

**Rother District Council**  
**Local Development Framework**  
**Core Strategy**  
**Landscape Assessment**  
**March 2008**

**Volume 2**

**The Landscape Group  
Transport and Environment  
East Sussex County Council  
St Anne's Crescent  
Lewes  
East Sussex**

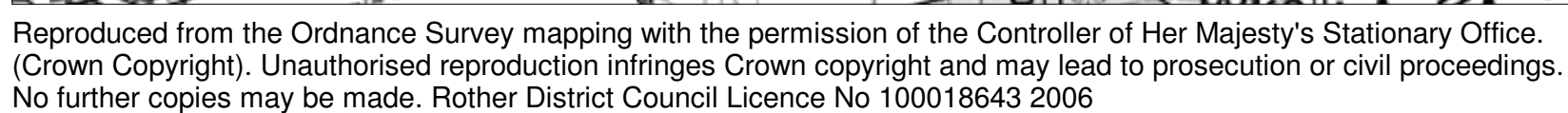
















**Table 1 Character Area Landscape Capacity Evaluation Summary for Rother District Council's Bexhill Search Areas**

Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<b>1. Freezeland</b>								
<b>1.A Kiteye West</b> A grazed south facing hillside with some good surrounding trees and hedges but weak internal landscape structure. Strong agricultural/ horseculture character. Related to urban area but countryside/ urban edge flavour.	Ordinary	Low	Low	Moderate	Improve internal landscape structure, particularly with tree and hedge planting. This would also enhance wildlife continuity and structure. Make more of the stream as a landscape and biodiversity feature and embrace management of the copse on the southern side of the site adjacent to the stream.	<p>Good – use new tree and hedge structure to complement the existing boundary vegetation. Use the land form to create distinctiveness in the site layout.</p> <p>The northern, high part of the area should be kept open because of visual impact over the ridge to the north. This could be good open space as part of development and strengthen the visual horizon with woodland planting.</p>	High	Medium
<b>1.B Kiteye East</b> Gently sloping south facing slopes with small fields and some strong treed hedgerows. This presents an intimate small scale rural fringe landscape with significant degradation by horseculture and caravan living. The stream is a key feature.	Ordinary	Low	Low	Low	<p>Manage the existing landscape structure and enhance as appropriate with more trees and continuity of hedgerows.</p> <p>More could be made of the stream and valley feature.</p> <p>Management of existing woodlands within and adjacent to the area should be incorporated into any management plans.</p>	<p>Good. The existing tree and hedgerow structure should be retained and developed.</p> <p>Mitigation should include management of woodlands both within and adjacent to the area.</p> <p>Existing landform coupled with tree structure provides as well contained area with a strong character which can benefit the development and local landscape.</p>	High	Medium
<b>1.C Cole Wood</b> Largely South facing open fields which are well contained from the north but strong woodland features of Cole Wood. Mainly sheep grazing but some arable, generates a strong rural character but this is degraded by influence of the existing urban edge of Bexhill and will be greatly affected by future development at NE Bexhill. This change will be fundamental to the future character of this area. It will tend to reduce the extent of remote and exceptionally remote landscape which currently exists.	Ordinary	Moderate to Low	Moderate	Moderate	<p>Field boundaries could be strengthened with hedges and trees and field management could be less intensive.</p> <p>Woodland are fundamental to landscape character and so should be managed as ancient woodland with strong edges and a buffer zone, particularly if new development is to come close to it.</p>	<p>Good. Woodlands need protection and if the area between Cockerels Wood and Cole Wood is included some additional boundary planting to the north is required.</p> <p>The overall objective for the landscape if development is proposed, should be to achieve an buildings in an overall woodland setting.</p>	High	Medium



Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
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<b>1. Summary of Freezeland search area</b> Mainly south facing rural slopes related to the urban edge but currently separated from it. Significant urban fringe influences on character. Woodland edges, treed hedgerows, stream and landform are key characteristics of the area.	Ordinary	Low	Low to moderate	Low to moderate	Retain and develop woodlands, trees and hedgerows as a structure to the landscape. Make more of the stream and valley feature	Good. Retain and develop existing tree structure and generate an overall woodland context for the development.	High	Medium

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**Table 2 Table of Potential development area comparison for Rother District Councils' Bexhill Search Areas. Refer to Stage 2 mapping for potential development areas.**

Search Area with Character areas	Capacity to accept change	AONB/ non AONB/ buffer zone	Type of development	Density High 40+/ha Medium 30-40/ha Low, up to 30/ha	Height-storeys maximum	Max. developable area (ha),	Comments	Developable area preference within each character area High Medium Low
<b>Freezeland</b>								
<b>1A Kiteye West</b>	High	No	Mixed	Medium	3	9.16	Develop a robust tree structure and conserve existing boundary features including the copse to the south between the stream and site. Design to achieve buildings within an overall wooded landscape. Taller buildings at the bottom of the slope and only single storey to the north, with no development near the top of the slope, where a woodland buffer should be created as the new urban edge with some informal recreation space	Medium
<b>1B Kiteye East</b>	High	No	Mixed	Medium to High	3	15.99	Retain and develop the existing treed hedgerow structure. Embrace woodlands both within and on the boundaries of the development area within the scheme and ensure long term management through agreements.	High
<b>1C Cole Wood</b>	High	No	Mixed	High	3	16.38	Design to achieve an overall woody setting for new development, particularly on the upper slopes to the north. Care is needed to provide a buffer area between woodland and the development and to provide access corridors. Any business development should be on the lower, southern part of the site with housing to the north. Stream and valley should form the basis of an open space feature. The assessment has assumed that the area between Cole Wood and Cockerels Wood is included, in which case a planted belt at least 10m wide will be required on the north eastern boundary as a buffer to the open countryside to the north.	High

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<b>2. Lunsford Cross</b>								
<b>2.A Peartree Lane</b> <p>Two grazing fields in remote countryside on the north side of a ridge which is defined by a good treed hedgerow.</p> <p>There are long open views to the north west which makes it very exposed to open countryside. There are some good boundary hedges but the screening effect of them is negated by the north facing slope.</p>	Good	High	High	High	<p>There are opportunities to improve the tree cover but the lay of the land would reduce its visual impact unless a "blanket" cover were achieved.</p> <p>Existing grassland could be better managed for visual and biodiversity effect.</p>	Poor – The lay of the land minimises the potential screening effect of any new trees and woodland on the area.	None	None
<b>2.B St John's Ambulance Camp</b> <p>Open camping field on the top of the ridge and associated adjacent field well contained by woodland to the north and some containment to the south and west. Adjacent to houses to the east. A rather sterile and degraded landscape out of character with its surroundings, compounded by some intrusive buildings; but probably all fit for its purpose.</p>	Ordinary	Low	Low	Moderate	<p>Opportunities to strengthen the tree cover to create visual enclosure and strengthen local character.</p>	Moderate – Hedgerows need thickening and a strong tree structure created within any development to give an overall skyline feature dominated by trees rather than buildings.	moderate	None
<b>2.C Turkey Farm</b> <p>An undulating south facing slope backed by a good ridge top tree belt to the north. It is related to the town, brickworks and cemetery to the south, even though it is just within areas of remote landscape on the county scale. The western end becomes more visually exposed as it slopes a little more above the brickworks.</p>	Good	Medium	Low	Moderate	<p>Opportunities to strengthen the tree and woodland cover to enhance landscape character.</p> <p>Ridge line whilst a good visual horizon could be strengthened with more planting and related to a stronger overall woodland cover.</p>	<p>Significant opportunities to increase tree cover even within development areas. This could enhance landscape character but would reduce housing density.</p> <p>Ridgeline skyline would benefit from more planting and could enhance the access corridor to countryside.</p>	moderate	Low

Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
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<b>2. Summary of Lunsford Cross Search area</b> An area which straddles a ridge which embraces the north west of Bexhill and topped trees culminating in the notable block of woodland at Highwoods. The ridge top is fairly enclosed but becomes very exposed at the western end. The major south facing slope is undulating and to the and becomes more exposed to the west, albeit above the brickworks and with a treed backdrop.	Good	Medium	Mainly Low	Mainly moderate	Building on the existing tree framework generates significant opportunities for enhancing landscape and biodiversity character. Generating more tree cover within the field areas can be a significant landscape benefit.	Save for the area 2A there are good opportunities to create greater tree cover to mitigate the effects of development and strengthen landscape character of the area when seen from a distance. Strengthening of boundary tree belts will be essential for the protection of the remote and exceptionally remote landscapes which lay to the north and west. There will inevitably be some loss of the edges of remote areas as a result of development which cannot be mitigated.	Moderate	Low

