are associated with the Site, other than perhaps the pond offset west of the Site within the woodland forming part of the many scattered farm ponds. Core characteristics valued within the overlying High Weald NL include small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity, which the Site contributes to away from the road to the south. Etchingham village is on the falling ground to the east of the ridge, so not as representative of the High Weald characteristic of ridge top settlement as might otherwise be the case.	
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 part enclosed situation of the Site and presence of built form to the east and along the roadside to south results in some perceptual contribution to separation of settlement perceived from along the adjacent road, particularly to the west of the field. There is some physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The eastern part of the field adjacent to the settlement edge may be able to accommodate the low scale residential scenario without adverse change or significant effects as indicated on the Analysis Figure. The partial historic field boundaries on the Site have already been subject to modification, as has those of the former original field to the east which has been developed for housing off Parsonage Croft. Regarding the identification of the field as a Wildflower Meadow habitat by the High Weald NL, the quality of this is informed by the potential for improvement identified within the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026). Visibility of the dispersed treeline along the ridgetop to the north of the Site is best appreciated from off the south-east and south-western corners of the Site.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development. 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). This would be subject to the maintenance of the wildflower grassland habitat to the west of the Site and anticipated improvement of this. Perhaps where viable further meadow creation could extend outside of the Site to north as recommended within the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026). The relative visual prominence from localised views towards the tree line to the ridge top as shown on the analysis figure could be intentionally reinforced through maintaining these free of development - Anticipated as likely to be maintained alongside of enhancement of the existing meadow grassland area on Site.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Landscape Analysis



Legend

NO4 Croft Field, west of Parsonage Croft

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see above for main legend)

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Wildflower Grassland

Landscape Analysis - Schematic

Non-designated existing tree belts/patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Potential Footway / Cycle path.

Recommended tree belt with boundary scrub

Indicative area for Residential - Low scale.

Figure NO4. Landscape Analysis for Site NO4.

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NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Photographs



Photograph A. Westerly view from along High Street, off the south-eastern corner of the Site.



Photograph B. Westerly view from the south-eastern corner of the Site.



Photograph A. Easterly view from along High Street, off the south-western corner of the Site.

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Site Assessment	
Location and Landscape Character Summary	Site NO5 is located to the north of Robertsbridge village, beyond Robertsbridge Community College on falling ground north / north-east of an easterly aligned ridge which extends towards the wide valley floor of the River Rother to the north-east / east. The Site comprises of some four irregularly shaped fields which extend latitudinally, with one of the fields including just the northern part. The eastern most field falls from about the 50m contour to the 15m contour, whilst the western three fall from about the 65m contour to the 50 contour. A woodland shaws extends along the northern edge and part of the southern boundary of the eastern most field and the northern boundary of the field west of this, extending westwards as a scrubrier area with dispersed trees along the northern edge of the larger central field towards the Ancient Woodland patch to the south-west of the western field. A hedgerow extends along Bugsell Lane to the western boundary of the Site. Public Footpath 26a extends along the eastern edge of the Site. The Site and surrounding area are located within the High Weald NL.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (>)	<i>[Presence of strong topographical variety]</i> The Site is located on falling ground north / north-east of an easterly aligned ridge which extends towards the wide valley floor of the River Rother to the north-east / east. The eastern most field falls from about the 50m contour to the 15m contour, whilst the western three fall from about the 65m contour to the 50 contour.
2. Landscape pattern and time depth (>)	<i>[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assarted field patterns / presence of Ancient Woodland. Within the High Weald NL: Fields that still retain the medieval pattern]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the fields form part of a system of field along the valleyside resulting from the process of assarting, or cutting out from original woodland, which results in curved field pattern and associated time depth. The larger central field north of Robertsbridge Community College is classified as defined by recreation resulting from a sports field, which is applied through association with the definition and use to the south of the Community College. A woodland shaws is characterised extending along part of the southern boundary of the eastern most field and the northern boundary of the field west of this. A patch of Ancient Woodland is defined to the south-western boundary of the western most field. The built form of the Community College and surrounding settlement, including that south of the eastern most field is defined as settlement expansion resulting respectively from a school and a planned estate. Through reference to the High Weald NL Dataset the western most field remains unchanged as a historic field, whilst the eastern most field is identified as having boundaries which partially match historic field boundaries. Those north of the Site are variously defined as historic unchanged or with partial changes.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> A woodland shaws extends along the northern edge and part of the southern boundary of the eastern most field and the northern boundary of the field west of this, extending westwards as a scrubrier area with dispersed trees along the northern edge of the larger central field towards the Ancient Woodland patch to the south-west of the western field. A hedgerow extends along Bugsell Lane to the western boundary of the Site. The eastern boundary of the Site is defined by a patchy tree belt with scrub along the edge of the Rother Valley Railway. Further smaller patches of Ancient Woodland are offset north of the Site about field boundary corners.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> There are no Listed Buildings within or adjacent to the Site. The historic field pattern with intervening woodland and shaws does however contribute to time depth within the landscape important to the character of the landscape.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site beyond Public Footpath 26a which extends along the eastern edge of the Site. Bugsell Lane extends along the western boundary of the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a sense of rurality and tranquillity, associated with the natural field pattern and vegetated boundaries within the Rother valley, with views across the valley landform to the opposing valleyside to the north-east. The Robertsbridge Railway Turntable can be seen from the elevated part of the eastern most field. The far skylines about the Rother valley can be appreciated from the elevated south-westerly part of the central field, (see Photograph D).
7. Settlement pattern and setting (>)	<i>[The area does not have any association with surrounding settlement pattern / The area contributes to views that are important to the character of a settlement]</i> Robertsbridge is located within a bowl, with the northern extent of settlement associated with the southern edge of the ridge beyond the Community College or upon southerly - south-easterly aligned landform where planned estates occur off the south-eastern edge of the Site. Views from the opposing valleyside would not have visibility of the existing settlement which is enclosed within the 'bowl'.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is located within a relatively enclosed situation due to surrounding mature hedgerow's and trees despite the presence of strong topographical variety, from falling landform off the ridge. The upper landform forms part of the natural wooded / tree'd ridgeline, which can be appreciated from the opposing valleyside to the north / north-east and east, and in glimpses from the more immediate lower valleyside, (see Photograph C).

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Site Assessment		
9. Landscape Character strength of expression (< >)	[<i>Fairly frequent</i> landscape, perhaps with some key positive landscape attributes] Through reference to the East Sussex Landscape Character Assessment, (2016) the Site is situated within the southern part of the Upper Rother Valley LCA, (LCA 6). Key positive landscape attributes of LCA 6 within or associated with the Site include the broad valley of the River Rother which dominates the landscape and is overlooked by bold ridges and spurs, of which the fields across the Site form part of, and from which stunning views across the valley from the enclosing ridges can be gained, particularly from the eastern most field where topographic change is greatest. The woodland patches and shaws form part of a strong pattern of linear ghyll woods as well as many larger woods on the valley slopes, whilst the ancient semi-natural woodland to the south-west and connectivity with those offset to the north of the Site can be noted. Core characteristics valued within the overlying High Weald NL include small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity, which the Site contributes to.	
10. Coalescence (>)	[<i>The area plays an important role in settlement separation</i>] The identity of Robertsbridge is one of an enclosed situation, within a relative bowl in the landscape upstream of the confluence of the Darwell Stream with the more open floodplain of the River Rother to the north. The Site is located on falling ground north / north-east of the enclosing ridge offset to the north-west of Robertsbridge forming part of the natural skyline perceived from the opposing valleyside. There is a physical and perceptual contribution to separation of settlement from the Site.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	Landscape and visual characteristics of the Site are very susceptible to change, and it is unable to accommodate the relevant type of development without potential for substantially damaging a sensitive landscape due to the falling landform of historic fields within the Rother valley, which are located outside of the enclosed situation of the settlement of Robertsbridge, which contribute to field pattern and wooded ridgelines within the High Weald NL.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Landscape Analysis



Legend

NO5 Land north of Knelle Road

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Listed Buildings

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRow

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Figure NO5. Landscape Analysis for Site NO5.

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NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Photographs



Photograph A. North-easterly view from inside of the elevated south-western corner of the north-eastern field within the Site.



Photograph B. Northerly view from the southern edge of the central field along the northern edge of Robertsbridge Community College.



Photograph C. South-easterly view from along Bugsell Lane, offset north-west of the Site beyond the vegetated skyline.

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Photographs



Photograph D. North-easterly view from inside of the elevated south-western corner of the central field within the Site.

NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Site Assessment	
Location and Landscape Character Summary	Site NO6 is located to the south-east of Robertsbridge village outside of C20th settlement expansion east of the historic core of Robertsbridge, defined by uses such as the Salehurst CoE Primary School and residential infill. The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site which are vegetated with a tree belt, which extends to the junction with George Hill to the southern corner of the Site. George Hill continues along the south-western edge of the Site defined with a hedgerow atop a hedge bank, with the same boundary definition to the northern boundary of the Site with Fair Lane. Landform rises from some 25m aOD along the boundary with Fair Lane to some 40m aOD to the junction of London Road with George Hill to the south. There is a latitudinal change in level to the central part of the Site, where landform falls from some 35m aOD to some 28 aOD to the west. The historic core to Robertsbridge is offset to the north-west, which is protected as a Conservation Area, (CA) albeit the CA extends further east along Fair Lane, offset from part of the northern Site boundary. The CA also extends south-eastwards from the historic core to include the Barn at Grove Farm (Grade II Listed) which is located within a vegetated context, (see Photograph C). Public Footpath 46c extends across the northern field within the Site from London Road to Fair Lane, albeit this is presently fenced off along the edge of the Salehurst CoE Primary School. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy RB3.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform]</i> The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site. Landform rises from some 25m aOD along the boundary with Fair Lane to some 40m aOD to the junction of London Road with George Hill to the south. There is a latitudinal change in level to the central part of the Site, where landform falls from some 35m aOD to some 28 aOD to the west. The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site.
2. Landscape pattern and time depth (<)	<i>[Uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms part of an extensive area of planned private enclosure which extends south-east of C20th settlement expansion from Robertsbridge, which was subdivided by the A21, (London Road) within the C20th. More historic assarted field systems extend south of this, east of the A21. Areas of C20th settlement expansion include that of the Salehurst CoE Primary School and residential infill, which are located between the Site and George Hill. About the northern end of George Hill is settlement characterised as the historic core of Robertsbridge village. Areas of C20th settlement expansion continue to the north of the Site beyond Fair Lane. Through reference to the High Weald NL Dataset there are no historic fields within or associated with the Site, with original or partial fields located at an offset to the south-east and south-west beyond intervening roads.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows)]</i> The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site which are vegetated with a tree belt, which extends to the junction with George Hill to the southern corner of the Site. George Hill continues along the south-western edge of the Site defined with a hedgerow atop a hedge bank, with the same boundary definition to the northern boundary of the Site with Fair Lane. A treeline with understorey scrub extends along the boundary to the north-west with the Salehurst CoE Primary School and the boundary of agricultural buildings offset east of the Barn at Grove Farm.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> The historic core to Robertsbridge is offset to the north-west on lower lying ground within a vegetated or expanded settlement setting, which is protected as a Conservation Area, (CA) albeit the CA extends further east along Fair Lane, offset from part of the northern Site boundary. The CA also extends south-eastwards from the historic core to include the Barn at Grove Farm (Grade II Listed) which is located within a vegetated context, (see Photograph C) offset beyond intervening vegetated boundaries of modern agricultural buildings.
5. Recreational use (<)	<i>[Limited provision of access routes]</i> Public Footpath 46c extends across the northern field within the Site from London Road to Fair Lane, albeit this is presently fenced off along the edge of the Salehurst CoE Primary School.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the fields in places and vegetated boundaries contributes to a sense of rurality, with tranquillity contributed from visibility to offset wooded skylines in places, but limited by the presence of settlement expansion and the Salehurst CoE Primary School and the proximity of the A21, (London Road).
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 enclosed fields have as much in keeping with the adjacent irregular edge presented by C20th settlement expansion from the school and settlement infill as the landscape beyond the A21 to the south-east.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline]</i> The Site is located within an enclosed situation due to surrounding mature hedgerow's and trees and settlement and otherwise gentle changes in surrounding landform.
9. Landscape Character strength of expression (<)	<i>[Frequent' landscape with few key positive landscape attributes]</i> The Site is located along the eastern edge of the Darwell Valley LCA 9 with LCA 13 beyond and LCA 6 to the north. Regarding strength of expression associated with the Darwell Valley LCA, (LCA 9, 2016) the settlement pattern of small villages and scattered historic farmsteads are present within the context of the Site, albeit Robertsbridge is perhaps a larger village, and Grove Farm is enclosed within C20th settlement to the south of this. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the Site has a limited contribution to from the hedgerow boundaries to north and south-west and the glimpses of wooded skyline to sense of place within parts of the Site.
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site associated with C20th settlement expansion east of Robertsbridge and the vegetated embankment to the A21 to east results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the enclosed situation of the Site associated with C20th settlement expansion east of Robertsbridge and the vegetated embankment to the A21 to east. There is a limited contribution to from the hedgerow boundaries to north and south-west and the glimpses of wooded skyline to sense of place within parts of the Site which contribute to characteristics valued within the overlying High Weald NL.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development. Maintain vistas through the development as identified within the Analysis Figure. 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). There is an opportunity to improve recreational access and sense of place associated with this from views out over Robertsbridge as indicated on the Analysis Figure. With this potential to reinstate footway connectivity to Fair Lane to the north. Potential for layout to provide a more sympathetic edge to Roberstbridge in this location, with reference to farmstead layout settlement pattern and to reference local material use within Roberstbridge Conservation Area.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Landscape Analysis



Legend

NO6 Land at Grove Farm (Phase 2)

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see above for main legend)

Conservation Area

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Indicative area for Residential - Low scale.

Potential Footway / Cycle / Emergency access path.

Indicative area recommended for Public Open Space / Habitat creation.

Figure NO6. Landscape Analysis for Site NO6.

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NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Photographs



Photograph A. Northerly view from offset south of Public Footpath 46c, viewing across the northern field within the Site towards the skyline to the far side of the Rother Valley.



Photograph B. South-westerly view from south of Photograph A, viewing across the two southern fields within the Site.



Photograph C. North-westerly view from elevated ground within the northern end of the southern most field, viewing across the immediate rooflines within settlement expansion south-east of Robertsbridge towards the wooded skyline of the opposing Rother valley side. The tiled roof to the Barn at Grove Farm (Grade II Listed) which is located within a vegetated context to the south-eastern edge of the Conservation Area can be seen to centre right of the photograph.

RYE - CONTEXT AREA

RYE - CONTEXT AREA

Landscape Character Summary

There are three sites within this Area. Site RY1 is located west of Broad Oak village along B2089 whilst Site RY2 lies to the north along the ribbon development of village Northiam. Site RY3 is situated north of the village Rye, at the junction of A268 and Houghton Green Lane.

East Sussex Landscape Character Assessment (2016)

Through reference to **Figure 1-RY**, Site RY1 is located within the Brede Valley Landscape Character Area (LCA 11). Site RY2 lies towards the north of the Lower Rother Valley LCA, (LCA 13) whilst Site RY3 is located along the edge of and within the Lower Rother Valley LCA, (LCA 13), immediately adjacent to the Rye LCA, (LCA 39).

Brede Valley (LCA 11)

Key positive landscape attributes of LCA 11 include:

- 'The broad valley of the River Brede with a flat valley floor enclosed by relatively steep slopes;
- A sense of tranquillity away from the main settlements and roads;
- Wide vistas across the unspoilt river valley floodplain from the enclosing ridges;
- Well wooded sides slopes with scattered farmsteads and orchards.
- River levels and marshes criss-crossed by reed fringed ditches or 'sewers';
- Extensive areas of Semi-Natural Ancient deciduous woodland around the valley head to the west of the area;
- Scattered areas of Semi-Natural Ancient Woodland on the valley slopes, many of which are ghyll woodlands, a key characteristic of the High Weald;
- To the southwest of the main valley a belt of undulating countryside extends to the Battle ridge;
- Oast houses are characteristic and scattered on the slopes of the valley, many now converted into houses;
- Powdermill Reservoir to the north of the valley is largely concealed by woodland;
- The historic designed landscape and important archaeological site of Beauport Park lies to the south of the area;
- Swans, herons and other wetland birds are very much features in the landscape.'

The current condition of LCA 11 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.'