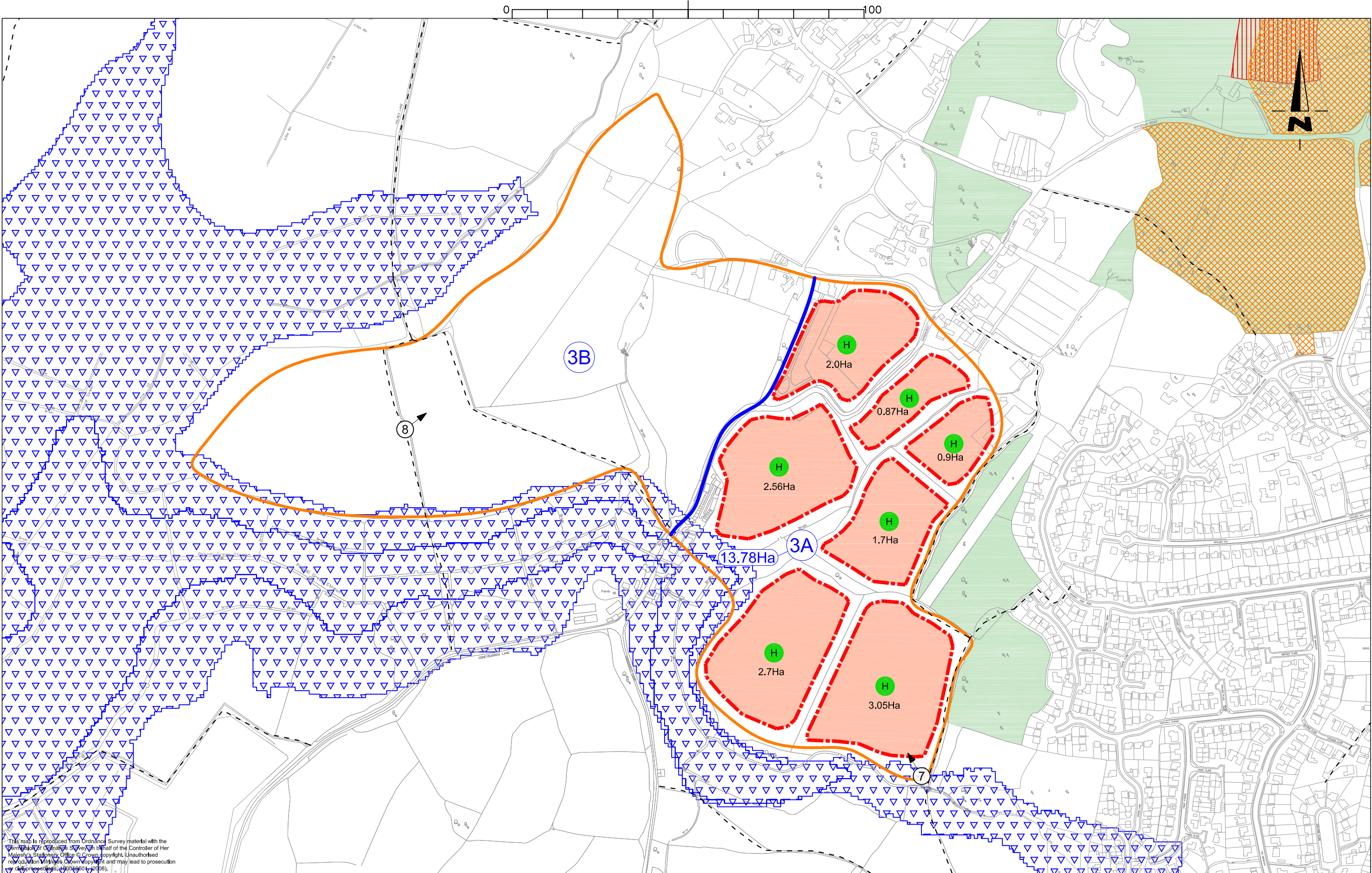
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<b>Lunsford Cross</b>								
<b>2A Peartree Lane</b>	None	No	None	None	None	None		None
<b>2B St John's Ambulance camp</b>	moderate	No	Residential	Medium to high	2	2.7	Hedgerows need to be changed to tree belts at least 10m wide. Development could be based on village green approach with lots of trees to create a treed skyline from a distance. Real opportunity to create a small community with village character – not really a major development in its own right.	High
<b>2C Turkey Farm</b>	moderate	no	Mainly residential but some business on lower areas.	Medium to high	3 but mainly 2	13.65	Tree boundaries will need to be strengthened to protect the skyline and remote landscapes. Overall there should be an objective to create a stronger tree cover within which development takes place.	Medium

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Rev	Description of Revision	Signed/Date
Drawn:	TS	17/04/08
Checked:	NM	17/04/08
Approved:	NM	17/04/08
File Ref:	W5 Landscape Project R-21 Rother LDF Core... DWG1 Current: 126_02_003.dwg	

KEY:-	
	Ancient Semi-Natural Woodland
	Flood
	SSSI
	RAMSAR
	SNCI
	LNR
	Ancient Monument
	Listed Building
	Conservation Area
	Character Area
	Search Area
	Potential Development Area

Potential Development Area Preference (within Search Area)	
	Low
	Medium
	High
Public Rights of Way	
	Public Footpath
	Bridleway
	Byway / RUPP
	Diversion
	Viewpoint

Project Name: ROTHER LDF CORE STRATEGY		
Drawing Title: LANDSCAPE ASSESSMENT AREA 3 - GOTHAM	Sheet: 1 of 1	
Drawing No: 126/02/003	Scale: 1: 5000 @ A3	Rev: -

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<b>3. Gotham</b>								
<b>3.A. Gotham Farm</b> Medium to relatively large fields, embraced by strong treed hedgerows which generates a robust relatively enclosed landscape of rich countryside but not remote character. To the north is a strong urban fringe character with caravan sites and views of the urban edge of Bexhill. From this higher ground the area appears to nestle between the town and the wooded ridge of Highwoods.	Ordinary	Medium	Moderate	Low	Trees, hedgerows and woodlands are at the heart of the landscape management of this area. They provide a robust matrix within which any existing and future activity takes place. There are opportunities to develop these further, to enrich the landscape and spirit of place.	Significant opportunity to mitigate the effects of development upon the landscape resource. The key is in the distribution of trees and hedgerows but they can also be the framework within which neighbourhoods can be developed.  There will be a loss of countryside landscape resource which needs to be compensated for through contributions to the management and access to other strategic areas of open space in the locality.	High	Low
<b>3.B Picknill Green</b> This is the transition zone between the enclosed landscape east of Sandhurst Lane and the open Levels to the west. Field sizes become a little larger and more open the further west one travels. There is one field to the west of the Lane which is similar to 3.A but its south west facing slopes make it less enclosed. Wonderful views of the Down land ridges from most of the area. More sense of remoteness the further west one is in the area.	Good	Medium	High	Moderate	The open character is important to its relationship with the levels so it would not be appropriate to carry out significant tree planting.  Management should be related to the open character of the Levels to the south and west. With particular attention to quality of grass cover which could be less improved grassland.	Very little opportunity to carry out mitigation work in character with the local landscape and setting of the Levels. There may be scope for informal recreation areas on the field west of the Lane and possibly some scope for limited formal play areas. This could help to maximise development opportunities to the east.	None	None
<b>3. Summary of Gotham Search Area</b> An area of two extremes. The rich enclosed landscape of the eastern area contrasting with the wide open views to be won in the west. The area is defined by the wooded ridge of Highwoods and Whydown on the north and the open levels on the west and south west.	Ordinary	Medium	Moderate	Low to moderate	The strength of tree cover creates a major theme of local identity which needs to be developed and consolidated in whatever the future of the area is.	Development of this tree cover in the eastern area provides the primary framework for potential new development but this contrasts with the western area which is naturally open and exposed to short medium and long views which cannot be appropriately mitigated.  This is a need to compensate for the loss of countryside which development here would generate.	High	Low

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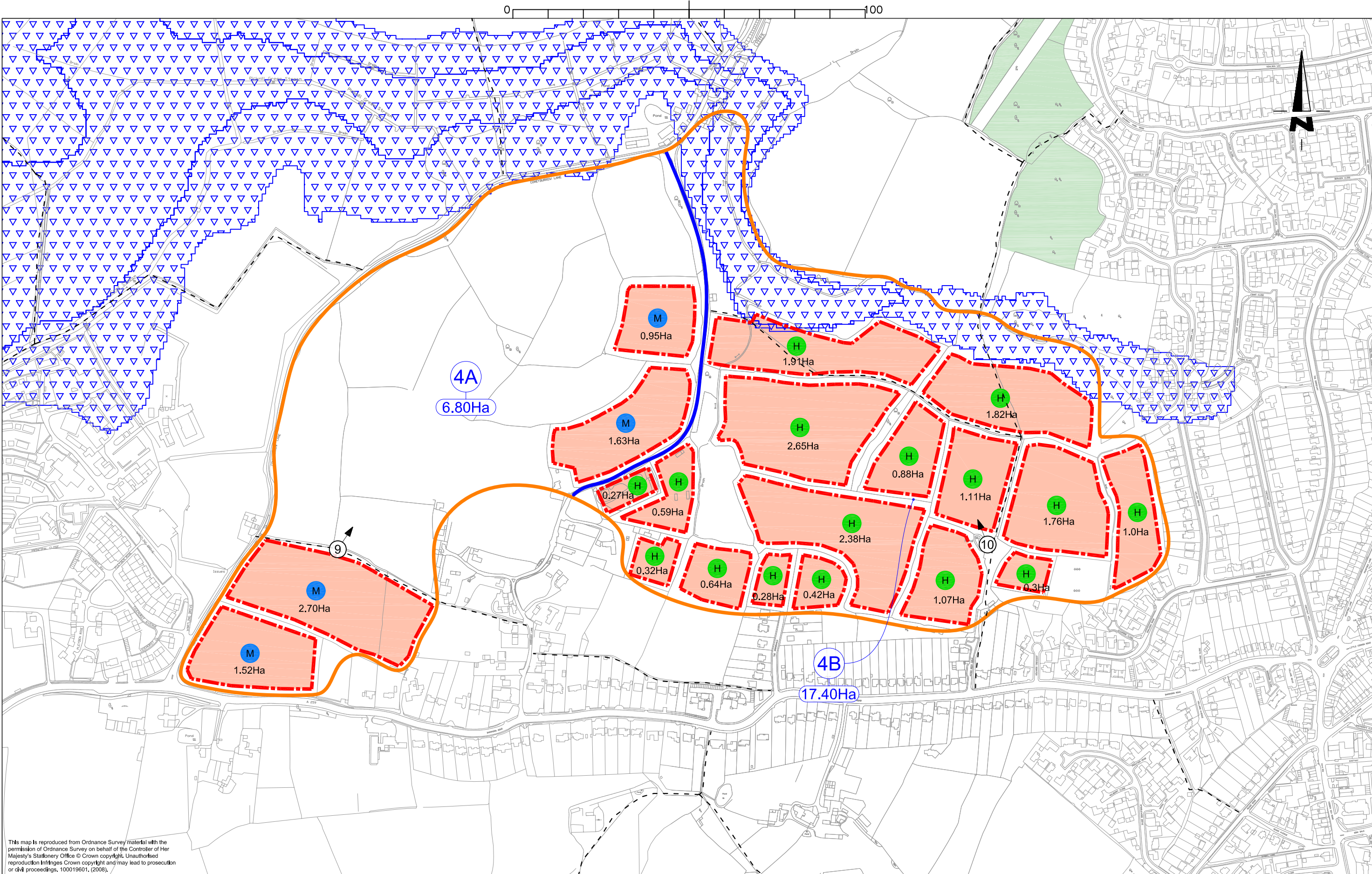
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<b>3. Gotham</b>								
<b>3.A Gotham Farm</b>	High	No	Mainly Resident ial	High to Medium	3 but variety important	13.78	An excellent site for the creation of a new community with distinct neighbourhoods within a strong treed landscape structure.	High
<b>3.B Picknill Green</b>	None	No	None	None	None	Nil	Possible space for recreation which may enhance development opportunities to the east.	None

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Rev	Description of Revision	Signed/Date
1	Initials	Date
Drawn:	TS	17/04/08
Checked:	NM	17/04/08
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File Ref:	W:\Landscape\Project R-Z\Other LDF Core... DWG\Current\126_02_004.dwg	

**KEY:-**

Ancient Semi-Natural Woodland

Flood

SSSI

RAMSAR

SNCI

LNR

Ancient Monument

Listed Building

Conservation Area

Character Area

Search Area

Potential Development Area

**Potential Development Area Preference (within Search Area)**

Low

Medium

High

**Public Rights of Way**

Public Footpath

Bridleway

Byway / RUPP

Diversion

Viewpoint

Project Name:  
ROTHER LDF CORE STRATEGY

Drawing Title: Sheet: 1 of 1  
LANDSCAPE ASSESSMENT  
AREA 4 - LITTLE COMMON


Drawing No: 126/02/004

Scale: 1: 5000 @ A3

Rev: -

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<b>4. Little Common</b>								
<p><b>4.A Beeches Farm</b></p> <p>A promontory of countryside from the Barnhorn ridge, with long views and which is defined by country lanes, with streams and low laying land to the north and west and development to the south. It is mainly high exposed ground, presenting a spacious, "top of the world" feeling, in which tree and hedges have little influence save for defining fields and giving some pattern to the landscape.</p> <p>There is an area south of the footpath and north of the A259 which is rather more exposed and related to development and road.</p>	Ordinary	Medium	Moderate	Mainly High	<p>The management of the whole area could benefit from a strengthening of hedgerows with trees and more continuity but it will always be quite open because of the lay of the land.</p>	<p>There is little potential to mitigate the impact of development over most of the area but because of the lay of the land there is an area to the south of the path to Beeches Farm which has potential to accommodate some development and for hedges and tree cover to be strengthened to mitigate its impact.</p> <p>There is low laying land around the promontory which has more opportunity for mitigation but this would present development detached from the urban area and so is generally not included except where it adjoins areas in 4B.</p>	Medium on a limited area	Low
<p><b>4.B Kites Nest Walk</b></p> <p>An area of strong countryside character by virtue of its small fields enclosed by strong treed hedges. It is related to the urban area in views, telephone masts, some significant local informal recreation use and horseculture. There is a strong sense of place, albeit not remote landscape.</p> <p>The area is mostly enclosed but there is an area to the south, adjacent to houses which is higher and quite visually exposed from the north.</p>	Good	Medium	Moderate	Low	<p>The existing tree structure would benefit from more structured management and management of habitat continuity.</p> <p>Access is in need of management and there are real opportunities to develop access circuits from the urban areas into the countryside and back.</p>	<p>The strong tree structure affords opportunities for good mitigation as well as a development framework for new neighbourhoods if the need exists to develop on this area.</p> <p>The enclosed nature of the place creates potential to minimise secondary loss of landscape resource. However it would be necessary to compensate for this loss of this countryside through planning agreements.</p>	High	Low

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<b>4. Summary of Little Common Search Area</b> <p>The countryside to the north of Barnhorn and west of Little Common is rich in tree cover and local character. This is particularly evident in the Kites Nest Walk area. This together with land form creates an area of enclosed landscape which is pragmatically defined by Sandhurst Lane in the west.</p> <p>There is, never the less some high ground to the south of 4.B which is visually exposed and slightly different in aspect to the rest of the character area.</p> <p>The high ground in 4.A, however, is much more exposed and extensive and strongly related to the open countryside to the north and west. This openness is rather less at the southern end of the character area.</p>	Ordinary	Medium	Moderate	Moderate	Manage the tree structure and habitat continuity along with public access to the countryside.	<p>Although there would be a significant loss of countryside as a result of development by respecting and using the lay of the land, secondary landscape resource effects can be minimised.</p> <p>The success of any development here would rely upon the management of trees, woods and hedges.</p> <p>Compensation would also be necessary for loss of countryside of significant character.</p>	High	Low