Lower Rother Valley (LCA 13)

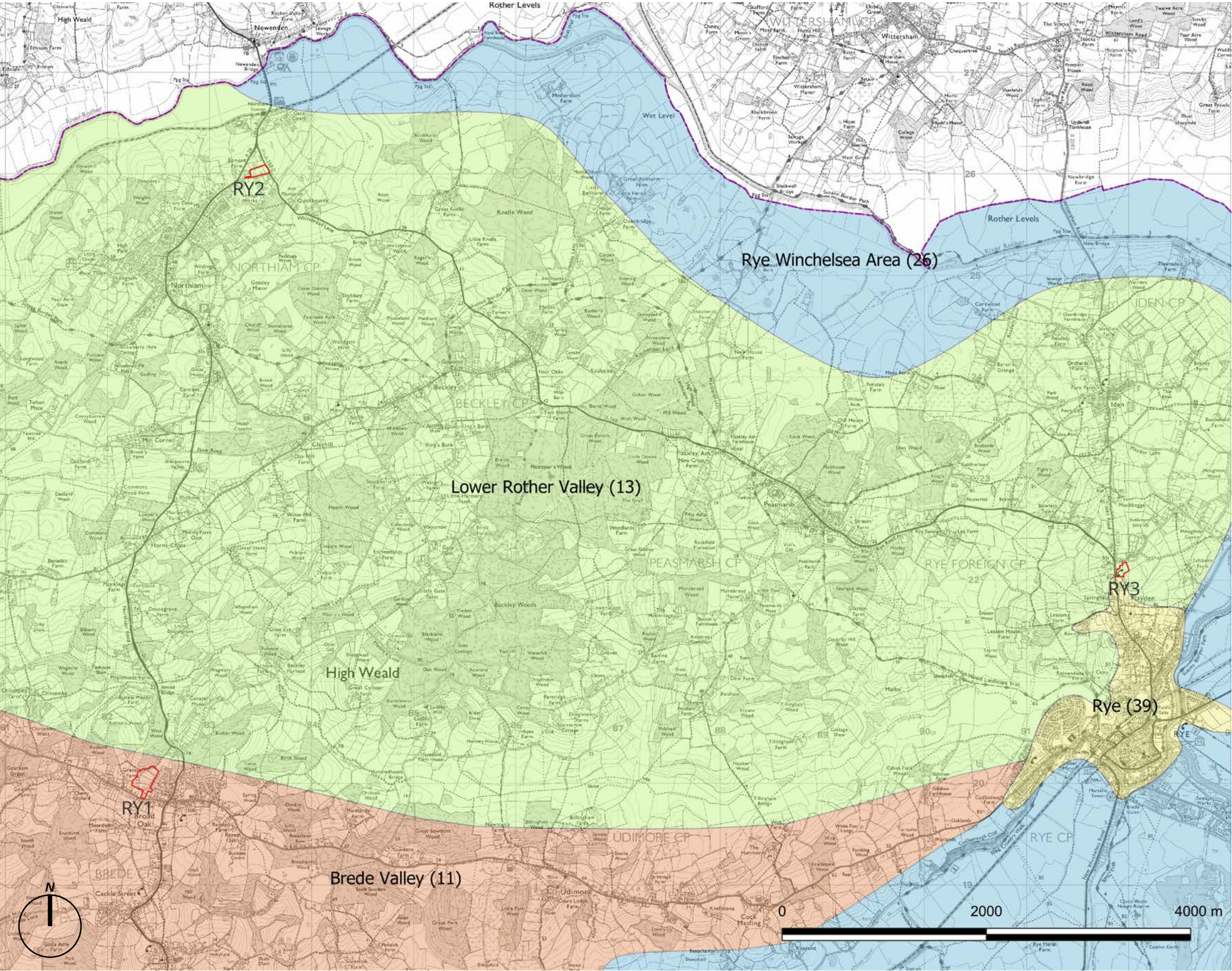
Key positive landscape attributes of LCA 13 include:

- 'The broad valley of the lower reaches of the River Rother;
- The Tillingham Valley with a flat open floor and steep well wooded sides;
- Long dramatic views across both valleys from the enclosing ridges and spurs;
- The ancient inland sea cliffs at Rye and Playden;
- An intricate pattern of rectangular fields bounded by reed fringed ditches in the flood plains;
- A few remaining extensive areas of orchards and some remnants of hop growing;
- Exceptionally remote unspoilt areas away from the main roads and villages;
- The larger settlements are on the ridge tops with typical ribbon development extending along the main roads;
- Typical High Weald scattered development of farmsteads, hamlets and large country house estates;
- Significant houses and designed landscapes at Brickwall, Great Dixter and Peasmarsh Place;
- Bodiam Castle dominates the Rother Valley landscape;
- Oast houses are characteristic and found on most farmsteads, many now converted into houses;
- Typical High Weald white weatherboarding and some villages have more subtle weatherboarding of pastel shades giving a sea side feel;
- Scattered woodland across the valley slopes and higher ground, much of this is ancient woodland;
- The central area is heavily wooded with the Beckley, and Flatropers woodland areas, much of which is publically accessible;
- Indigenous characteristic tree species are oak and ash with sweet chestnut coppice on drier slopes;
- Beech, lime and pine feature locally and other exotic specimens are found in gardens and villages;

- Swans, herons and other wetland birds are very much features in the landscape;
- Winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys.'

The current condition of LCA 13 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.'

RYE - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

RY1 Land west of Tillingham View

RY2 Land at Egmont Farm

RY3 Land south of Poppyfields

East Sussex Landscape Character Areas

Brede Valley (LCA 11)

Lower Rother Valley (LCA 13)

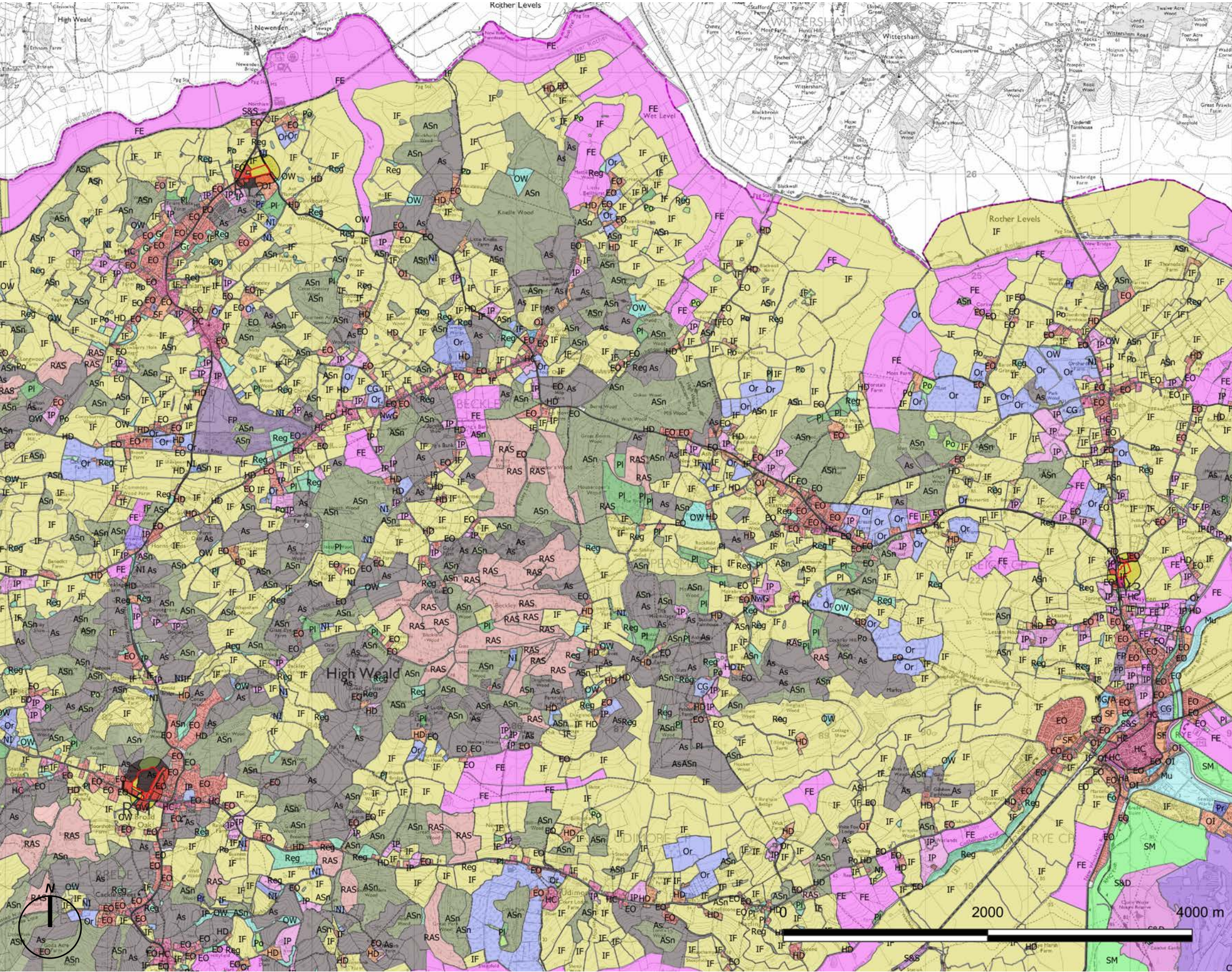
Rye Windchelsea Area (LCA 26)

Rye (LCA 39)

Figure 1-RY. East Sussex Landscape Character Areas (2016)

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RYE - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

RY1 Land west of Tillingham View

RY2 Land at Egmont Farm

RY3 Land south of Poppyfields

Sussex Historic Landscape Character (Broad Type / HLC Type)

IP Designed Landscapes / Informal parkland

AS Fieldscares / Assarts

IF Fieldscares / Informal Fieldscares

OI Industry / Other Industry

ASn Woodland / Ancient Semi-natural

OW Woodland/ Other Woodland

EO Settlement / Expansion - other

HC Settlement / Historic Core

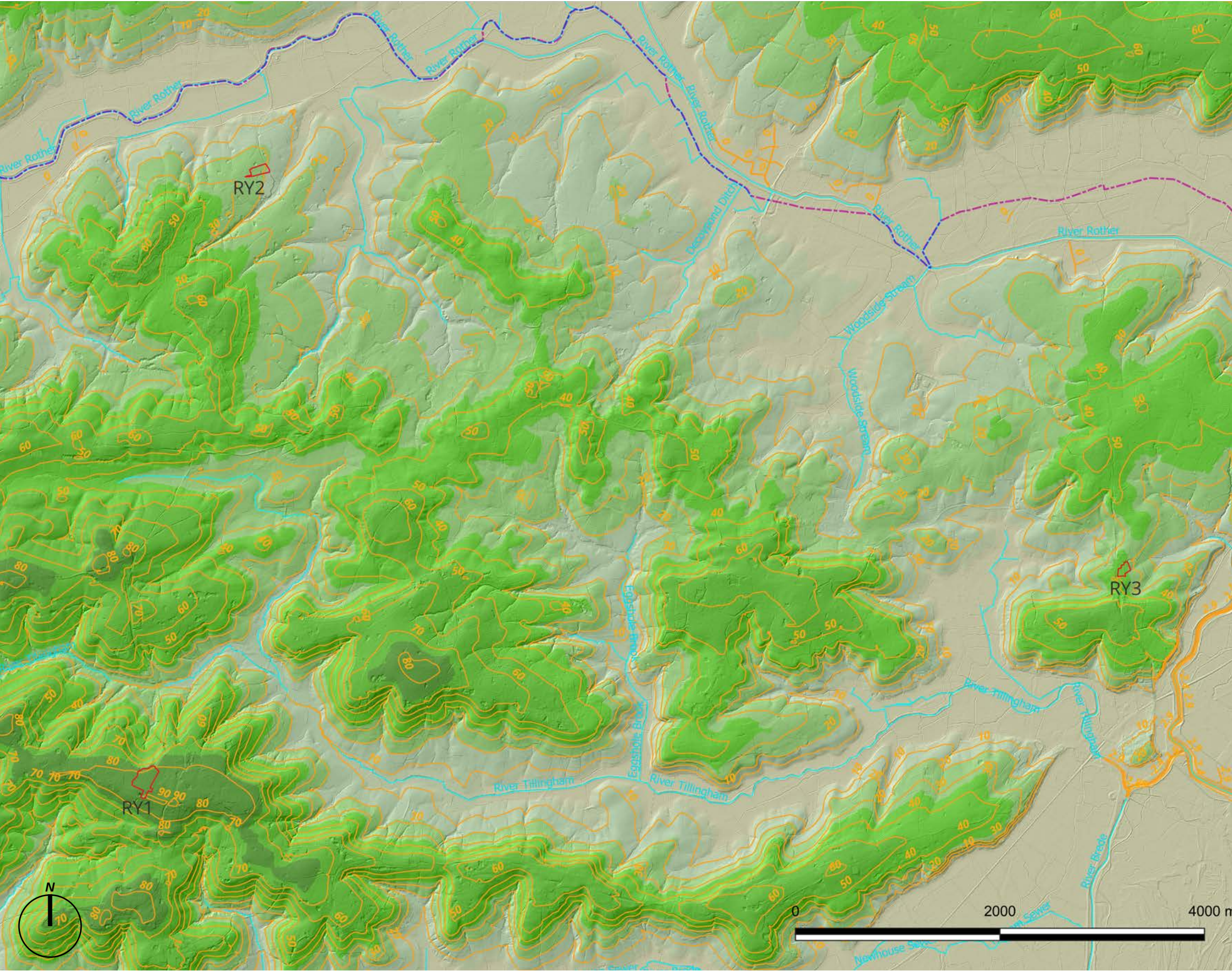
HD Settlement / Historic Dispersed

NI Settlement / Non-historic isolated

Figure 2-RY. Sussex Historic Landscape Character Types (2014)

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RYE - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

RY1 Land west of Tillingham View

RY2 Land at Egmont Farm

RY3 Land south of Poppyfields

Contour Lines and Watercourses

Contour lines, (10m increment)

Watercourse, (Source: OS Open Rivers)

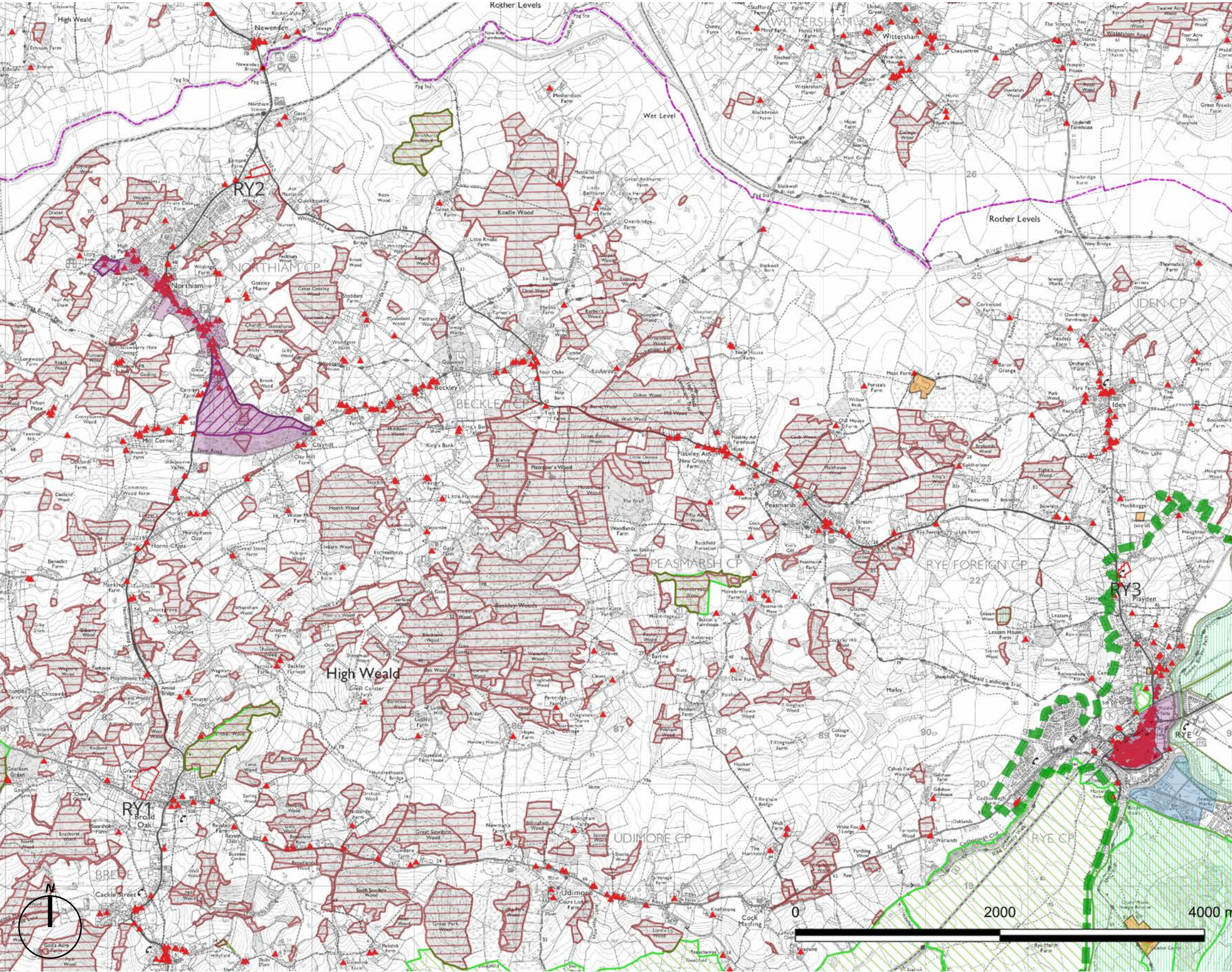
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