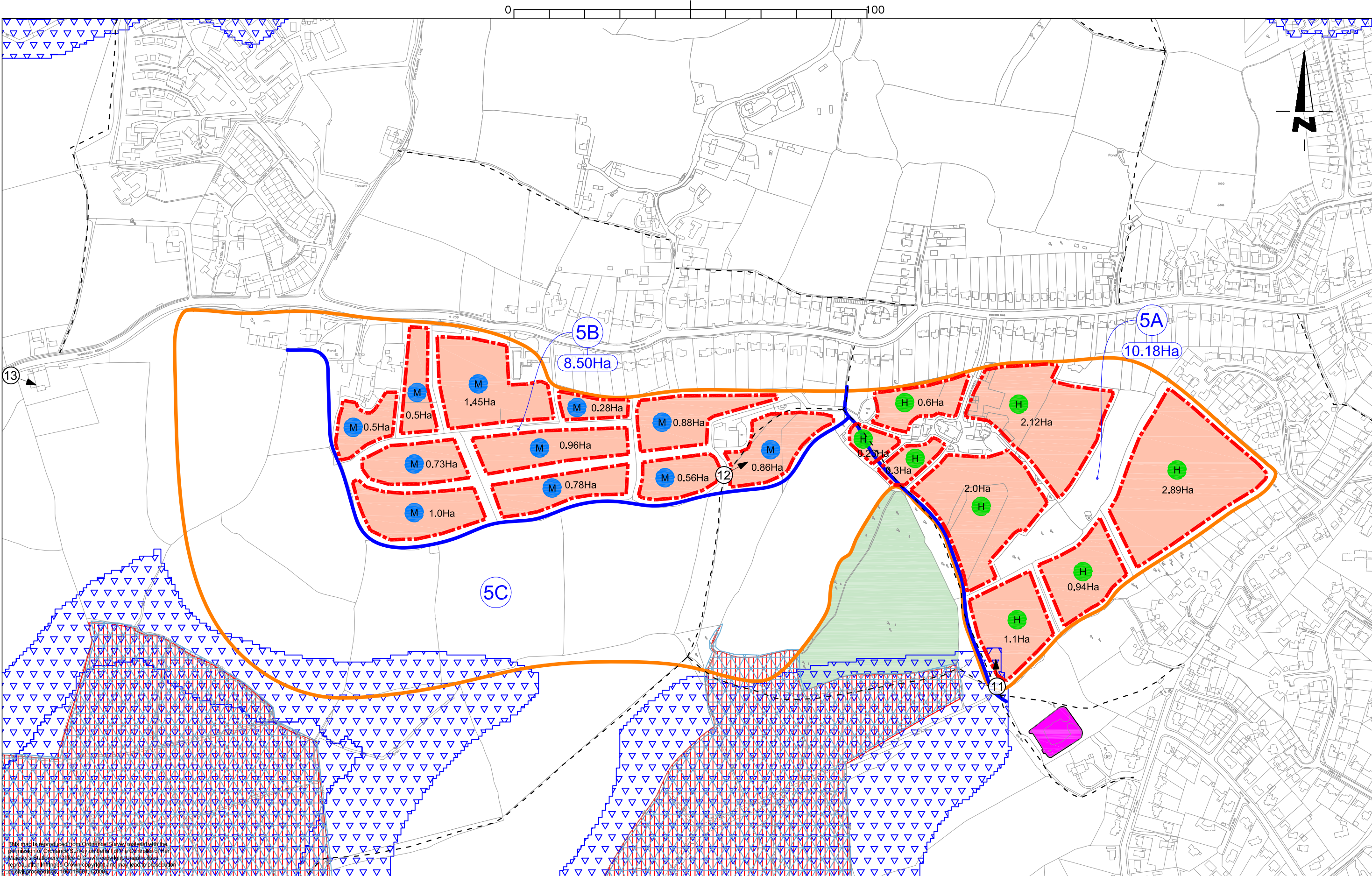
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<b>4. Little Common</b>								
<b>4.A Beeches Farm</b>	Medium on limited area	No	Mainly residential	Medium	2	6.8	A strengthening of the treed hedges and the creation of a buffer to the countryside to the north can create a modest area for development adjacent to the A259 but separated from it by the treed hedgerow. There are two limited areas on the east side of the character area which also have development potential, if 4B is developed. The remainder of the area is not appropriate for development. There may be some opportunity for land here to be used for recreational purposes with minimal buildings.	medium
<b>4.B Kites Nest Walk</b>	High	No	Mainly residential	Medium to high	3	17.4	The trees and hedges are the key to the enclosure which the area affords. It also relies upon these for its strength of character, whilst it would change from countryside, could be carried into any new development. The high ground to the south of the area should be kept open to help minimise the impact of development upon higher ground to the north which will remain as countryside, to break up the extent of development and provide opportunities for recreation space within the development.	High

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	Ancient Monument
	Listed Building
	Conservation Area
	Character Area
	Search Area
	Potential Development Area

Potential Development Area Preference (within Search Area)	Public Rights of Way
Low	Public Footpath
Medium	Bridleway
High	Byway / RUPP
	Viewpoint

Project Name: ROTHER LDF CORE STRATEGY		
Drawing Title: LANDSCAPE ASSESSMENT AREA 5 - BARNHORN	Sheet: 1 of 1	
Drawing No: 126/02/005	Scale: 1: 5000 @ A3	Rev: -

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<b>5. Barnhorn</b>								
<b>5.A Barnhorne Farm</b> By virtue of a block of woodland and trees and hedges within the area, this is a relatively enclosed area of small fields with good hedges. The mixed uses, including caravan site, farming and public access, generates an urban fringe character and sense of poor management and decay.	Poor	Medium	Low	Moderate	There are some good hedgerows in the area which are worthy of long term management and ensuring continuity. The Landscape character would benefit from removal of the caravan site but as a means of enabling people to gain access to countryside it is well placed but could better reflect the local landscape character.	The relative enclosure of the area lends itself to modest development. There are significant opportunities to use and develop the existing landscape/ tree structure to provide a framework and dominant character to any change of land use.	High	Low
<b>5.B Barnhorn Manor</b> Urban edge fields with skyline backdrop of buildings on A259. Some good but sometimes scrubby hedgerows. Edge of levels feel with big skies but without the remotes.	Ordinary	Medium	Moderate	Moderate	Fields are generally well managed but much more could be made of hedgerows and woody areas to reflect a buffer between urban area and the Levels. A little more informality in the pattern of the landscape would be beneficial.	Some potential to develop the hedgerows, trees and scrubby areas to provide a stronger framework for any development. Otherwise the mitigation will come from the architectural form and design of the buildings to reflect the local character and create a worthy skyline. Buffer will be needed to Levels and houses, with public access designed in.	Medium	none
<b>5.C Lower Barnhorn</b> This area has a similar landscape structure to 5.B but it is much more closely related to the Levels in character, with remoteness becoming increasingly significant as one gets further down the slope. It provides a transition between the built up area and the open levels and a foreground to what happens on the Barnhorn ridge.	Good	Medium to high	High	Moderate to high	The area should continue to be managed as at present but with more emphasis on hedgerows, particularly on the higher slopes. It should be managed as a transition zone between town and remote countryside.	Almost no opportunity for mitigating the effects of development because of the lay of the land and proximity to the levels.	None	None

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							Housing	Business
<b>5. Barnhorn</b>								
<b>5.A Barnhorne Farm</b> By virtue of a block of woodland and trees and hedges within the area, this is a relatively enclosed area of small fields with good hedges. The mixed uses, including caravan site, farming and public access, generates an urban fringe character and sense of poor management and decay.	Poor	Medium	Low	Moderate	There are some good hedgerows in the area which are worthy of long term management and ensuring continuity. The Landscape character would benefit from removal of the caravan site but as a means of enabling people to gain access to countryside it is well placed but could better reflect the local landscape character.	The relative enclosure of the area lends itself to modest development. There are significant opportunities to use and develop the existing landscape/ tree structure to provide a framework and dominant character to any change of land use.	High	Low
<b>5.B Barnhorn Manor</b> Urban edge fields with skyline backdrop of buildings on A259. Some good but sometimes scrubby hedgerows. Edge of levels feel with big skies but without the remotes.	Ordinary	Medium	Moderate	Moderate	Fields are generally well managed but much more could be made of hedgerows and woody areas to reflect a buffer between urban area and the Levels. A little more informality in the pattern of the landscape would be beneficial.	Some potential to develop the hedgerows, trees and scrubby areas to provide a stronger framework for any development. Otherwise the mitigation will come from the architectural form and design of the buildings to reflect the local character and create a worthy skyline. Buffer will be needed to Levels and houses, with public access designed in.	Medium	none
<b>5.C Lower Barnhorn</b> This area has a similar landscape structure to 5.B but it is much more closely related to the Levels in character, with remoteness becoming increasingly significant as one gets further down the slope. It provides a transition between the built up area and the open levels and a foreground to what happens on the Barnhorn ridge.	Good	Medium to high	High	Moderate to high	The area should continue to be managed as at present but with more emphasis on hedgerows, particularly on the higher slopes. It should be managed as a transition zone between town and remote countryside.	Almost no opportunity for mitigating the effects of development because of the lay of the land and proximity to the levels.	None	None