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 3-RY. Landform

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RYE - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

RY1 Land west of Tillingham View

RY2 Land at Egmont Farm

RY3 Land south of Poppyfields

Designations

High Weald National Landscape (west of the line)

Strategic Gap (Policy)

Scheduled Monument

Listed Buildings

Conservation Area

Registered Park and Garden

Site of Special Scientific Interest

Ancient Woodland

Local Wildlife Site

Figure 4-RY. Relevant Designations

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RYE - CONTEXT AREA

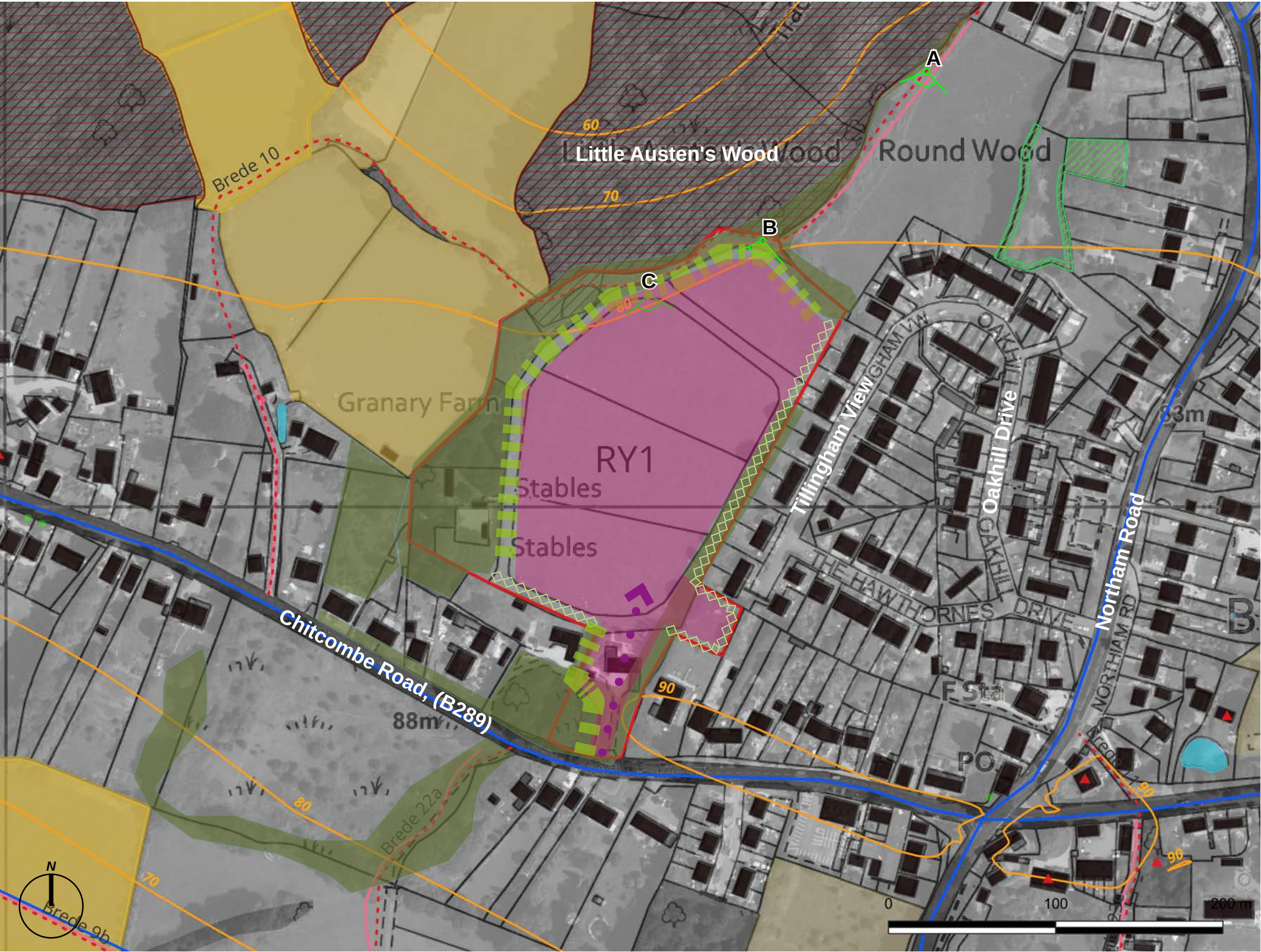
Site RY1 - Land west of Tillingham View - Site Assessment	
Location and Landscape Character Summary	The Site comprises of the irregular remains of an earlier field, the south-western edge of which has been expanded into by C20th residential development, from its original boundary with Chitcombe Road, (B289). The Little Austen's Wood borders to the north-west, which is designated as Ancient Woodland. A C20th planned estate off Northam Road extends along the eastern edge of the Site, with rear garden curtilages variously defined with some sections open, and others hedged or close board fenced. There are two mature oak trees along this boundary, with a line of smaller trees to the south. The same varied curtilage boundary type extends to the southern edge of the Site. The curved western boundary of the field is well tree'd with underlying scrub patches, which forms a strip along the western part of the Site, enclosing an area of stabling and a horse manege. Outside of the western boundary of the Site is an area of fields which fall to the north. The Site includes the northern end of a rear garden east of the tree belt along the eastern edge of the Site and a dwelling with garden to the south between Chitcombe Road and the field. The field is split into perhaps three or four paddocks. Public Footpath 10 extends along the north-western edge of the Site adjacent to the Ancient Woodland. The Site is situated atop the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy BR2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The Site is situated atop the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. Landform falls gently across the Site from the 90m contour about the southern edge of the Site to the 80m contour inside of the north-western edge of the Site adjacent to the boundary of Little Austen's Wood. Landform then falls away on a steeper gradient to the north of the more rounded ridge top.
2. Landscape pattern and time depth (>)	<i>[Assarted field patterns / presence of Ancient Woodland]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the majority of the Site is characterised as an assarted field associated with the Ancient Woodland to the north west. Further areas of assarted fields continue to the west of this outside of the Site about the western edge of the Ancient Woodland. Surrounding C20th settlement to the east is characterised as resulting from a planned estate, with that to the south-west from ribbon development. There is a thin strip of informal fieldscape characterised to the land outside of the south-west of the Site, (albeit now taken up by gardens). Through reference to the High Weald NL Dataset there is a merged historic field outside the Site to the west, with boundaries that match historic field boundaries. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.2&lat=50.95094&lon=0.59500&layers=6&b=ESRIWorld&o=23 >) the Site comprises of the irregular remains of an earlier field, which has been encroached upon by C20th residential development to the south-west, from its original boundary with Chitcombe Road, (B289).
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The Little Austen's Wood borders to the north-west, which is designated as Ancient Woodland. A line of trees with underlying scrub extends east of this along the northern boundary of the Site. There are two mature oak trees along the eastern boundary, with a line of smaller trees to the south. The curved western boundary of the field is well tree'd with underlying scrub patches, which forms a strip along the western part of the Site, enclosing an area of stabling and a horse manege. Mature trees extend about the perimeter of the garden to the southern extent of the Site adjacent to Chitcombe Road.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> There are no Listed Buildings in proximity to the Site. The assarted field outside of the north-western edge of the Site is identified within the High Weald NL Dataset as a merged historic field. Public Footpath 10 is recognised as a historic routeway which runs along the north western Site boundary along the ancient woodland. A C19 historic farmstead named Austens Farm is located at an offset west of the Site, recorded as being subject to significant loss. Chitcombe Road is identified by the NL as a historic road.
5. Recreational use (< >)	<i>[Some Public Rights of Way and footpaths]</i> A short section of Public Footpath 10 runs along the north-western Site boundary adjacent to Little Austen's Wood.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a sense of rurality and tranquillity, including the Little Austen's Wood Ancient Woodland to the north-west together with a tree belt and understorey scrub along the western section, albeit surrounded by housing along south and east introducing some signs of human activity.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site is situated atop the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. The Site is enclosed by a C20th planned estate off Northam Road to the east and by ribbon development off Chitcombe Road to the south.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline]</i> The Site is located within an enclosed situation due to surrounding built form, with visibility only from along the adjacent extent of Chitcombe Road where the southern property curtilage to the Site can be seen. The field within the Site is only visible from along the Public Footpath 10 to the north-western edge of the Site.
9. Landscape Character strength of expression (< >)	<i>[Frequent landscape with few key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016) there is a limited contribution from the Site area and surrounds to the key positive landscape attributes, comprising of the Little Austen's Wood to 'scattered areas of Semi-Natural Ancient Woodland on the valley slopes'. Core characteristics valued within the overlying High Weald NL include historic routeways, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site to an extent, primarily associated with the Ancient Woodland and Public Footpath to the north-western boundary and the association of this and the northern boundary tree line, with perhaps mature oak trees to the eastern boundary to the definition of the original assarted field shape. The further High Weald NL characteristic of ridge top settlement is also present in this location, with the Site forming part of the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated.

RYE - CONTEXT AREA

Site RY1 - Land west of Tillingham View - Site Assessment		
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site and presence of built form to the south and east results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively. This is due to the enclosed character of the Site and association with the High Weald NL characteristic of ridge top settlement,, with the Site forming part of the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. The field is not recognised as an historic field within the High Weald NL Dataset, with the sensitivity of the Site primarily associated with the Ancient Woodland and Public Footpath to the north-western boundary and the association of this and the northern boundary tree line, with perhaps mature oak trees to the eastern boundary to the definition of the original assarted field shape.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries. 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 lower lying land to the north-west of the Site and the minimum 15m buffer from the Little Austen's Wood Ancient Woodland boundary to the north-west should be avoided and maintained outside of private ownership, with suitable semi-natural habitat managed in these areas to maintain a naturalistic character for users of the Public Footpath. A belt of green space might extend alongside of the Footpath to form a more wooded character to the visual amenity for users of the footpath. A mixed species native hedgerow might be extended about the curtilages to the eastern and southern boundaries to better soften and ecologically connect this boundary towards the northern tree belt and Ancient woodland. The housing layout might reference a farmstead type pattern with reference to the C19 historic farmstead named Austens Farm, which is located at an offset west of the Site, but no longer present. This could result in an improved settlement edge.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

RYE - CONTEXT AREA

Site RY1 - Land west of Tillingham View - Landscape Analysis



Legend

RY1 Land west of Tillingham View

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Figure RY1. Landscape Analysis for Site RY1.

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RYE - CONTEXT AREA

Site RY1 - Land west of Tillingham View - Photographs



Photograph A. Southerly view of the field outside the Site to the north from Public Footpath 10, along the south eastern boundary of Austen's Wood, looking towards the tree line with understorey scrub to the Site's northern boundary.



Photograph B. Southerly view from Public Footpath 10, to the northern corner of the Site, showing the two mature oak trees to the eastern edge of the Site and settled areas about.



Photograph C. Southerly view from Public Footpath 10, along the south eastern boundary of Austen's Wood of the field against the backdrop of houses off Tillingham View to the east.

RYE - CONTEXT AREA

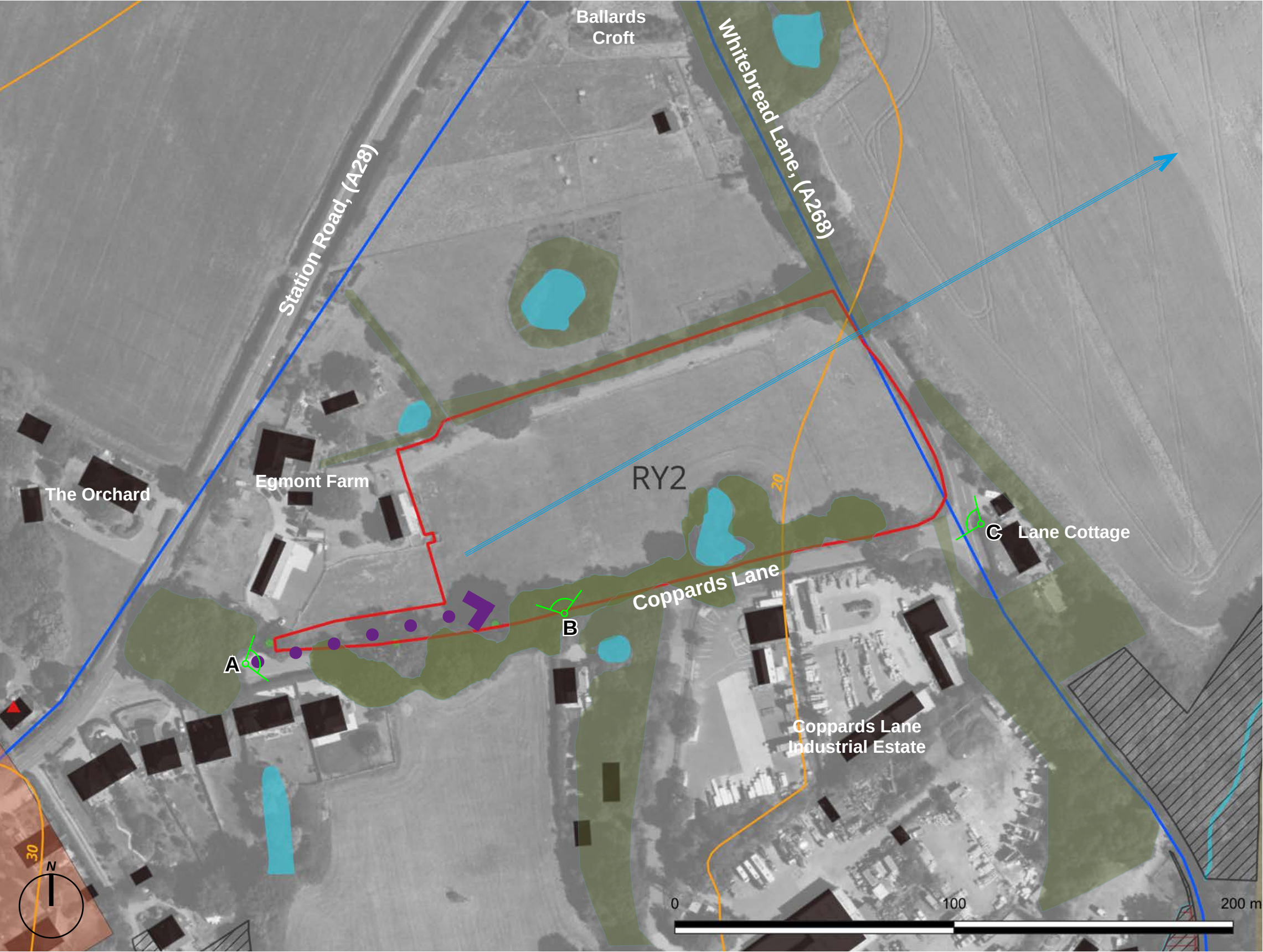
Site RY2 - Land at Egmont Farm - Site Assessment	
Location and Landscape Character Summary	Site RY2 comprises of a rectangular shaped field to the north of Coppards Lane and west of Whitebread Lane, (A268). The field is in use as a paddock. Stabling units and a horse manege are located outside of the western edge of the Site alongside of Egmont Farm Holiday Cottages. The Site and stabling units are accessed from an access drive from south of Egmont Farm off Coppards Lane. The residential access to Egmont Farm is gained from Station Road, (A28) to the west. On the south side of Coppards Lane ribbon development continues about from Station Road to the west, terminating adjacent to the Site entrance. There is then a small gap before the Coppards Lane Industrial Estate, which continues east to the junction with Whitebread Lane. The southern boundary of the Site is well defined by a mature treeline with dense understorey scrub, which is raised from the adjacent partly sunken profile of Coppards Lane. There are three oak trees which are subject to Tree Preservation Orders to the western end of the southern boundary, east of the access track. There is a pond surrounded by trees and understorey scrub off the centre of the southern boundary. There are several dispersed ponds in the immediately surrounding area, with two off the northern boundary and one off the southern. The eastern boundary is more open with a maintained hedgerow, which has some gaps defining this boundary along Whitebread Lane. The northern boundary is defined by an over mature hedgerow which comprises of small trees with some gaps between, with a mature oak tree to the eastern end of this boundary. The Site is located on falling ground forming part of the undulating southern valleyside to the Rother valley, with an easterly aspect to the Site associated with an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site. Landform within the Site rises from some 20m to the east to some 25m to the west, continuing to rise along the strip of land leading to the access point at some 27m aOD. The ribbon development offset to the south extends as part of a pattern of C20th settlement either side of Station Road from the historic core of Nothiam, which is located upon the high ground some 1km to the south-west. The Site and surrounding area are located within the High Weald. The Site forms a part of the Draft Site Allocation Policy NR2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The Site is located on falling ground forming part of the undulating southern valleyside to the Rother valley, with the easterly aligned profile to the Site associated with the upper landform of an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site. Landform within the Site rises from some 20m to the east to some 25m to the west, continuing to rise along the strip of land leading to the access point at some 27m aOD.
2. Landscape pattern and time depth (<)	<i>[Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms the southern part of an informal fieldscape resulting from regular piece meal enclosure, which extends to the north and beyond Station Road to the north-west. To the west of the Site area the landscape is characterised as settlement expansion resulting from a large farmstead. The Coppards Lane Industrial Estate offset south of Coppards Lane is characterised as other industry associated with a factory. Offset from the south-east of the Site on the eastern side of Whitebread Lane is an area of settlement expansion resulting from a small farmstead / cottage, with a further pocket of non historic isolated settlement further north along Whitebread Lane. Through reference to the High Weald NL Dataset there are no historic fields identified within or about the immediate context of the Site. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=51.00470&lon=0.61411&layers=6&b=ESRIWorld&o=35 >) the Site forms the southern part of an earlier, triangular shaped field enclosed by Coppards Lane to the south, Whitebread Lane to the north-east and Station Road to the north-west.
3. 'Natural' character (< >)	<i>[Some occurrence of valued features (such as trees and hedgerows)]</i> The southern boundary of the Site is well defined by a mature treeline with dense understorey scrub, which is raised from the adjacent partly sunken profile of Coppards Lane. There are three oak trees which are subject to Tree Preservation Orders to the western end of the southern boundary, east of the access track. There is a pond surrounded by trees and understorey scrub off the centre of the southern boundary and several dispersed ponds in the immediately surrounding area, with two off the northern boundary and one off the southern, which are a characteristic, albeit widespread component of the High Weald NL. The eastern boundary is more open with a maintained hedgerow, which has some gaps defining this boundary along Whitebread Lane. The northern boundary is defined by an over mature hedgerow which comprises of small trees with some gaps between, with a mature oak tree to the eastern end of this boundary.
4. Historic features (< >)	<i>[Adjacent historic features in the area that contribute to landscape character]</i> Through reference to the High Weald NL Dataset, Whitebread Lane (A268) and Station Road (A28) are recognised as historic roads. A Grade II Listed building The Little House is located about 100m to the south-west of the Site.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site.
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> The natural character of the Site contributes to a relative sense of rurality and tranquillity - Primarily resulting from the tree belt along the southern boundary of the Site. However, heavy truck usage of Coppards Lane associated with the Industrial Estate impacts on this contribution, as does traffic along Whitebread Lane. There is visibility towards the broad valley of the lower reaches of the River Rother to the north-east from within the more elevated western part of the Site.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The ribbon development offset to the south-west of the Site along the southern edge of Coppards Lane extends as part of a pattern of C20th settlement either side of Station Road from the historic core of Nothiam, which is located upon the high ground some 1km to the south-west. There is otherwise dispersed settlement to each corner of the former triangular field, with Egmont Farm about the south-western corner, and cottages off the eastern and northern edges along Whitebread Lane.
8. Visual prominence (< >)	<i>[Some enclosed and some open areas]</i> The Site is located within an enclosed situation due to surrounding mature hedgerow's and trees and settlement along the north, south and west. The eastern edge of the Site is bordered by a multi species hedgerow with some gaps, through which views are gained into the Site, (see Photograph C).

RYE - CONTEXT AREA

Site RY2 - Land at Egmont Farm - Site Assessment		
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Lower Rother Valley, (LCA13, 2016) there is some contribution from the Site area or surrounds to the key positive landscape attributes, comprising of the association of ribbon development extending along Station Road to the south-western corner of the Site, to the settlement pattern of Northiam, with the historic core upon the ridge top some 1km to the south-west, beyond which scattered development of farmsteads occur, such as that of Egmont Farm, Lane Cottage and The Orchard about and offset from the Site. There is some contribution from Coppards Lane and Whitebread Lane to the characteristic of 'winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys.' That is on the basis that these are lanes which drop down into the Rother valley, albeit they are not single carriage and only partially sunk. Core characteristics valued within the overlying High Weald NL include historic routeways, with Whitebread Lane and Station Road identified as historic roads within the High Weald NL Dataset. Regarding intimacy of scale, rurality and tranquillity, there is some contribution, primarily resulting from the tree belt along the southern boundary of the Site and the visibility towards the broad valley of the lower reaches of the River Rother to the north-east from within the more elevated western part of the Site. However, heavy truck usage of Coppards Lane associated with the Industrial Estate to the south-east impacts on this contribution, as does traffic along Whitebread Lane. The deeply incised, ridged and faulted landform with gill streams is present within the surrounds from an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site, with the easterly aligned profile to the Site associated with the upper landform of this. There is a pond surrounded by trees and understorey scrub off the centre of the southern boundary and several dispersed ponds in the immediately surrounding area, with two off the northern boundary and one off the southern, which are a characteristic, albeit widespread component of the High Weald NL.	
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements]</i> The enclosed situation of the Site and presence of built form to the west and south-east results in limited perceptual contribution to separation of settlement. However, the change in landform and more dispersed settlement pattern about present a situation which is outside of that more coherently associated with that of Northiam along and off the falling ridge top. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	Landscape and visual characteristics of the Site are very susceptible to change, and it is unable to accommodate the relevant type of development without potential for substantially damaging a sensitive landscape. The settlement pattern within the local area transitions from ribbon development off Station Road along Coppards Lane to opposite the Site entrance to a more dispersed rural settlement pattern about the Site, The landform and easterly aspect to the Site is not in keeping with the ridgetop alignment of this from the historic core of Nothiam, which is located upon the high ground some 1km to the south-west. The landform across the Site is associated with the falling landform off the ridge towards the Rother Valley, with the easterly aspect of the Site falling towards an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site. The line of oak trees along Coppards Lane to the southern edge of the Site and the pond to the central point along the southern boundary are considered sensitive features, as is the distant visibility from within the more elevated western part of the Site towards the broad valley of the lower reaches of the River Rother to the north-east. Whilst the Site is relatively enclosed, the southern boundary of the Site with mature oak trees would be highly susceptible to changes to ground levels and compaction associated with the anticipated access.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

RYE - CONTEXT AREA

Site RY2 - Land at Egmont Farm - Landscape Analysis



Legend

RY2 Land at Egmont Farm

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Figure RY2. Landscape Analysis for Site RY2.

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RYE - CONTEXT AREA

Site RY2 - Land at Egmont Farm - Photographs



Photograph A. Easterly view along Coppards Lane, adjacent to Egmont Farm Holiday Cottages offset south-west of the western corner of the Site.



Photograph B. Northerly view into the north western parcel from a field gap along the Site's southern edge along Coppards Lane.



Photograph C. North-westerly view into the eastern parcel offset south east of the Site along Whitebread Lane, (A268) with Coppards Lane Industrial Estate located outside the Site to the left of view along Coppards Lane.

RYE - CONTEXT AREA

Site RY3 - Land south of Poppyfields - Site Assessment

Location and Landscape Character Summary	The Site comprises of an irregularly shaped field, in use as a paddock for horses, defined to the west by a mature hedgerow with trees, east of an elevated pavement along the sunken profile to Rye Road, (A268). The northern boundary to the field is defined by the rounded curtilage to the garden of The Corner House. With the remainder of the field in use by Reggie's Place Doggy Daycare, with various assorted sheds between the northern boundary of the Site and Houghton Green Lane. The Site extends across the hedgerow boundary to the east of this field to include the western, more elevated part of a further irregularly shaped field, which is located to the south of a car parking area for the Playden Womens Institute, with the Hall situated adjacent to the north of Houghton Green Lane, forming part of a line of dwellings along the northern edge of the Lane. The southern boundary of the Site is defined by a belt of mature trees which forms the northern curtilage to built form in use by the Playden Oasts Inn. The Site is located outside the High Weald NL, which is on the opposite side of the road to the west. The Site forms a part of the Draft Site Allocation Policy PL1.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (<)	<i>[Very gently undulating landform]</i> The Site and surrounding built form are situated to the northern end of the ridgetop which extends north from the town of Rye across Playden, with the historic oast houses offset to the south located about the 40m contour and the cluster of built form to the north about the junction with Houghton Green Lane located about the 36m contour. Landform falls from some 38m aOD to the south-western corner of the Site to some 37m aOD to the south-eastern corner and from 36m aOD to the north-western corner to some 35m aOD to the north-east, forming a relatively flat area, with a gentle fall to the north and east. Landform then falls away to the east off the rounded ridgetop.
2. Landscape pattern and time depth (<)	<i>[Simple / Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Landscape Characterisation (Bannister, 2014) the fields within the Site form part of an area of informal fields resulting from piece meal enclosure which extend to the east. The area about the Playden Oasts Hotel beyond the southern boundary of the Site is characterised as part of the historic core of a hamlet, with the same type including the curtilage to the Corner House off the north-western edge of the Site and then north of this beyond the junction with Houghton Green Lane. Settlement east of this along Houghton Green Lane is characterised as C20 settlement expansion resulting from ribbon development. A patch of planned housing estate extends eastwards of this on lower lying ground.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The western boundary of the Site is defined by a mature hedgerow with trees, with a comparable boundary definition to the south. A mature hedgerow divides the Site into east and west, with a further mature hedgerow along the boundary with the car parking area for the Playden Womens Institute.
4. Historic features (< >)	<i>[Adjacent historic features in the area that contribute to landscape character]</i> There is a Grade II Listed Building called Playden Oasts Hotel located some 75m south of the Site, south of intervening modern built form. The LB is described as three round oasthouses C19, now converted into a house and hotel, in red brick with tarred roof. Through reference to the High Weald NL Dataset, Houghton Green Lane and Rye Road, (A268) are recognised as historic roads, although the Site is not within the High Weald NL, but just outside.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site. A pavement extends along the western edge of the Site, at an elevation from the adjacent level of Rye Road.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site boundaries and internal hedgerow definition contributes to a sense of rurality and relative tranquillity, albeit the presence of Rye Road to the west limits this, as does the Houghton Green Lane and doggy day care to the north.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The Site is located north of the village of Playden, surrounded with built form to the south, and offset to west and north beyond Rye Road and Houghton Green Lane. The built form in this location is clustered about the junction, forming a northerly extent of built development about the northern end of the ridgetop associated with Playden and more general settlement expansion north of Rye along Rye Road, (A268). Surrounding uses alongside of residential include the Rye Waterworks Brewery to the west and the Playden Womens Institute Hall to the north, with the associated car park forming the northern part of the Site. The Playden Oasts Hotel is located some 75m south of the Site, beyond modern built form.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline]</i> The Site is located within an enclosed situation due to surrounding mature hedgerow's and trees. The north-eastern part of the Site is open to a larger informal field, although the field is well enclosed by mature vegetation along Houghton Green Lane, which falls into a sunken profile to the east on falling ground.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Lower Rother Valley, (LCA13, 2016) there is some contribution from the Site area or surrounds to the key positive landscape attributes, comprising of the association of ribbon development extending along Houghton Green Lane to the north from the historic core of the hamlet and settlement infill from the Old Dairy and Springfield Cottages offset to the south-west along Rye Road. There is some contribution from Houghton Green Lane to the characteristic of 'winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys.
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site within well vegetated boundaries and presence of surrounding built form results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

RYE - CONTEXT AREA

Site RY3 - Land south of Poppyfields - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	This area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, due to its enclosed situation and association with surrounding settlement pattern, located upon the rounded ridgetop to the north of the village of Playden. The vegetated boundaries are considered to be sensitive to change, albeit the encroachment onto the two fields from various uses to the north, including the curtilage of the Corner House, the Doggy Day Care use and the WI car park have removed the historic boundaries in these locations. The dense intervening vegetation along the western boundary of the Site and Rye Road would result in no perceptual change to the setting of the High Weald NL to the western edge of Rye Road.	
Landscape Guidelines	Development should be of high quality and landscape-led. Retain tree'd areas and reinforce hedgerows to the Site boundaries, with a new hedgerow with tree proposed to the newly defined eastern boundary and to compensate for that lost to the west. The approach to the layout might take reference to a farmstead type layout to reflect the proximity of the former Hook's Farm to the south, associated with the retained oast houses here. This would engage a countryside edge narrative, with built form and materiality in keeping with that. A footway access might be provided through the hedgerow to the western boundary to connect with the pavement here, offset east of Rye Road, (A268).	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

RYE - CONTEXT AREA

Site RY3 - Land south of Poppyfields - Landscape Analysis



Legend

RY3 Land south of Poppyfields

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

High Weald National Landscape (west of the line)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Potential Footway / Cycle / access path.

Figure RY3. Landscape Analysis for Site RY3.

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RYE - CONTEXT AREA

Site RY3- Land south of Poppyfields - Photographs



Photograph A. South-easterly view along Houghton Green Lane towards Womens Institute Car Park also to be the north-western field within the Site.



Photograph B. South-easterly view towards the Site located beyond the field located to the north-west of the Site.



Photograph C. North-easterly view along Rye Road, (A268) offset south west from the Site towards the southern field bound by mature trees.



Photograph D. Easterly view of the western field from a field gap along the Site's western edge along Rye Road, (A268).

SOUTHERN - CONTEXT AREA

SOUTHERN - CONTEXT AREA

Landscape Character Summary

There are five sites within this Area. Site SO1 is located south of village Westfield, off Westfield Lane at Moor Farm whilst Site SO2 lies along the ribbon development, northwest of Three Oaks Village. Sites SO3 and SO4 are situated along A259, to the west of Icklesham village. Site SO5 is located along Chapel Lane, within the village of Guestling Green.

East Sussex Landscape Character Assessment (2016)

Through reference to **Figure 1-SO**, all the Sites (SO1, SO2, SO3, SO4 and SO5) are located within the Brede Valley Landscape Character Area (LCA 11).

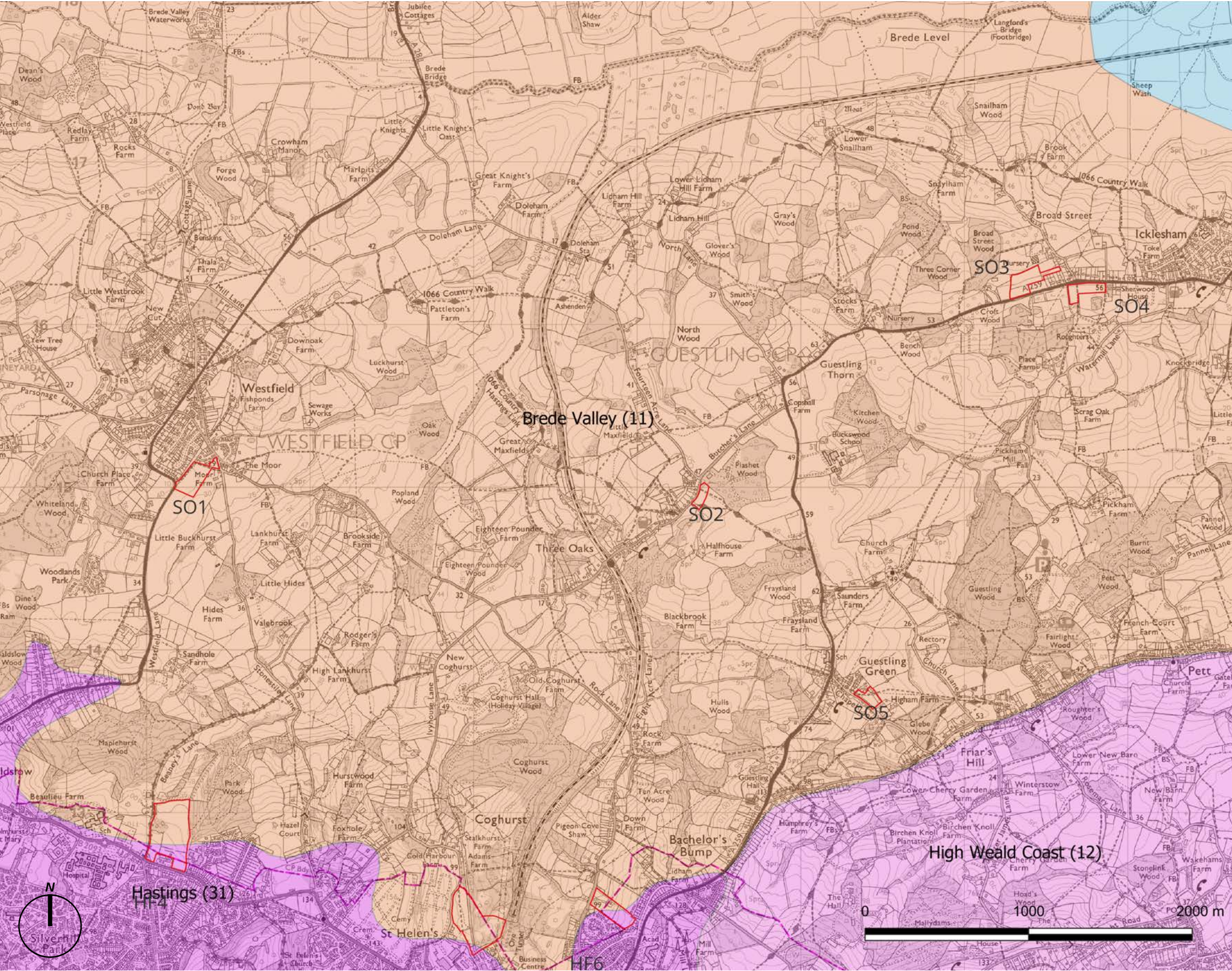
Brede Valley (LCA 11)