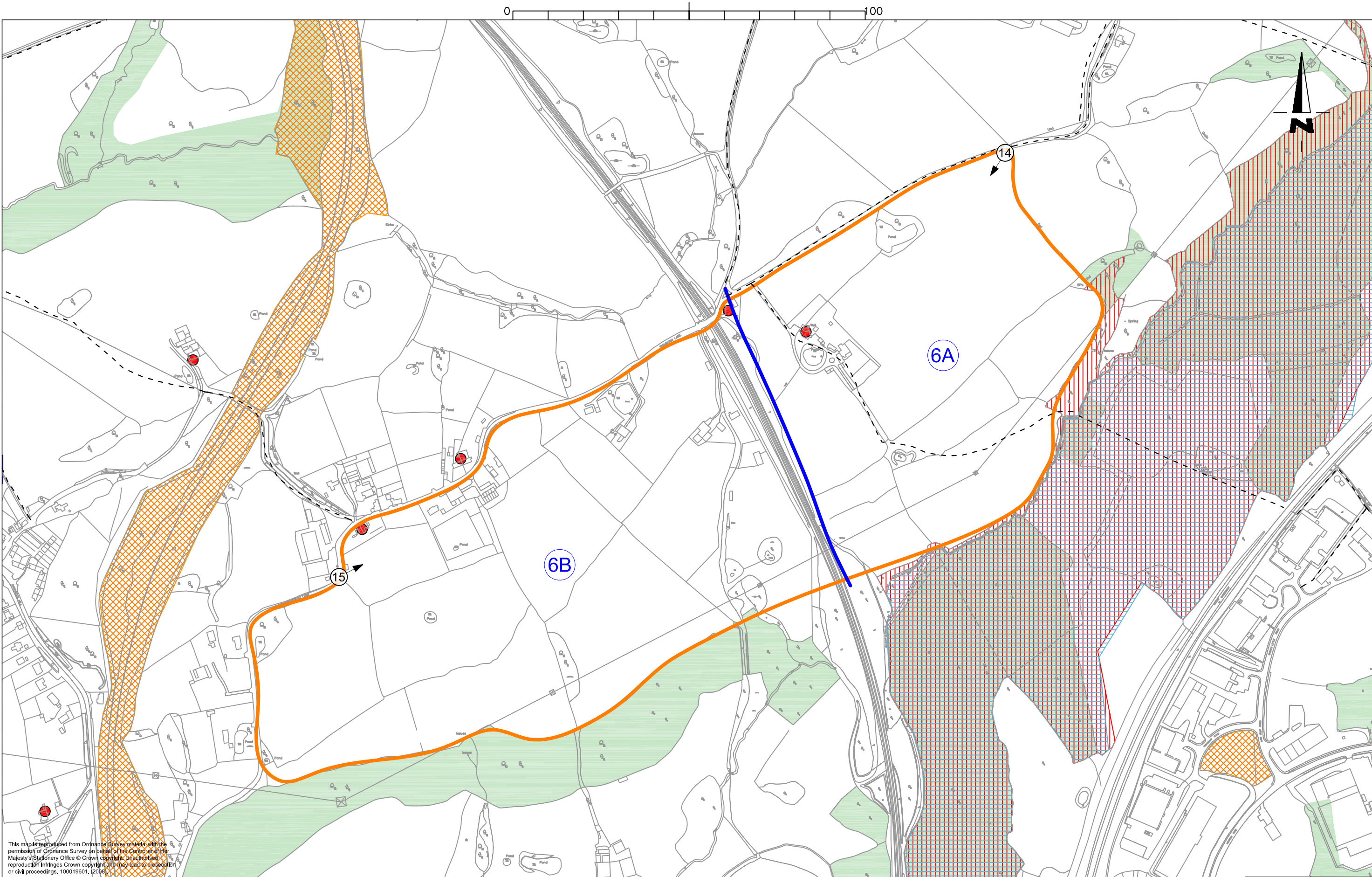
Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<b>5. Summary of Barnhorn Search Area</b>  An area of great contrast from enclosed urban edge farmland with good treed hedgerows to open land related to the Levels. The woodland near Barnhorne Farm is pivotal in the character of the area. To its east the landscape is enclosed and to the west it gradually becomes more open and related to the open landscape of the levels.	Good	Medium	Moderate	Moderate	Management of hedgerows, trees and woodlands is fundamental to the character of the place but the type of trees and hedgerows must be related to the position of on the hillside and relationship with the levels and urban area.  Buffers are important to the integrity of the place, particularly buffers between the town and the levels.	There is potential for mitigation using trees and hedgerows in areas 5.A and 5.B. However the lay of the land and proximity to the Levels negates any opportunity to mitigate the effects of development on area 5.C.	Medium	Low

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2. SNAW = Semi Natural Ancient Woodland. AONB = Area of Outstanding Natural Beauty

**Table 2 Table of Potential development area comparison for Rother District Councils' Bexhill Search Areas. Refer to Stage 2 mapping for potential development areas.**

<b>Search Area with Character areas</b>	<b>Capacity to accept change</b>	<b>AONB/n on AONB/ buffer zone</b>	<b>Type of develop ment</b>	<b>Density High 40+/-ha Medium 30-40/ha Low, up to 30/ha</b>	<b>Height- storeys maximum</b>	<b>Max. developable area (ha),</b>	<b>Comments</b>	<b>Developable area preference within each character area High Medium Low</b>
<b>5. Barnhorn</b>								
<b>5.A Barnhorne Farm</b>	High	No	Mainly residential	Medium to high	3	10.18	By using the natural attributes of the area something of the local landscape character can be retained. The adjacent woodland will need to be brought back into management for landscape, wildlife and urban edge access. The caravans will need to be removed. Buffer zones will be needed between woodland and adjacent houses.	High
<b>5.B Barnhorne Manor</b>	Medium	No	Residenti al	medium	Mainly 2 but graduated	8.5	Care will be needed in the architectural design of what development is proposed for this area. There is the potential for a very successful scheme on the skyline but also the potential for a disaster if the design is poor and landscape structure is inadequate.	Medium
<b>5.C Lower Barnhorn</b>	None	No	None	None	None	None	This area should not be developed.	None.

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Rev	Description of Revision	Signed/Date
	Initials	Date
Drawn:	TS	17/04/08
Checked:	NM	17/04/08
Approved:	NM	17/04/08
File Ref:	W:\Landscape\Project R-2\Other LDF Core... DWG\Current\126_02_006.dwg	

KEY:-	
	Ancient Semi-Natural Woodland
	Flood
	SSSI
	Ramsar
	SNCI
	LNR
	Ancient Monument
	Listed Building
	Conservation Area
	Character Area
	Search Area
	Potential Development Area

Potential Development Area Preference (within Search Area)	
	L Low
	M Medium
	H High
Public Rights of Way	
	Public Footpath
	Bridleway
	Byway / RUPP
	Diversion
	Viewpoint

Project Name: ROTHER LDF CORE STRATEGY		
Drawing Title:	Sheet: 1 of 1	
LANDSCAPE ASSESSMENT AREA 6 - GREEN STREET		
Drawing No: 126/02/006	Scale: 1: 5000 @ A3	Rev: -

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**Table 1 Character Area Landscape Capacity Evaluation Summary for Rother District Council's Bexhill Search Areas**

Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<b>6. Green Street</b>								
<b>6.A Stonebridge Farm</b> Partially remote open countryside of south facing slopes from the ridge at Swainham Lane. Relatively large open fields with long views too Bexhill, Glyne Gap and Upper Wilting Farmhouse. Strong countryside character dominated by the woodlands of Marline Valley. Some horseyculture but not urban fringe in character.	Good	High	High	High	There are opportunities to strengthen the tree structure within the area and generate better continuity with wildlife areas of Marline Woods. Managing the land as rich grassland would strengthen local character.	Whilst there is some opportunity to strengthen the tree structure, this would not mitigate the impact of development upon this countryside and the appearance of the town breaching some existing and important visual barriers and developing up to the boundary of the AONB.	None	None
<b>6.B Green Street Farm</b> Mainly south facing remote countryside with small fields (mainly grazed by horses) with some good hedges. More intimate than 4.A but still with long views to town and countryside. A strong feeling of being separate from the town. There are views of the area from countryside and the town to the south as it is on the side of the ridge which provides the visual skyline for a large area.	High	High	High	High	There are some opportunities to improve the areas contribution to local landscape character and quality. These include better management of treed hedgerows and their continuity and better grassland management.	Whilst it would be possible to increase the tree cover on the hillside to generate something of a thin woodland cover in appearance, the lay of the land makes it very difficult to achieve. It is therefore considered that there is no appropriate measures which could be used to mitigate the effects of development in this area.	None	None
<b>6. Summary of the Green Street search area.</b> A rich mainly remote countryside landscape detached from the town but with long views of it and large tracts of countryside. A strong relationship with Marline Valley Woods and associated valley side and ridge, which separates the area from the town. Some good hedgerows and trees which give an entirely High Weald character which is distinctive in the part of the AONB which adjoins the area.	Good	High	High	High	Better management of the grazed areas and the horse related features, together with trees and hedges would enhance the character of the area, which exists at the moment.	The lay of the land and impact upon deep countryside makes it very difficult and probably impossible to develop a package of measures which would mitigate the effects of the development in this search area.	None	None