Key positive landscape attributes of LCA 11 present within this Area include:

- *The broad valley of the River Brede with a flat valley floor enclosed by relatively steep slopes;*
- *A sense of tranquillity away from the main settlements and roads;*
- *Wide vistas across the unspoilt river valley floodplain from the enclosing ridges;*
- *Well wooded sides slopes with scattered farmsteads and orchards;*
- *River levels and marshes criss-crossed by reed fringed ditches or 'sewers';*
- *Extensive areas of Semi-Natural Ancient deciduous woodland around the valley head to the west of the area;*
- *Scattered areas of Semi-Natural Ancient Woodland on the valley slopes, many of which are ghyll woodlands, a key characteristic of the High Weald;*
- *To the southwest of the main valley a belt of undulating countryside extends to the Battle ridge;*
- *Oast houses are characteristic and scattered on the slopes of the valley, many now converted into houses;*
- *Powdermill Reservoir to the north of the valley is largely concealed by woodland;*
- *The historic designed landscape and important archaeological site of Beauport Park lies to the south of the area;*
- *Swans, herons and other wetland birds are very much features in the landscape.'*

The current condition of LCA 11 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.'*

SOUTHERN - CONTEXT AREA



Legend

Assessment Sites

- S01** Land at Moor Farm, Westfield
- S02** Field at Halfhouse, Butchers Lane
- S03** Land adjacent to Orchard Close
- S04** Land adjacent to Little Sherwood Industry Park
- S05** Wild Meadows, Chapel Lane Industry Park

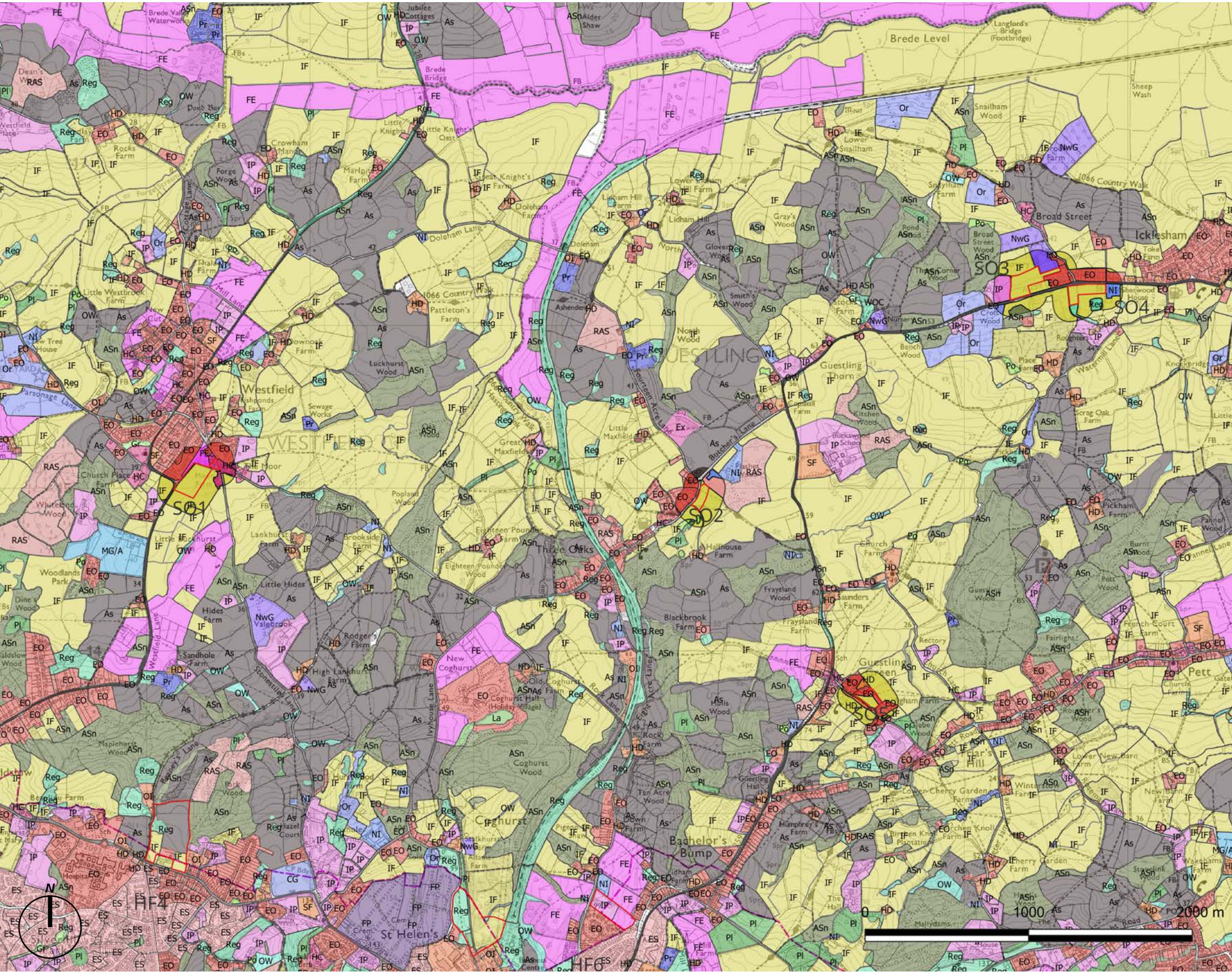
East Sussex Landscape Character Areas

-  Brede Valley (LCA 11)
-  High Weald Coast (LCA 12)

Figure 1-SO. East Sussex Landscape Character Areas (2016)

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SOUTHERN - CONTEXT AREA



Legend

Assessment Sites

- S01** Land at Moor Farm, Westfield
- S02** Field at Halfhouse, Butchers Lane
- S03** Land adjacent to Orchard Close
- S04** Land adjacent to Little Sherwood Industry Park
- S05** Wild Meadows, Chapel Lane Industry Park

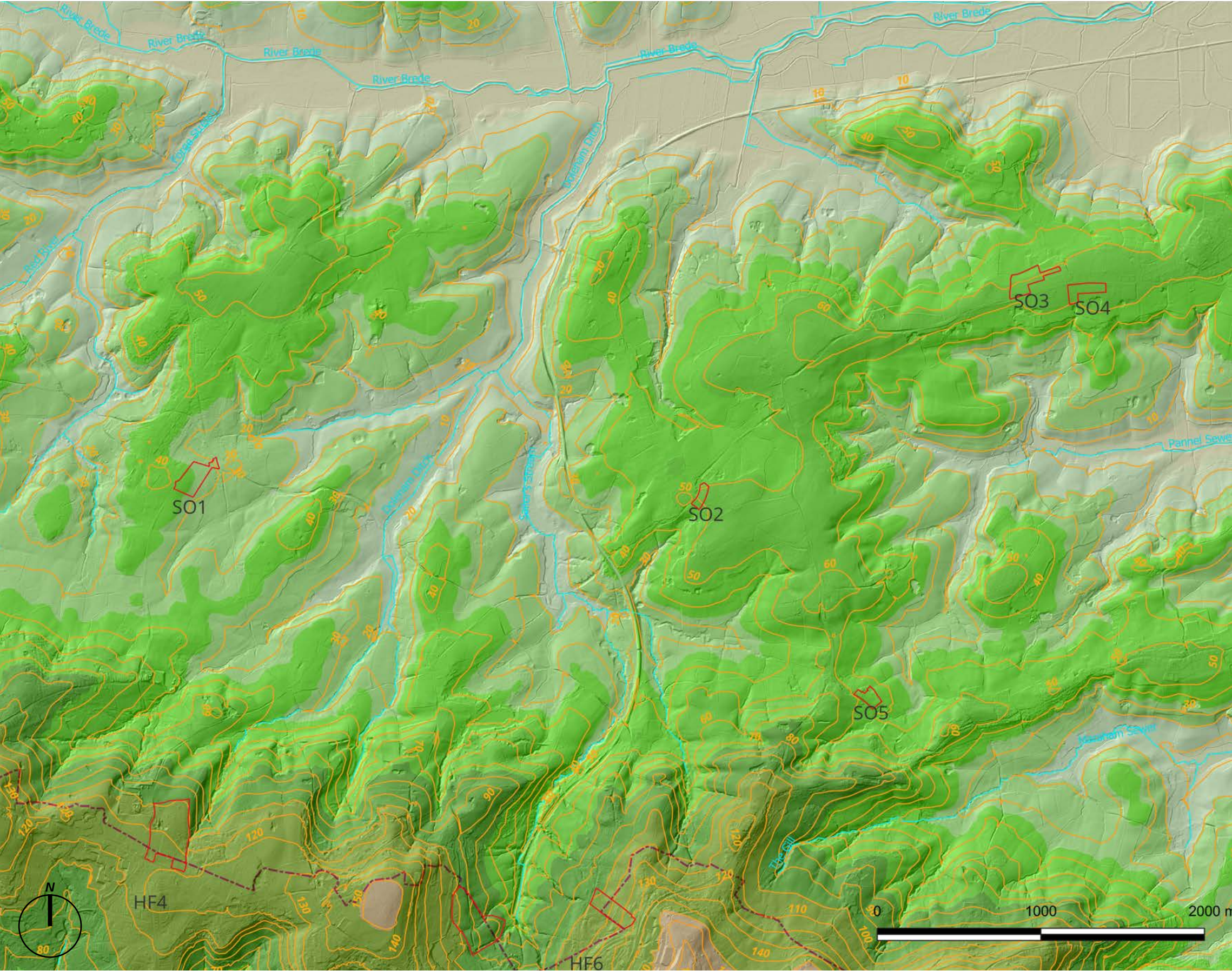
Sussex Historic Landscape Character (Broad Type / HLC Type)

- AS Fieldscapes / Assarts
- FE Fieldscapes / Formal Enclosure (planned/private)
- IF Fieldscapes / Informal Fieldscapes
- IP Designed Landscapes / Informal Parkland
- NwG Horticulture / Nursery(s) with Greenhouse(s)
- Or Horticulture / Orchard
- EO Settlement / Expansion - Other
- HC Settlement / Historic Core
- HD Settlement / Historic Dispersed
- NI Settlement / Non-historic Isolated
- Po Water / Ponds
- ASn Woodland / Ancient Semi-natural
- PI Woodland/ Plantations
- Reg Woodland / Regenerated
- RAS Woodland / Replanted Ancient Semi-Natural

Figure 2-SO. Sussex Historic Landscape Character Types (2014)

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SOUTHERN - CONTEXT AREA



Legend

Assessment Sites

- SO1** Land at Moor Farm, Westfield
- SO2** Field at Halfhouse, Butchers Lane
- SO3** Land adjacent to Orchard Close
- SO4** Land adjacent to Little Sherwood Industry Park
- SO5** Wild Meadows, Chapel Lane Industry Park

Contour Lines and Watercourses

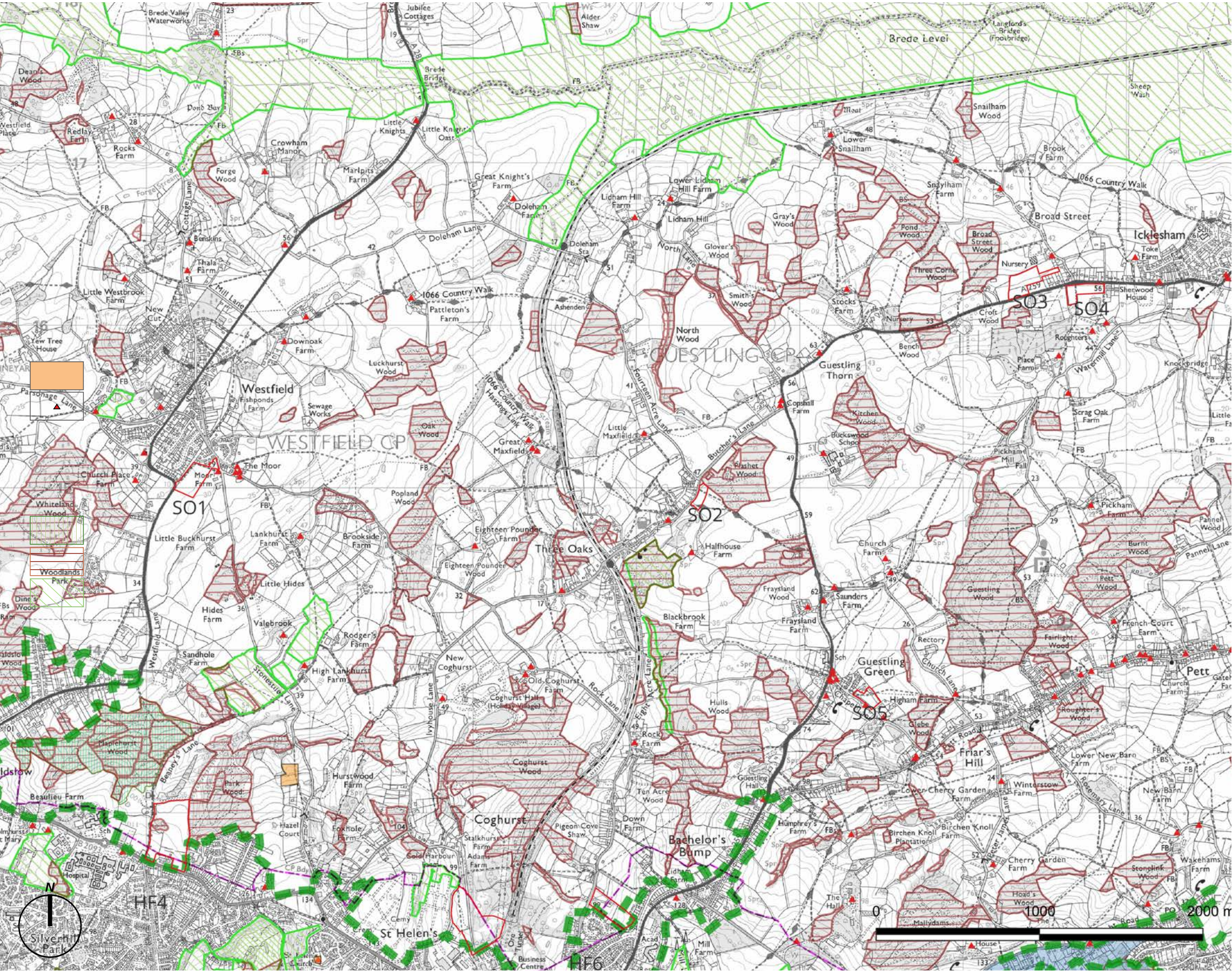
- Contour lines, (10m increment)
- Watercourse, (Source: OS Open Rivers)

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 3-SO. Landform

SOUTHERN - CONTEXT AREA



Legend

Assessment Sites

- S01** Land at Moor Farm, Westfield
- S02** Field at Halfhouse, Butchers Lane
- S03** Land adjacent to Orchard Close
- S04** Land adjacent to Little Sherwood Industry Park
- S05** Wild Meadows, Chapel Lane Industry Park

Designations

The High Weald National Landscape extends across this area

- Scheduled Monument
- Listed Buildings
- Site of Special Scientific Interest
- Ancient Woodland
- Local Wildlife Site