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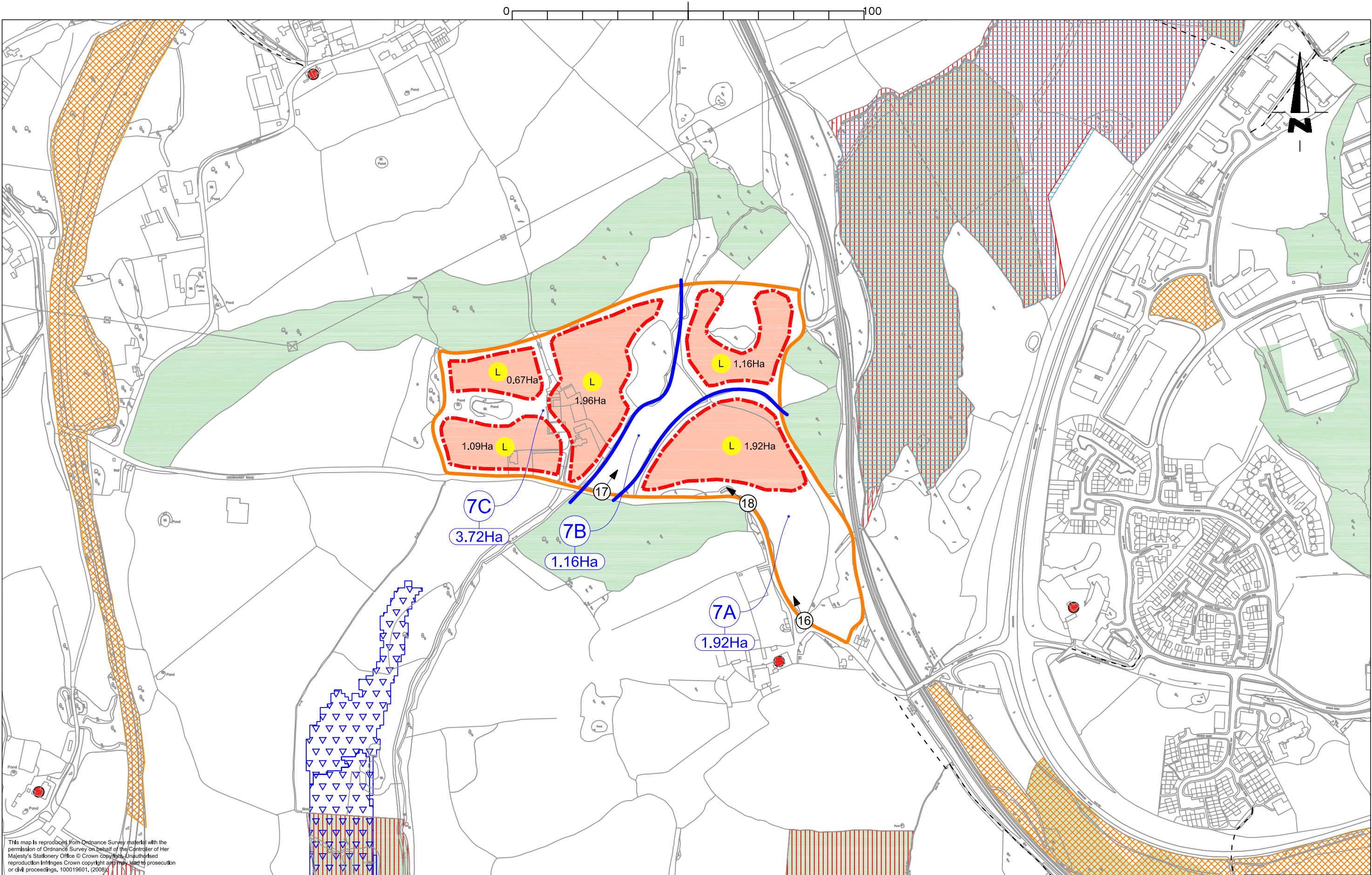
**Table 2 Table of Potential development area comparison for Rother District Councils' Bexhill Search Areas. Refer to Stage 2 mapping for potential development areas.**

<b>Search Area with Character areas</b>	<b>Capacity to accept change</b>	<b>AONB/no n AONB/ buffer zone</b>	<b>Type of development</b>	<b>Density High 40+/ha Medium 30-40/ha Low, up to 30/ha</b>	<b>Height-storeys maximum</b>	<b>Max. developable area (ha),</b>	<b>Comments</b>	<b>Developable area preference within each character area High Medium Low</b>
<b>6. Green Street</b>								
<b>6.A Stonebridge Farm</b>	None	Yes - Adjacent to boundary	none	none	none	none	The lay of the land, proximity to Marline Valley Woods SSSI, the intrusion into remote landscape, its location in countryside with little relevant relationship with urban areas and closeness to the AONB all signify the inappropriateness of developing on this area.	None
<b>6.B Green Street Farm</b>	None	Yes - Adjacent to the boundary	None	None	None	None	Ditto	None

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Rev	Description of Revision	Signed/Date
1	Initials	Date
Drawn:	TS	17/04/08
Checked:	NM	17/04/08
Approved:	NM	17/04/08
File Ref:	W5 Landscape Project R2-1 Rother LDF Core... DWG1 Current: 126_02_007.dwg	

KEY:-	
	Ancient Semi-Natural Woodland
	Flood
	SSSI
	RAMSAR
	SNCI
	LNR
	Ancient Monument
	Listed Building
	Conservation Area
	Character Area
	Search Area
	Potential Development Area

Potential Development Area Preference (within Search Area)	Public Rights of Way
Low	Public Footpath
Medium	Bridleway
High	Byway / RUPP
	Diversion
	Viewpoint

Project Name: ROTHER LDF CORE STRATEGY		
Drawing Title:	Sheet: 1	of 1
LANDSCAPE ASSESSMENT AREA 7 - LOWER WILTING		
Drawing No: 126/02/007	Scale: 1: 5000 @ A3	Rev: -

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**Table 1 Character Area Landscape Capacity Evaluation Summary for Rother District Council's Bexhill Search Areas**

Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<b>7. Lower Wilting</b>								
<b>7.A Lower Wilting South</b> A steeply north facing sloping field which will be greatly affected and reduced by the BHLR. It is relatively self-contained but there are some long views northwards. It has a strong wooded character by virtue of adjacent woodland even though it is a grazed field. It is entirely divorced from the town in character and quality, even though it is not far from it and is close to the railway line.	Ordinary	High	Moderate	Moderate	Boundary trees could be better managed and there opportunities to carry out more planning and achieve better continuity in the area	Because of the steepness of the slope it would be very difficult to mitigate the effects of building on this land. But additional tree planting could help a little. There would need to be buffer areas between development and existing areas of woodland and significant trees. There is also particular concern over possible access routes to the area and the effects which that could have on the landscape character and quality. The loss of countryside would also have to be compensated for.	Low	None
<b>7.B Decoy Stream Valley</b> A narrow contained valley floor, gently rising to the railway line. Although a little despoiled, it has a very strong rural character and is detached from the town. There is a strong identity with Marline Valley Woods and Decoy Stream.	Good	Medium	Moderate	Moderate	More could be made of valley floor character by way of drawing attention to the stream and creating water features and developing the riparian features.	It would be possible to develop a mitigation strategy which helped to contain buildings in the valley floor but this would not deal with the loss of countryside, the effects of an access route and that the community may be rather isolated from the town.	Low	Low
<b>7.C Lower Wilting Farm</b> A gently south east facing, sloping valley side, with a number of farm buildings and two houses, a.. backed by woodland. Although somewhat despoiled by the farm buildings, it is strongly rural in character and related to the valley of the Decoy Stream, which flows into the Combe Haven. It is remote landscape as defined by the County wide classification.	Good	Medium	Moderate	Moderate – High.	There is some enhancement which could be undertaken to the area's character by additional planting and grassland management but its strength of character if significantly drawn from its slopes and strong woodland backdrop, which are fixed.	The strong belt of woodland to the north provides a substantial framework for further buildings but it would not be possible to integrate normal residential areas into this landscape which is isolated from the town.	Low	Low