Figure 4-SO. Relevant Designations

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SOUTHERN - CONTEXT AREA

Site SO1 - Land at Moor Farm, Westfield - Site Assessment

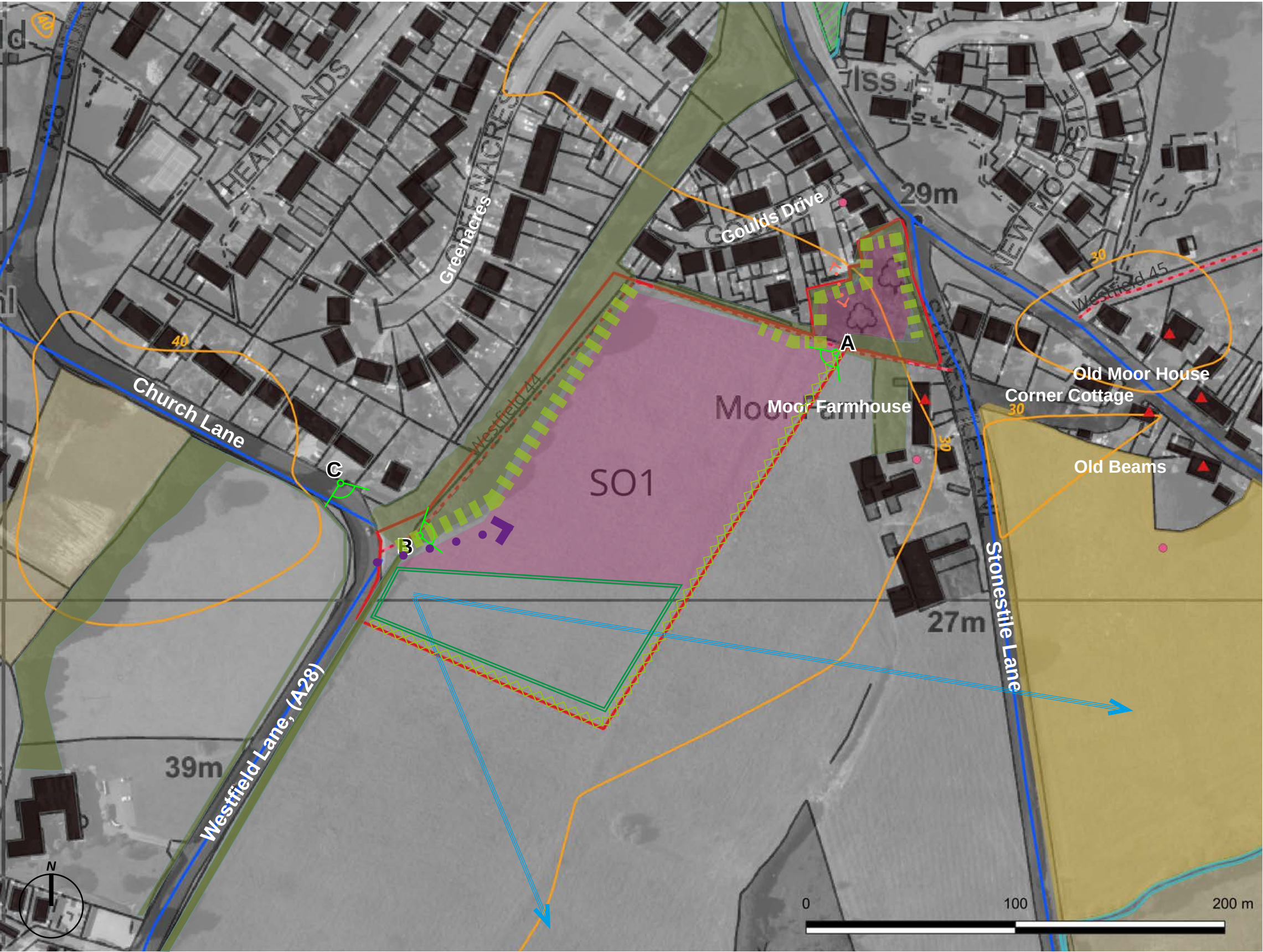
Location and Landscape Character Summary	The Site comprises of an earlier field, which has been subject to modern field amalgamation, enclosed with settlement to north and west / north-east. The field is located to the south-east of the village of Westfield and south-west of the former hamlet of Westfield Moor, which has been incorporated by the south-eastward settlement expansion of Westfield. The Site is situated to the eastern end of a longitudinal ridge, along and off which Northfield extends to the north. The south-western more elevated part of the Site is offset east of a lens of higher ground about the 40m contour, from which there are views from Public Footpath 44 towards the wooded ridgeline about Hastings some 3km to the south and the undulating upper landform of tributary watercourses which drain northwards to the River Brede to the east. Landform falls away across the Site to the north and east towards the 30m contour. Public Footpath 44 extends from Westfield Lane (A28) from inside of the Site's south-western corner along the western and northern edge of the Site, continuing through a smaller parcel within the Site to Stonestile Road to the east. The western boundary is defined by a mature oak tree line, forming the eastern edge of a belt of vegetation before settlement curtilage commences offset to the west off Greenacres. That to the north of the Site off Goulds Drive is less well defined with scrub along the property curtilage. The southern end of the western boundary is defined by a mixed species native hedgerow along Westfield Lane, (A28). The Site includes a pocket of recently felled woodland to the north-east, south of which the Footpath extends. The Grade II Listed Moor Farmhouse is located beyond intervening vegetation off the north-eastern corner of the Site, described as C18, red brick to lower elevations and tile-hung above, with half-hipped tiled roof and casement windows, which is located to the western edge of the former hamlet of Westfield Moor. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy WS3.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The Site is situated to the eastern end of a longitudinal ridge, along and off which Northfield extends to the north. The south-western more elevated part of the Site is offset east of a lens of higher ground about the 40m contour. Landform then falls away to the north and east across the Site to the 30m contour.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> Through reference to the Sussex Historic Landscape Character, (Bannister, 2014) the Site is located to the north-western corner of a field which forms part of a larger area of informal fields, resulting from modern field amalgamation. There is a smaller irregularly shaped area to the north-east, located between the field and Stonestile Road, which falls within an area characterised as historic core of a hamlet. However, this area of the Site and former hamlet area is wooded/recently cleared. An area of settlement expansion is located north of the historic core and to the north-west of the Site boundary, beyond a belt of intervening formally enclosed fields. However, this area is built upon other than in a strip to the west of the Site, extending north of this. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=15.9&lat=50.90619&lon=0.58158&layers=6&b=ESRIWorld&o=94 >) the Site boundary is defined by an earlier field boundary, which has been subject to later modern field amalgamation.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The western boundary of the Site is defined by a mature oak tree line, forming the eastern edge of a belt of vegetation before settlement curtilage commences off Greenacres. That to the north off Goulds Drive is less well defined with scrub along the property curtilage. The southern end of the western boundary is defined by a mixed species native hedgerow along Westfield Lane, (A28). The Site includes a pocket of recently felled woodland to the north-east, south of which the Footpath extends, within a belt of retained scrub and trees.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> The Grade II Listed Moor Farmhouse is located beyond intervening vegetation off the north-eastern corner of the Site, described as C18, red brick to lower elevations and tile-hung above, with half-hipped tiled roof and casement windows. Through reference to the High Weald NL Dataset a C18 Historic Farmstead named Moor Farmhouse is located approximately 30m off the north-eastern corner of the Site, albeit this is recorded as subject to significant loss. Another C19 farmstead, identified as subject to complete loss, sits some 30m offset north of the Site's northern boundary. Beyond that, there is a cluster of Grade II Listed buildings some 150m east of the Site. Regarding the High Weald NL Dataset there are fields identified as having partly retained field boundaries at an offset west of Westfield Lane and east of Stonestile Lane. Westfield Lane, (A28) to the western boundary and Stonestile Lane to the east are identified on the High Weald NL Dataset as historic routeways, as is Public Footpath 44.
5. Recreational use(< >)	<i>[Some Public Rights of Way]</i> Public Footpath 44 extends from Westfield Lane (A28) from inside of the Site's south-western corner along the western and northern edge of the Site, continuing through a smaller parcel within the Site to Stonestile Road to the east.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> he natural character of the Site contributes to a sense of rurality and tranquillity including the tree line of mature oak trees along the western edge of the Site and the mixed species native hedgerow along Westfield Lane, (A28) to the remaining southern end of the western boundary.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The residential development to the north and west of the Site presents an association with surrounding settlement pattern, albeit with the western boundary screened by the line of oak trees, and the northern boundary separated by the discontinuous scrub.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is partially enclosed by the line of oak trees along the western boundary and continuing vegetation about the northern half of the field on lower lying ground. The more elevated south-eastern part of the Site is more open with intervisibility to undulating landform across the upper tributaries to the River Brede offset to the east and rising landform towards the sandstone ridge north of Hastings offset some 3km to the south-east, (see Photograph A).
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016), there is a very limited contribution from the vista across the undulating landform to the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the remnant of the wooded area to the north-east associated with Moor Farmhouse to the 'well wooded sides slopes with scattered farmsteads', albeit the farmstead is to the edge of the village of Westfield. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the more open south-eastern part of the Site with views to east and south contributes to.

SOUTHERN - CONTEXT AREA

Site SO1 - Land at Moor Farm, Westfield - Site Assessment		
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements]</i> There is some perceptual contribution from the more open southern part of the Site, and as experienced more generally in views from the Public Footpath to north and west. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The northern more enclosed part of the Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, informed by the Site's definition as an earlier field boundary, which has been subject to modern field amalgamation, and enclosure with settlement to north and west / north-east. The situation of the field to the south-east of the village of Westfield and south-west of the former hamlet of Westfield Moor, which has been incorporated by the south-eastward settlement expansion of Westfield comprises of an area which is well associated with surrounding settlement pattern including that to the north-east which forms the western edge of the former hamlet of Westfield Moor, albeit with some heritage sensitivity. The mature oak tree belt to the west and Public Footpath which extends about the northern and western edges of the Site are sensitive features, as is the outlook towards the wooded sandstone ridge to the north of Hastings, some 2km offset to the south, which is viewed from the more elevated southern part of the Site. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the more open south-eastern part of the Site with views to east and south contributes to.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with a buffer outside of private ownership. An access road might extend inside of the root protection area of the line of mature oak trees to the western Site boundary to ensure that these remain part of the public realm, with a line of trees, perhaps along a native hedgerow to the opposing side of the road, so that the natural character of the users of the coincident Public Footpath was supported. The eastern and southern Site boundary should be defined with a mixed species native hedgerow, which would reinstate an earlier field boundary, which has been subject to modern field amalgamation. The C18 Historic Farmstead named Moor Farmhouse located approximately 30m off the north-eastern corner of the Site, recorded as subject to significant loss should be responded to through the housing layout, through taking reference to the layout and materiality of a farmstead in the development approach taken. This would present a more sympathetic and in keeping approach to built character along the settlement edge than that presented presently by built form off Goulds Drive to the northern edge of the Site referencing the earlier character of the former hamlet of Westfield Moor, which remains within vegetated enclosure offset to the east. 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 Public Footpath about the northern and western edge of the field should be maintained. An area of Public Open Space would be anticipated across the more elevated southern part of the Site, alongside of the incorporation of vistas as identified within the Analysis Figure. This would enable the sense of place from the open space and views to east and south to be made the most of by residents and in the redefinition of the settlement edge in this location, where the more open countryside beyond could be experienced.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

SOUTHERN - CONTEXT AREA

Site SO1 - Land at Moor Farm, Westfield - Landscape Analysis



Legend

SO1 Land at Moor Farm, Westfield

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Indicative buffer from existing tree belts and patches.

Anticipated main access

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Potential Footway / Cycle path / Emergency Access.

Figure SO1. Landscape Analysis for Site SO1.

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SOUTHERN - CONTEXT AREA

Site SO1 - Land at Moor Farm, Westfield - Photographs



Photograph A. South-westerly view from Public Footpath 44 within the north-eastern corner of the field.



Photograph B. North-easterly view from inside of the south-western corner of the Site along Public Footpath 44, which extends along the western Site boundary.



Photograph C. South-easterly view from west of the bend in Church Lane about the south-western corner of the Site, looking towards the far wooded skyline to the edge of the ridge north of Hastings.

SOUTHERN - CONTEXT AREA

Site SO2 - Field at Halfhouse, Butchers Lane - Site Assessment

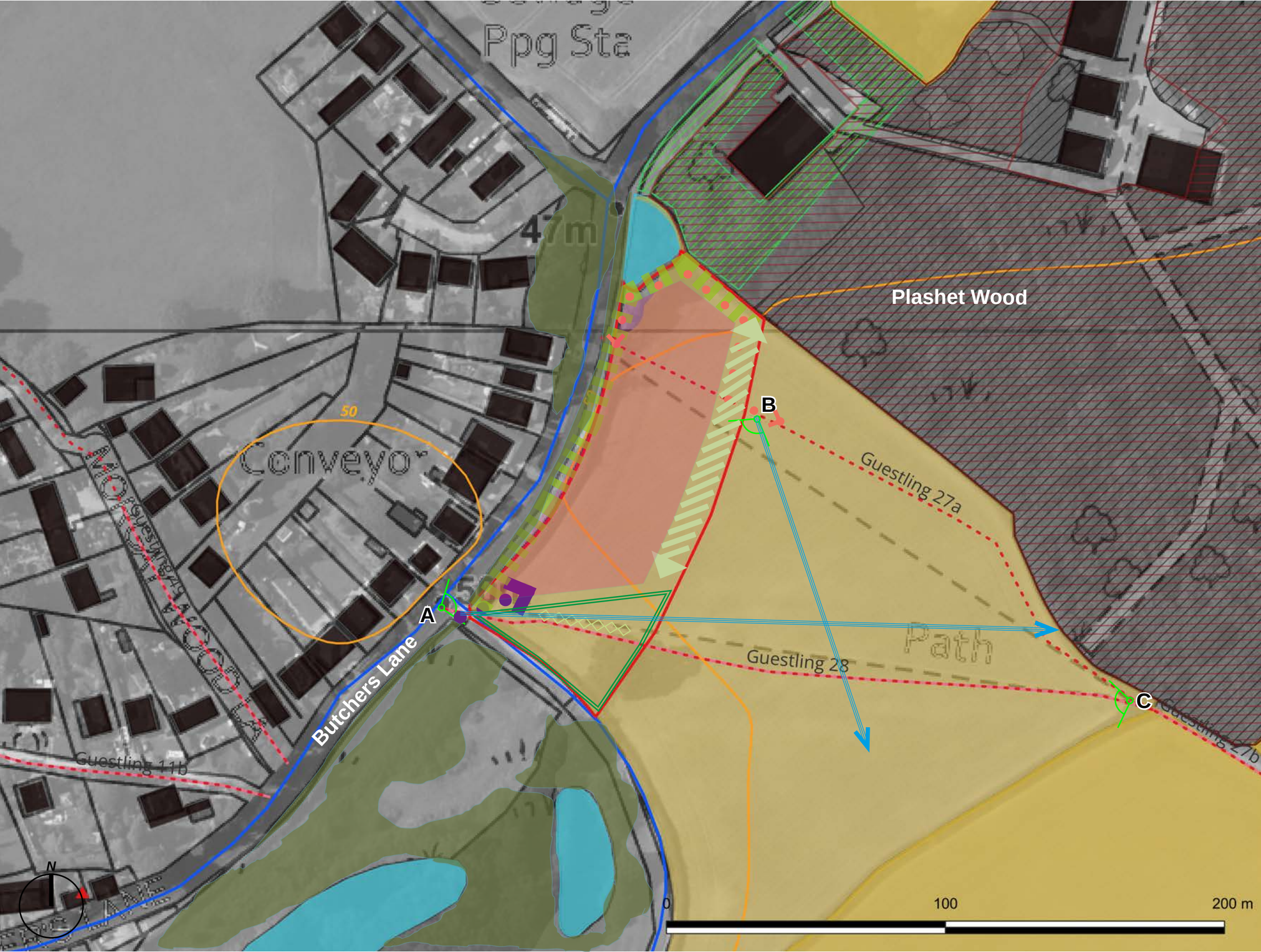
Location and Landscape Character Summary	The Site is located along the north-western edge of a small irregular field to the east of Butchers Lane. An Ancient Semi-natural woodland named Plashet Wood is located along the northern edge of the field, with a pond to its north-western corner. A mature hedgerow atop a hedge bank extends along the north-western boundary with the partially sunken Butchers Lane beyond. The southern boundary of the Site extends along the access track to Half House Farm, which is defined with a native hedgerow. This curves about an area of incised lower lying land to the south within which there are two large ponds, surrounded with mature trees and scrub. North of this area a mature oak tree is located to the southern corner of the Site. Two Public Footpaths extend across the Site from Butchers Lane, which combine to the eastern corner of the field. Public Footpath 28 extends on an easterly alignment from north of the access track to Half House Farm across the southern corner of the Site. Public Footpath 27a extends at an inset from the northern edge of the Site. The Site is substantially level about the 50m contour consistent with areas west of Butchers Lane and more generally to the east, but does drop away to its northern and southern edges towards the offset ponded areas and more generally towards the tributary valley of the Sailor's Stream, with the ponds to the south-west forming part of an incised feature at some 30m aOD leading to this. There are southerly views from the most northern Public Footpath in particular towards the sandstone ridge to the north of Hastings some 2km offset. Houses forming part of a planned estate extend north-west of Butchers Lane, with the historic core of the hamlet of Three Oaks offset to the south-west of this. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy GU6.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The Site is substantially level about the 50m contour consistent with areas west of Butchers Lane and more generally to the east, but does drop away to its northern and southern edges towards the offset ponded areas and more generally towards the tributary valley of the Sailor's Stream, with the ponds to the south-west forming part of an incised feature at some 30m aOD leading to this. The central part of the Site rises to some 52m aOD.
2. Landscape pattern and time depth (>)	<i>[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / presence of Ancient Woodland. Within the High Weald NL: Fields that still retain the medieval pattern]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms part of an informal fieldscape resulting from regular piece meal enclosure, with the same type extending away across the field system to the south-east. Plashet Wood to the north-east is characterised as a replanted ancient semi-natural woodland forming a mixed plantation. Beyond Butchers Lane to the north-west is an area of C20th settlement resulting from a planned estate with areas of infill and earlier ribbon development characterised north of this. An area characterised as the historic core of the hamlet of Three Oaks is located to the south-west of this along Butchers Lane, some 150m south-west of the Site. The ponds offset to the south-west of the Site are characterised as modern ponds. Through reference to the High Weald NL Dataset the field within which the Site is located is identified as an original field matching historic field boundaries but with internal changes. Fields beyond to the south-east are identified as original with no change to historic boundaries. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.9&lat=50.90377&lon=0.61982&layers=6&b=ESRIWorld&o=95 >) the internal change looks to have resulted from the loss of a field boundary, which continues to the incised feature outside of the Site to south-west as a water course. This was likely a hedgerow field boundary, which would facilitate drainage from the woodland to the north-east across to the incised feature to the south-west.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> An Ancient Semi-natural woodland named Plashet Wood is located along the northern edge of the field, with a pond to its north-western corner. A mature hedgerow atop a hedge bank extends along the north-western boundary with the partially sunken Butchers Lane beyond. The southern boundary of the Site extends along the access track to Half House Farm, which is defined with a native hedgerow. This curves about an area of incised lower lying land to the south within which there are two large ponds, surrounded with mature trees and scrub. North of this area a mature oak tree is located to the southern corner of the Site.
4. Historic features (< >)	<i>[Adjacent/presence of historic features that contribute to landscape character]</i> The hedge bank with hedgerow along the partly sunken lane of Butchers Hill forms a landscape feature, with Butchers Hill recognised as an historic route. The Public Footpaths across the Site additionally contribute with that to the southern corner of the Site identified by the High Weald NL as an historic route. The Ancient Woodland to the north and field boundary to the field within which the Site form an historic association. The curving field boundary to the southern edge of the field about the incised landform beyond to the south is defined by the access track to Half House Farm, which is identified as an historic route. There are no Listed Buildings in proximity, with the closest Grade II Listed Building being Rose Cottage some 175m to the south-west and the Half House Farmhouse some 300m to the south.
5. Recreational use(< >)	<i>[Some Public Rights of Way and footpaths]</i> Two Public Footpaths extend across the Site from Butchers Lane, which combine to the eastern corner of the field. Public Footpath 28 extends on an easterly alignment from north of the access track to Half House Farm across the southern corner of the Site. Public Footpath 27a extends at an inset from the northern edge of the Site.
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> The natural character of the Site as described above contributes to a sense of rurality and tranquillity, as does the field pattern and vegetated enclosure, with limited presence of human activity beyond the roofline of houses west of Butchers Hill and the traffic along Butchers Lane. There is visibility across the Site from the Public Footpaths towards the sandstone ridge north of Hastings some 2km to the south, (see Photograph B).
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> Houses forming part of a planned estate extend north-west of Butchers Lane, with the historic core of the hamlet of Three Oaks offset to the south-west of this. There is some contribution from the mature hedgerow along the western edge of the Site to the backdrop of housing beyond west of Butchers Lane.
8. Visual prominence (< >)	<i>[Semi-enclosed]</i> The mature vegetation to north, west and south encloses the Site, but the continuing field to the east presents a more open area, albeit this is foreshortened by the mature hedgerow along the eastern edge of the field for views beyond this, (see Photograph C).

SOUTHERN - CONTEXT AREA

Site SO2 - Field at Halfhouse, Butchers Lane - Site Assessment		
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016), there is a very limited contribution from the vista across the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the wooded area to the north to the 'well wooded sides slopes', and 'scattered areas of Semi-Natural Ancient Woodland on the valley slopes'. Core characteristics valued within the overlying High Weald NL include deeply incised, ridged and faulted landform with 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, rurality and tranquillity. All of which are contributed to by the Site or its context. The further High Weald NL characteristic of ridge top settlement can also be considered present in this location from that existing at Three Oaks to the western edge of the 50m contour the south-west of the Site, albeit the historic core of the hamlet is located to the upper ridge side of the incised gill feature to the south.	
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements]</i> There is some perceptual contribution from the more open eastern part of the Site, and as experienced more generally in views from the Public Footpaths to east of the Site. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively. There is some sensitivity associated with the Site's definition as an earlier field boundary, with some internal boundary loss, and the contribution to perceptual aspects from the visibility across the Site from the Public Footpaths towards the sandstone ridge north of Hastings some 2km to the south, (see Photograph B). The area of Ancient Semi-natural woodland named Plashet Wood is located along the northern edge of the field with buffer extending 15m into the Site, whilst the mature hedgerow atop a hedge bank, which extends along the north-western boundary forms the boundary to the partially sunken Butchers Lane beyond. The southern boundary of the Site extends along the access track to Half House Farm, which is defined with a native hedgerow and north of which there is a mature oak tree which is located to the southern corner of the Site. Public Footpaths extend inside of the northern and southern edges of the Site. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the more open eastern part of the Site with views to south towards the wooded ridge north of Hastings contributes to. The settlement north of Butchers Lane has some alignment with the High Weald NL characteristic of ridge top settlement about the 50m contour, albeit the historic core of the hamlet of Three Oaks is located to the upper ridge side of the incised gill feature to the south.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, within a buffer outside of private ownership, extending to 15m offset from the Ancient Woodland to north-east. The access road is anticipated within the gap in the roadside hedgerow in use by Halfhouse Farm off Butchers Lane to the south-western corner of the Site, which would avoid or reduce potential impact on the hedgerow boundary. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.9&lat=50.90377&lon=0.61982&layers=6&b=ESRIWorld&o=95 >) the internal change to the field noted within the High Weald NL Dataset looks to have resulted from the loss of a field boundary, which continued south across the field to the incised ghyll feature outside as a water course. This was likely a hedgerow field boundary, which would facilitate drainage from the woodland to the north-east across to the incised feature to the south-west. There is potential to continue a tree belt north of the incised vegetated area on the line of the mature oak tree to the southern edge of the Site across the Site's eastern boundary. This would reinstate the vegetated connection, perhaps with some drainage feature incorporated, albeit on a different alignment. There would be an impact on the original field boundary, but this is considered to be balanced against the cohesive approach which would reinstate the function of the lost internal boundary feature. The proposed tree belt would function to further enclose the Site both physically and when in maturity visually. There would be an additional benefit from this that existing visibility of rooflines offset west of the Site within westerly views from the Public Footpaths to the east of the field would be softened and perhaps replaced by the continuation of the vegetated belt to the eastern edge of the Site, which would redefine the field boundary as an extension of the tree belt to the left of view, (see Photograph C). The outlook to the south towards the offset wooded ridge north of Hastings would remain, albeit displaced to the east of the tree belt. It is recommended that a vista is maintained along Public Footpath 28 to the south of the Site, with the potential residential area to the north separated by a mixed species native hedgerow with trees. This would maintain the present outlook to the east along this Footpath, and something of the borrowed view of the countryside for users of Butchers Lane adjacent to the access track to Half House Farm, (see Photograph A). It would also maintain the mature oak tree to the south-east of the Site within a maintained area. The alignment of Public Footpath 27a might better be realigned about the perimeter buffer to the north and east of the Site boundary. 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). It is recommended that lower height chalet style development might be most sympathetic, which would avoid or minimise visibility of rooflines from along Butchers Lane and from Public Footpaths to the east of the Site.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

SOUTHERN - CONTEXT AREA

Site SO2 - Field at Halfhouse, Butchers Lane - Landscape Analysis



Legend

SO2 Field at Halfhouse, Butchers Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRow

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended tree belt with boundary scrub

Recommended area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Potential Public Footpath diversion.

Figure SO2. Landscape Analysis for Site SO2.

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SOUTHERN - CONTEXT AREA

Site SO2 - Field at Halfhouse, Butchers Lane - Photographs



Photograph A. North-easterly view from south-east corner of Site along Butchers Lane, looking at the western mature hedgerow vegetation and wooded skyline to the north of the Site, with houses along Butchers Lane to the left of view.



Photograph B. Southerly view from Public Footpath 27a along the eastern Site boundary, looking towards the Hastings ridge to the south.



Photograph C. Westerly view from Public Footpath 27a to the south-east corner of the field viewing towards the tree and scrub about the incised landform to left which visually extends to the mature oak tree to the Site's southern corner. Right of this are rooflines of houses along Butchers Lane.

SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - Site Assessment

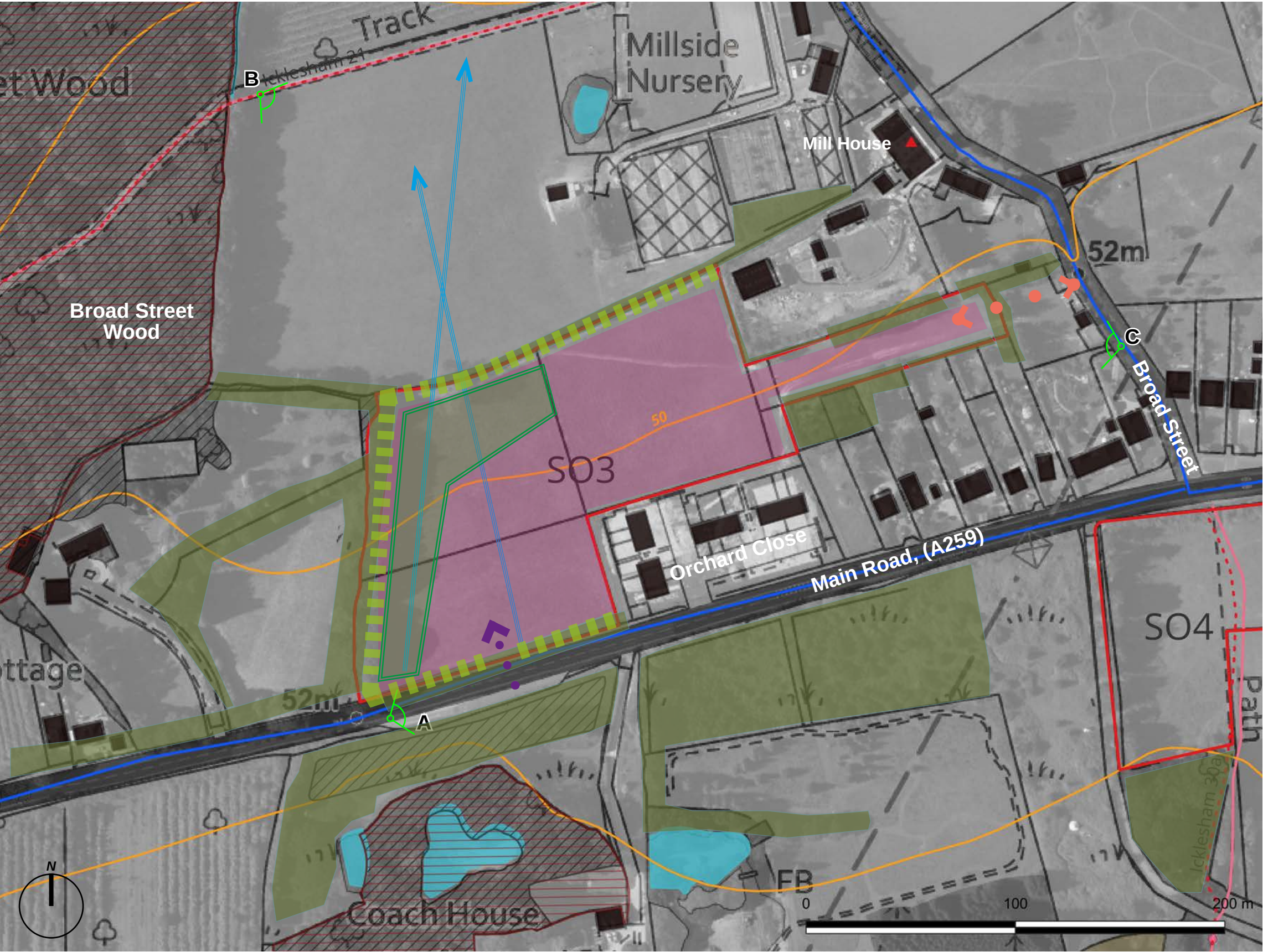
Location and Landscape Character Summary	The Site comprises of the irregular remains of an earlier field, split into perhaps three or four fields in use as paddocks or for pasture. Agricultural built form associated with Mill House is located offset from the north-eastern edge of the Site with horticultural nursery use beyond. C20th ribbon development and C21st residential infill off Orchard Close is located to the south-east of the Site. Main Road, (A259) otherwise extends along the southern edge of the Site beyond a mature roadside hedgerow. Beyond the western Site boundary is a dwelling within a large landscaped garden which is enclosed within the south-western edge of an area of Ancient Woodland named Broad Street Wood. Main Road extends along a latitudinal ridgeline about the 50m contour, along which the settlement of Icklesham extends, with the Site located to the western end of an area of ribbon development. Landform falls gently from south to north across the Site from some 52m aOD along Main Road to some 47m aOD to the northern Site boundary. A native hedgerow with small dispersed trees defines the northern edge of the Site, with more of a treeline to the eastern extent of this. A mature tree belt defines the western boundary, which continues about to connect with the Ancient Woodland off the north-western corner of the Site. The eastern and south-eastern edge of the Site is defined by rear garden boundaries of the settlement off Main Road, (A259) and Broad Street. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy IK2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> Main Road extends along a latitudinal ridgeline about the 50m contour, along which the settlement of Icklesham extends. Landform falls gently from south to north across the Site from some 52m aOD along Main Road to some 47m aOD to the northern Site boundary.
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, 2014), the Site forms a part of an informal fieldscape resulting from piece meal enclosure, which extends beyond the Site to both the north and beyond the A259 to south. Land adjacent to the western boundary of the Site is characterised as informal parkland resulting from a large landscaped garden. A block of ancient semi-natural woodland is located to the north-west of this. An area characterised as resulting from nurseries with greenhouses is located immediately beyond the north-eastern corner of the Site. Beyond the south-eastern corner of the Site, an area of settlement expansion resulting from ribbon development is located which extends along the Main Road (A259) towards the east. Part of the area characterised as informal fieldscape to the south-east of the Site has subsequently been developed as C21st residential infill off Orchard Close. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=50.91580&lon=0.64964&layers=6&b=ESRIWorld&o=7 >) the field forms the irregular remains of an earlier field, which has been encroached upon during the C20 and C21 to north-east and south-east.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> A mature native hedgerow extends along Main Road to the south, which is a little gappy in places. A native hedgerow with small dispersed trees defines the northern edge of the Site, with more of a treeline to the eastern extent of this. A mature tree belt defines the western boundary, which continues about to connect with the Ancient Woodland off the north-western corner of the Site. The eastern and south-eastern edge of the Site is defined by rear garden boundaries of the settlement off Main Road, (A259) and Broad Street.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> There is a Grade II Listed Building known as Mill House, located approximately 70m north-east of the Site, which has limited influence on character due to its enclosure within surrounding built form. It is described as C18 two-storey red brick house with a roughcast east wall, a tiled roof and intact glazing bars. Through reference to the High Weald NL, Broad Street and Main Road, (A259) are recognised as historic roads, with Broad Street partly incised and Main Road extending along the ridge top.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> Public Footpath 21 extends latitudinally along the lower ridge side some 100m north of the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site as described above contributes to a sense of rurality and tranquillity. There is likely to be an outlook towards the lower lying landform and wooded ridgelines offset to the north from along the higher ground to the south of the Site area, and in filtered views through the roadside hedgerow when out of leaf, (see Photograph A).
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site is located to the west of ribbon development and infill along Main Road, (A259) at Icklesham, at a comparable level to the settlement along the ridge to the east.
8. Visual prominence (< >)	<i>[Some enclosed and some open areas]</i> The Site has little visual prominence from the wider public realm, including surrounding roads or Public Rights of Way due to the falling landform and enclosing vegetation. The higher ground to the south-western part of the Site benefits from some visibility towards distant wooded skyline to the north, with an associated relative openness.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016), there is a very limited contribution from the vista across the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the wooded area offset to the north-west to the 'well wooded sides slopes', and 'scattered areas of Semi-Natural Ancient Woodland on the valley slopes'. Core characteristics valued within the overlying High Weald NL include historic routeways, ancient woodland interconnected with hedges and shaws and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site or its context. The further High Weald NL characteristic of ridge top settlement can also be considered present in this location from the association with the ridgetop settlement of Icklesham.
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 of the Site results in limited perceptual contribution to separation, perhaps with most contribution from the hedgerow along the southern Site boundary in advance of the residential areas to the east. There is some limited physical contribution from the enclosed remaining area of the field.

SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, due to the enclosed character of the Site and association with adjacent settlement along Main Road (A259) and Broad Street. There is some sensitivity associated with the belt of trees along the western edge of the Site and native hedgerows along the northern and southern boundaries of the Site. There is some contribution to settlement separation from the natural character of the hedgerow along Main Road, (A259) to the south and to perceptual aspects from the outlook towards the lower lying landform and wooded ridgelines offset to the north from along the higher ground to the south of the Site area, and in filtered views through the roadside hedgerow when out of leaf, (see Photograph A). The field itself is of lower sensitivity due to it forming the irregular remains of an earlier field, which has been encroached upon during the C20 and C21 to north-east and south-east, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=50.91580&lon=0.64964&layers=6&b=ESRIWorld&o=7 >).	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, within a buffer outside of private ownership. The access road is anticipated to the centre of the southern boundary off the A259, which should aim to limit the impact on the roadside hedgerow. Residential development should be offset from the roadside hedgerow, with intervening trees and approach to rooflines to soften the potential visibility of rooflines over the roadside hedgerow for users of the Main Road, (A259). The sense of place from visibility towards the lower lying landform and wooded ridgelines offset to the north from along the higher ground to the south of the Site area, should be incorporate into the layout of the residential development. Perhaps through incorporating a vista from the main access into the layout, or through the location of public open space. 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). It is recommended that lower height chalet style development might be most sympathetic, which would avoid or minimise visibility of rooflines from along Butchers Lane and from Public Footpaths to the east of the Site. Areas of Public Open Space / Habitat creation are recommended about the western edge of the Site, so as to make the most of the sense of place from the vista to the north from this and the natural character from the western boundary, whilst enabling surface water attenuation features to the northern edge of the Site.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - Landscape Analysis



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Legend

SO3 Land adjacent to Orchard Close

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Recommended indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Potential Footway / Cycle / Emergency access path.

Indicative area recommended for Public Open Space / Habitat creation.

Figure SO3. Landscape Analysis for Site SO3.

SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - Photographs



Photograph A. Easterly view from Main Road, (A259) off the south-western corner of the Site, with glimpsed views of the rooflines of the built form off Orchard Close.



Photograph B. South-easterly view from Public Footpath 24, offset from the north-western corner of the Site, with views towards the buildings associated with the nursery to the north-east of the Site and the built form off Orchard Close to the south-east.



Photograph C. Westerly view from Broad Street, looking towards the eastern edge of the Site, screened by mature tree line.

SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - Site Assessment

Location and Landscape Character Summary	The Site comprises the irregular remains of an earlier field, which has been almost completely redefined other than the northern boundary with Main Road, (A259) to form an 'L' shaped parcel. There has been encroachment to the east associated with the complex of buildings and access road associated with Icklesham Joinery, with the eastern boundary defined by ruderal scrub along the access track. The northern boundary is defined by a mature scrubby hedgerow, which is effectively a mixed species shrubby tree line. The western boundary has been redefined west of the earlier field boundary along a track, which is delineated with a mature coniferous treeline of various cedar trees, which continues about to the south-west. The southern boundary of the main eastern part of the Site is defined with a post and wire fence with barbed wire atop and scrub. There are two Public Footpath which extend longitudinally across the Site. Public Footpath 31b extends inside of the Site's eastern boundary, but is blocked from continuing southwards by a dense area of scrub to the Site's south-eastern corner and the barbed wire fence. Public Footpath 30a extends along the former field boundary between the western and eastern parts of the field, with electricity lines coincident and pylon inside of the Site's northern boundary. Main Road extends along a latitudinal ridgeline about the 50m contour, along which the settlement of Icklesham extends, with the Site located south of an opposing an area of ribbon development along the A259. Landform falls gently from north to south across the Site from some 55m aOD along Main Road to some 54m aOD to the eastern part of the southern Site boundary and 52m aOD to the western part. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy IK1.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (<)	<i>[Absence of strong topographical variety]</i> Main Road extends along a latitudinal ridgeline, along which the settlement of Icklesham extends. Landform falls gently from north to south across the Site from some 55m aOD along Main Road to some 54m aOD to the eastern part of the southern Site boundary and 52m aOD to the western part.
2. Landscape pattern and time depth (<)	<i>[Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Landscape Characterisation, (Bannister, 2014), the Site is located within an area characterised as informal fieldscapes resulting from regular piece meal enclosure, which extends beyond the Site to both the west and south. A small area of non-historic isolated settlement identified as a large farmstead lies immediately adjacent to the eastern boundary of the Site, albeit this is in use as Icklesham Joinery. An irregular area of regenerated woodland adjoins the southern Site boundary of the westernmost part of the field. A separate patch of regenerated woodland forms an island within the field to the south of the Site. Beyond the northern Site boundary, an area of settlement expansion resulting from ribbon development is located which extends along the Main Road (A259). From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=50.91519&lon=0.65399&layers=6&b=ESRIWorld&o=7 >) the field forms the irregular remains of an earlier field, which has been almost completely redefined other than the northern boundary with Main Road, (A259) and part of the south-western boundary.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The eastern boundary is defined by ruderal scrub along the access track. The northern boundary is defined by a mature scrubby hedgerow, which is effectively a mixed species shrubby tree line. The western boundary is delineated with a mature coniferous treeline of various cedar trees, which continues about to the south-west.
4. Historic features (< >)	<i>[Adjacent/presence of historic features that contribute to landscape character]</i> Through reference to the High Weald NL, Public Footpath 30a and 31b are recognised as historic routeways which extend from north to south. Main Road (A259) along the northern boundary is identified by the High Weald NL as a historic road. Through reference to the historic field boundary dataset from the High Weald NL, an area of partially retained historic fields is located approximately 50m offset the south-western corner of the Site.
5. Recreational use (< >)	<i>[Some Public Rights of Way and footpaths]</i> There are two Public Footpath which extend longitudinally across the Site. Public Footpath 31b extends inside of the Site's eastern boundary, but is blocked from continuing southwards by a dense area of scrub to the Site's south-eastern corner and the barbed wire fence. Public Footpath 30a extends along the former field boundary between the western and eastern parts of the field, continuing to the south through an area of dense ruderal scrub with some evidence of use. A circular pathway of trodden grass extends about the perimeter of the eastern field implying informal permissive use.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site, primarily from the mature hedgerow to the north and offset woodland copse to the south contributes to a sense of rurality and tranquillity, whilst proximity of Main Road to the north, and built form at Icklesham Joinery to east present signs of modern development and use.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site is located offset south of ribbon development along Main Road, (A259) at Icklesham at a comparable level along the ridge top, and adjacent to non-historic isolated settlement in use as Icklesham Joinery to the east.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline]</i> The Site is visually enclosed by surrounding vegetation and built form.
9. Landscape Character strength of expression (<)	<i>[Frequent' landscape with few key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016), there are no identified positive attributes contributed from the Site area and surrounds. Core characteristics valued within the overlying High Weald NL include historic routeways and intimacy of scale, rurality and tranquillity, from which there is a limited contribution at the Site level, reduced in value by surrounding built form and land use. The further High Weald NL characteristic of ridge top settlement can also be considered present in this location from the association with the ridgetop settlement of Icklesham.
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site and presence of built form to the east and electricity pylons and cedar tree line to the west results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, due to the enclosed character of the Site and association with adjacent settlement along Main Road (A259) offset to the north and built form to the east associated with Icklesham Joinery, but historically characterised as non-historic isolated settlement.	
	There is some sensitivity associated with the northern boundary defined by a mature scrubby hedgerow, which is effectively a mixed species shrubby tree line and the root protection area of cedar trees to the western boundary.	
	There is otherwise some sensitivity associated with the two Public Footpath which extend longitudinally across the Site. Public Footpath 31b extends inside of the Site's eastern boundary, but is blocked from continuing southwards by a dense area of scrub to the Site's south-eastern corner and the barbed wire fence. Public Footpath 30a extends along the former field boundary between the western and eastern parts of the field, continuing to the south through an area of dense ruderal scrub with some evidence of use.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the northern and western Site boundaries, within a buffer outside of private ownership. The access road is anticipated to the centre of the northern boundary off the A259, which should aim to limit the impact on the roadside hedgerow. Residential development should be offset from the roadside hedgerow, perhaps with an access road south of the hedgerow.	
	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 Public Footpaths should be maintained on their current alignments within the layout, with the continuity of Public Footpath 31b reinstated to the south. The desire for a circular route for existing and proposed residents is likely to be high, relative to the existing apparent permissive use within the eastern field of the Site.	
	Areas of Public Open Space / Habitat creation are recommended along the Public Footpath's to maintain a naturalistic character about these.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - Landscape Analysis



Legend

SO4 Land adjacent to Little Sherwood Industry Park

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Anticipated main access

Recommended indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure SO4. Landscape Analysis for Site SO4.

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SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - Photographs



Photograph A. Westerly view from Main Road, (A259) off the north-eastern corner of the Site.



Photograph B. South-westerly view from Public Footpath 31b along the north-eastern boundary of the Site, showing scrub to the eastern boundary with built form at Icklesham Joinery beyond. Barbed wire fencing to the southern boundary and cedar tree line to the western boundary.



Photograph C. Southerly view from a point where western section of the northern Site boundary meets Public Footpath 30a showing the electricity pylons and footpath alignment along the former field boundary.

SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - Site Assessment

Location and Landscape Character Summary	Site SO5 comprises of a modified field in equestrian use which has been extended to the east and encroached upon by built form associated with Home Meadow Farm to the north-west. Home Meadow Farm is enclosed within coniferous vegetation. A mixed species native hedgerow extends along the eastern edge of the Site, separating the field from the falling landform beyond. The south-eastern boundary of the Site is defined by a native hedgerow with offset trees within the western edge of Higham Farm. The boundary with the part sunken Chapel Lane to the south-west is defined with a tree line with understorey ruderal scrub. Public Footpath 37 extends latitudinally across the Site from the western corner, south of the coniferous vegetation about the curtilage of built form about Home Meadow Farm. The rising landform and wooded skyline of Glebe Wood some 300m to the east can be viewed across the incised upper valley landform to a tributary stream to the Pannel Sewer from along the east bound Public Footpath, (see Photograph A). Landform within the Site falls away from 50m aOD to the western corner to 44m aOD to the eastern edge and 43m aOD to the southern corner. Grade II Listed Honeysuckle Cottage is located immediately adjacent to the western Site boundary on the southern side of Chapel Lane. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy GU4.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The Site is situated upon the north-eastern facing edge of an incised upper valley landform to a tributary stream to the Pannel Sewer on an area of falling ground offset north of the Hastings Ridge. Landform within the Site falls away from 50m aOD to the western corner to 44m aOD to the eastern edge and 43m aOD to the southern corner.
2. Landscape pattern and time depth (<)	<i>[Simple, mainly of modern origin]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the main south-western part of the Site is characterised as an informal field resulting from regular piece meal enclosure, with the remainder characterised as resulting from settlement expansion associated with a large farmstead, which continues outside of the eastern and western edge of the Site. Pockets of historic dispersed settlement extend both offset to the north-west resulting from a small farmstead / cottage and along the southern edge of the adjacent extent of Chapel Lane as ribbon development. The historic core of the settlement of Guestling Green is located some 180m to the north-west about the junction of Chapel Lane with Winchelsea Road, (A259) described as common edge settlement. Through reference to the High Weald NL Dataset the field beyond the eastern boundary of the Site is identified as a historic field with partial sections that match historic field boundaries, with an original field north of this.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows)]</i> The boundary with the part sunken Chapel Lane to the south-west is defined with a tree line with understorey ruderal scrub. The south-eastern boundary of the Site is defined by a native hedgerow with offset trees within the western edge of Higham Farm. A mixed species native hedgerow extends along the eastern edge of the Site, separating the field from the falling landform beyond. Through reference to the GIS Dataset provided by the High Weald, there is a pond offset north of the Site to the north of Home Meadow Farm, which is a characteristic, albeit widespread component of the High Weald NL.
4. Historic features (< >)	<i>[Adjacent/presence of historic features that contribute to landscape character]</i> Public Footpath 37 extends latitudinally across the Site from the western corner, identified as a historic route within the High Weald NL GIS Datset. Chapel Lane along the south-western boundary is likewise identified as a historic road. Grade II Listed Honeysuckle Cottage, is located to the opposite side of Chapel Lane offset south-west of the Site, described as a C18 two-storey building with two windows, a hipped thatched roof and casement windows. A line of Grade II Listed Buildings are located some 180m to the north-west along Chapel Lane.
5. Recreational use(< >)	<i>[Some Public Rights of Way and footpaths]</i> Public Footpath 37 extends latitudinally across the Site from the western corner, south of the coniferous vegetation about the curtilage of built form about Home Meadow Farm, with views towards the far wooded skyline gained over the Site.
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> The natural character of the Site contributes to a sense of rurality and tranquillity. The rising landform and wooded skyline of Glebe Wood some 300m to the east can be viewed across the incised upper valley landform to a tributary stream to the Pannel Sewer from along the east bound Public Footpath, (see Photograph A). A wooded skyline about the rising landform south-west of the Site can be gained from the west bound footpath offset outside of the Site to east, (see Photograph C), albeit with built form and rooflines integrated to either side of the Site.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The modified field has been extended to the east and encroached upon by built form associated with Home Meadow Farm to the north-west. The south-eastern boundary of the Site is defined by a native hedgerow with offset trees within the western edge of Higham Farm. Ribbon development extends to the opposing southern side of Chapel Lane, including Grade II Listed Honeysuckle Cottage with an outlook to the treeline along the south-western edge of the Site. A planned estate extends beyond Home Meadow Farm to the north-west accessed off Higham Gardens. The historic core of the settlement of Guestling Green is located some 180m to the north-west about the junction of Chapel Lane with Winchelsea Road, (A259) historically characterised as common edge settlement.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is visually enclosed due to the surrounding association of landform, built form and vegetated boundaries. There is a limited open aspect to the north-east associated with the upper tributary valley and the continuing Public Footpath to the opposing valleyside. The return view to the south-west can be considered through reference to Photograph C, where the Site is seen under the wooded skyline beyond, enclosed within vegetation with some built form. There is some glimpsed visibility above the sunken profile of Chapel Lane where adjacent, primarily when intervening roadside vegetation is out of leaf.

SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - Site Assessment		
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016), there is a limited contribution from the vista across the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the wooded area of Glebe Wood some 300m to the east to the 'well wooded sides slopes', and 'scattered areas of Semi-Natural Ancient Woodland on the valley slopes'. Core characteristics valued within the overlying High Weald NL include historic routeways and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site or its context. There is some association with the further High Weald NL characteristic of ridge top settlement associated with the rising landform and longitudinal ridgetop settlement of Guestling Green.	
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> As described under visual prominence the enclosure of the Site results in limited perceptual contribution of the field, other than from along the east bound Public Footpath, (see Photograph A). There is some filtered visibility through the roadside vegetation along Chapel Lane when out of leaf. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development within the south-western field as indicated on the Analysis Figure, due to the enclosed character of the Site from the west and north-west and association with adjacent settlement on comparable landform to the north-west. The strength of expression of key positive landscape attributes associated with the Brede Valley, (LCA 11, 2016), there is a limited contribution from the Site area to the key positive landscape attributes, comprising of the tree line along western edge and natural character along the eastern boundary and a sense of tranquillity away from the main settlements and roads. Characteristics valued within the overlying High Weald NL include intimacy of scale, rurality and tranquillity, which the open and natural character of the Site offers including the views afforded to the east and north-east from Public Footpath 37 within the Site. These would be maintained by the development area, with some limited impact on the field system.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries. The setting of the C18 or earlier Grade II listed Honeysuckle Cottage offset from the south-west of the Site should be sympathetically responded to. 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). Should 'key views' be identified during the ongoing design process, measures should be taken to protect and maintain them, as far as practicable.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - Landscape Analysis



Legend

SO5 Wild Meadows, Chapel Lane Industry Park

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

Non-designated existing tree belts/ patches or hedgerows within or bordering the Site.

Contribution to sense of place from existing vista from within the Site.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended tree belt with boundary scrub

Recommended area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure SO5. Landscape Analysis for Site SO5.

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SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - Photographs



Photograph A. Easterly view from Public Footpath 37 inside of the western corner of the Site showing the wooded skyline to the incised upper valley landform to a tributary stream to the Pannel Sewer.



Photograph B. Westerly view from the Public Footpath 37 to the south of the coniferous boundary to built form at Home Meadow Farm, located within the northern corner of the Site.



Photograph C. South-westerly view from Public Footpath 37 offset east of the hedgerow to the eastern boundary of the Site. Built form at Higham Farm outside of the eastern boundary of the Site can be seen to left of view, with glimpsed built form at Home Meadow Farm within or just outside of the northern edge of the Site to right of view within enclosing vegetation.



L I Z A R D

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