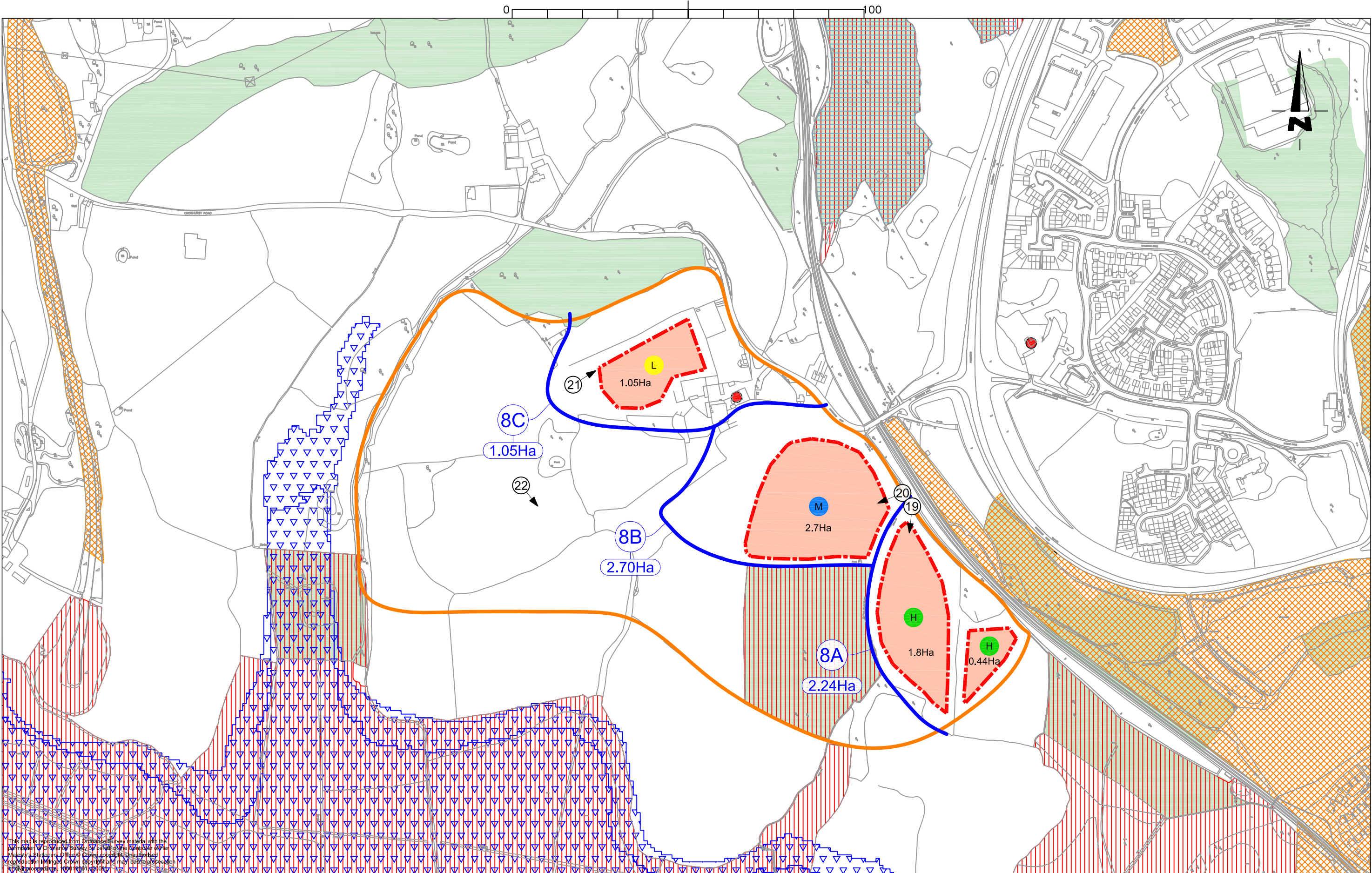
Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p><b>7. Summary of Lower Wilting Search Area.</b></p> <p>A relatively self contained tract of rural landscape detached from the town and in spite of some despoliation it has a strong countryside character with some remote characteristics. The railway tends to physically and aesthetically separate it fro the town and this is reinforced by the woodlands of the Marline Valley.</p> <p>It has a strong physical character based upon the valley of the Decoy Stream and Marline Valley Woods.</p>	Good	Medium	Moderate	Moderate - High	<p>There are opportunities to secure the landscape structure with conservation and enhancement of tree belts. The riparian trees along the Decoy Stream should be retained and managed.</p> <p>The protection of the wooded backdrop is fundamental to the integrity of the place and care should be taken to avoid any effects upon those wooded areas as a result of any changes.</p>	<p>The strong wooded context for the site would provide some mitigation for the effects of change and the treed hedgerows complement this. However, nothing can mitigate for the effects of change upon this detached, strongly rural countryside. The existing buildings are strongly related to rural land use and do not need mitigation through anything which new development could bring.</p> <p>Access to any development in the area would generate additional landscape problems which would be difficult to mitigate. The result would be very significant change to the local landscape character and quality.</p>	Low	Low

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**Table 2 Table of Potential development area comparison for Rother District Councils' Bexhill Search Areas. Refer to Stage 2 mapping for potential development areas.**

<b>Search Area with Character areas</b>	<b>Capacity to accept change</b>	<b>AONB/ non AONB/ buffer zone</b>	<b>Type of development</b>	<b>Density High 40+/ha Medium 30-40/ha Low, up to 30/ha</b>	<b>Height-storeys maximum</b>	<b>Max. developable area (ha),</b>	<b>Comments</b>	<b>Developable area preference within each character area High Medium Low</b>
<b>7.A Lower Wilting South</b>	Low	No	Residential	Low	2	1.92	Very marginal viability given the site difficulties, location, effects of BHLR. And effects of access arrangements.	Medium
<b>7.B Decoy Stream Valley</b>	Low	No	Mixed	Low	3	1.16	Very marginal viability given the site location, effects of access and isolation.	High
<b>7.C Lower Wilting Farm</b>	Low	No	Mixed	Low	2	3.72	Very marginal viability for development on this site. Any proposals would need to be rural related so are probably limited to conversion of existing buildings and modest additions.	Low

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Rev	Description of Revision	Signed/Date
	Initials	Date
Drawn:	TS	17/04/08
Checked:	NM	17/04/08
Approved:	NM	17/04/08
File Ref:	W:\Landscape\Project R-2\1 Rother LDF Core... DWG\Current\126_02_008.dwg	

KEY:-	
	Ancient Semi-Natural Woodland
	Flood
	SSSI
	RAMSAR
	SNCI
	LNR
	Ancient Monument
	Listed Building
	Conservation Area
	Character Area
	Search Area
	Potential Development Area

<u>Potential Development Area Preference</u> <u>(within Search Area)</u>	<u>Public Rights of Way</u>	
<div><div>L</div>Low</div>	<div><div></div>Public Footpath</div>	<div><div></div>Diversion</div>
<div><div>M</div>Medium</div>	<div><div></div>Bridleway</div>	<div><div>1</div>Viewpoint</div>
<div><div>H</div>High</div>	<div><div></div>Byway / RUPP</div>	

Project Name: ROTHER LDF CORE STRATEGY		
Drawing Title: LANDSCAPE ASSESSMENT AREA 8 UPPER WILTING	Sheet: 1 of 1	
Drawing No: 126/02/008	Scale: 1: 5000 @ A3	Rev: -

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**Table 1 Character Area Landscape Capacity Evaluation Summary for Rother District Council's Bexhill Search Areas**

Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<b>8. Upper Wilting</b>								
<p><b>8.A Monkham East</b></p> <p>An open arable field on a south facing valley side, between the railway line and Woodland but open to views to the south, of the edge of St Leonards and the Filsham Reed Beds. Strongly related to countryside and woodland in character but there is some relationship with the town as a result of views.</p> <p>Part of the “green gap” between Bexhill and St. Leonards on Sea.</p>	Good	Medium	Moderate	Moderate	<p>There is a management necessity to protect the woodland as it is a part of the Combe Haven SSSI. Buffer zones should be provided as a minimum.</p> <p>Some opportunity to strengthen the landscape and wildlife linkages between Monkham Wood, railway vegetation and other trees and woodland in the area.</p>	<p>Protection of existing woodland and hedgerows would be essential and new linear tree belt planting would help to mitigate visual effects of change.</p> <p>The effects upon the setting of Upper Wilting Farmhouse, listed building, would need to be carefully considered but there is some opportunity to minimise effects with planting in the long term.</p> <p>Access to this area would be a particular issue which may be much more difficult to mitigate than the main change itself unless it was from the south, under the railway line or by means of an at grade railway crossing.</p>	moderate	Low
<p><b>8.B Monkham North</b></p> <p>This forms the foreground setting to the listed Upper Wilting Farmhouse. It is an arable field with some containment by woodland and treed hedgerow. It is clearly of countryside character with only limited views of urban area.</p> <p>Part of it is part of the “green gap” between Bexhill and St. Leonards on Sea.</p>	Good	High	Moderate	Moderate	<p>Some opportunity for better buffer to the SSSI woodland and linkages of tree belts between Monkham Wood and other treed areas.</p>	<p>Monkham Wood affords some mitigation for change on this area but a key issue which is difficult to mitigate is the impact upon the setting of the Listed Building. (The sort of disastrous consequences can be seen at Mayfield Farmhouse. )</p>	Low	None

Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<b>8.C Chapel Field.</b> Ridge top area with some north facing slopes. Wide ranging views, north, west and south. Grazing land with farm buildings, all with a strong rural character related to farm land and open countryside to the north and west and the Combe Haven valley to the south. Becoming more remote to the west. No significant relationship with the urban areas. Strong tree and woodland features all providing a part of the setting of the Listed Upper Wilting Farmhouse.	Good	Moderate	Moderate	Moderate	It is known that the field has high floristic value and this could be better managed. From a landscape point of view the conservation of Chapel Wood, to the north is particularly important. There are opportunities for strengthening tree belts and linkages between wooded areas.	The visual prominence to open countryside makes it difficult to mitigate against this type of change. Even significant new planting would have only limited effect and only in the long term.	Low	None
<b>8.D Farm West</b> Mainly open area of valley side countryside on foot slopes of the Upper Wilting Ridge. Strong valley related character but with some strong tree/ hedgerow belts which provide limited containment. Most of the area is remote landscape, as the limited areas of urban landscape which are visible are at a considerable distance away. The character is entirely rural countryside and provides an important part of the context of the Combe Haven and Decoy valleys. Part of it is part of the “green gap” between Bexhill and St. Leonards on Sea.	High	Moderate	High	High	There is scope to improve the connectivity of tree/ hedgerow belts to strengthen biodiversity benefits and woodland characteristics of hillside.	The lay of the land and relationship to the valleys and open countryside makes it difficult to mitigate all but the smallest scale of change to this area.	None	None

Search Area with Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<b>8. Summary of Upper Wilting Search Area</b>  An area of farmland, mainly strongly related to countryside but with limited areas with some relationship with the towns.  The search area includes Monkham Wood which is a part of the Combe Haven SSSI but has been excluded from consideration as a development area. From a landscape point of view the wood is important both as a feature in its own right and the contribution it makes to local character but also for the containment and screening it affords.  The ridge is “crowned” by Upper Wilting farmhouse which is a Listed Building and is a local landmark.	Good to High	Medium to high	Moderate to High	Moderate to High	There are opportunities to strengthen the continuity of trees and hedgerows in the area which would further strengthen local character.	The woodland blocks and hedgerows provide some mitigation for change in limited areas. This could be complemented by new plantations, which in time would help to further mitigate visual effects.  Effects upon the setting of the Listed Building would be very difficult to mitigate.  The majority of the area is so open as to make it very difficult to mitigate and certainly insufficiently to make it possible to accommodate the change in this landscape.	Low to moderate	Low

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**Table 2 Table of Potential development area comparison for Rother District Councils' Bexhill Search Areas. Refer to Stage 2 mapping for potential development areas.**

<b>Search Area with Character areas</b>	<b>Capacity to accept change</b>	<b>AONB/ non AONB/ buffer zone</b>	<b>Type of development</b>	<b>Density</b> High 40+/ha Medium 30-40/ha Low, up to 30/ha	<b>Height-storeys maximum</b>	<b>Max. developable area (ha),</b>	<b>Comments</b>	<b>Developable area preference within each character area</b> High Medium Low
<b>8. Upper Wilting</b>								
<b>8.A Monkham East</b>	Moderate	No	Mixed	Medium	3	2.24	Marginally viable site with severe access difficulties (not assessed). Preference would be for access from north east, under the railway, possibly linked to a new station. Conservation of existing woodland and creation of new planting would be essential.	High
<b>8.B Monkham North</b>	Low	No	Residential	Low	2	2.7	Very marginal viability with difficult access (not assessed) and affect upon the setting of the Listed Building at Upper Wilting Farm. A considerable amount of mitigation work, including planting, would be required.	Medium
<b>8.C Chapel Field</b>	Low	No	Residential	Low	2	1.05	Very marginal because of adjacent open countryside. Access is likely to be very problematic (not assessed) Significant mitigation works will be essential.	Low
<b>8.D Farm West</b>	None	No	none	none	none	none	Open nature of the site and relationship with open countryside makes it unviable.	none

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**Table 3 – Table of Comparative Potential for Development in the Search Areas**

<b>Search Area</b>	<b>Capacity to accept change</b>	<b>AONB/ non AONB/ buffer zone</b>	<b>Type of development</b>	<b>Density</b> High 40+/ha Medium 30-40/ha Low, up to 30/ha	<b>Height-storeys maximum</b>	<b>Max. developable area (ha),</b>	<b>Range of housing numbers (on basis of only residential development)</b>	<b>Comments</b>	<b>Order of landscape preference (1 is highest) for development opportunities in search areas.</b>
<b>1. Freezeland</b>	High	No	Mixed	Medium to High	3	42.12	1550 to 1660+	An excellent opportunity to extend existing planned development areas on areas of “self contained” landscape. It should be possible to generate local communities with distinctive character and very high densities in parts.	<b>1</b>
<b>2.Lunsford Cross</b>	Moderate	No	Mainly residential	Medium to high	3	16.35	490 to 655	A reasonable extension to the Freezeland area but with some need for significant mitigation planting, building upon the existing landscape pattern.	<b>5</b>
<b>3. Gotham</b>	High	No	Mainly residential	High to medium	3 but variety important	13.78	415 to 555+	This is a logical and appropriate extension to the development at Little Common (4) but should not be considered unless the Little Common area is developed. There is the potential to create a fine community, related to but separated from existing and future development and with complementary open space.	<b>4</b>
<b>4.Little Common</b>	High to medium	No	Mainly residential	Medium to high	3	24.2	900 to 970+	A superb opportunity to create a new community with strong landscape character and green network. The area adjacent to the A259 is detached from the main new community but linked to adjacent development.	<b>2</b>
<b>5. Barnhorn</b>	Medium to High	No	Mainly residential	Medium to high	3	18.68	560 to 745+	An area with excellent development prospects from a landscape point of view but of two areas with different development characteristics. The eastern area has the potential to create a new community with distinctive character whilst the western part would be urban edge development with a need for careful design and mitigation. Measures.	<b>3</b>
<b>6. Green Street</b>	None	Yes	None	none	none	None	none	The strong countryside character detached from the towns and so close to the AONB acts against any proposals for development of this character area.	<b>8</b>

<b>7.Lower Wilting</b>	Low	No	mixed	Low	3	6.8	Up to 150	Whilst there is some limited opportunity for development here, in landscape terms, there are some significant constraints which will be difficult to mitigate. In addition the effects of access have not been assessed and may well be greater than the development itself. It is therefore considered that there is significant landscape risk associated with furthering this area for development. It is considered that in the context of identifying major development areas, Lower Wilting should be discounted for development.	<b>7</b>
<b>8. Upper Wilting</b>	Low	No	Mixed	Low to medium	3	4.94	100 to 200	There are severe landscape constraints to development in this character area and risks associated with impacts which it has not been possible to assess, such as access arrangements. Area 8C should be discounted because of access issues and visual effects. Significant mitigation works will be necessary in order to retain the integrity of the local landscape character. Development on this area should only be as a last resort where the need is very strong. In the context of identifying major development opportunities, Upper Wilting should be discounted for development.	<b>6</b>

**END**