Rother District Council

Local Development Framework

Core Strategy: Market Towns and Villages Landscape Assessment

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Volume 1

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1.0 Introduction

1.1 Study Aims

1.1.1 The Landscape Group of East Sussex County Council was commissioned in April 2009 by Rother District Council to carry out a landscape assessment around the market towns of Battle and Rye together with a range of villages in Rother District as specified in the project brief, Appendix 1.

1.1.2 The aims and objectives of the study are to define the relative capacity of the landscape around existing settlements to accommodate housing and business development, where this would be compatible with a residential environment. This will be incorporated within the Local Development Framework documents. In order to do this we have looked at the quality, value and sensitivity of the landscape, building on existing landscape character assessments of the area. The assessment will have regard to the scope for mitigation of potential development without detracting from the existing intrinsic character of the landscape.

1.1.3 The outcome will be an analysis of defined sub-divisions of the County Landscape Character Areas identified in the East Sussex County Council Landscape Assessment (2008). This analysis will compare the relative quality, value and sensitivity of defined character surrounding each settlement. This will result in a relative capacity score for each of these defined areas.

1.1.4 The assessment set out in this report identifies the indicative capacity of the study areas taking in to consideration opportunities for green infrastructure provision. No assessment of the landscape impacts of specific development proposals has been undertaken as part of this study.

1.1.5 The study brief is included as Appendix 1.

2.0 Methodology for Assessment

2.1 Existing Guidance

2.1.1 There are several sources of guidance relevant to assessing the landscape and visual appraisal of proposed development projects. The methodology in this report has used guidance provided by ***Guidance for Landscape and Visual Impact Assessment*** (GLVIA) published by the Institute of Environmental Assessment and the Landscape Institute (Second Edition 2002). Detailed guidance for undertaking landscape character assessments to inform planning policy and decisions is also provided in the ***Landscape Character Assessment Guidance for England and Scotland*** published jointly by the Countryside Agency and Scottish Natural Heritage (2002).

2.1.2 The primary guidance for assessing the landscape and visual effects of road schemes is provided in DMRB Vol.11, Section 3, Part 5. This can also be used to inform other types of development and potential impacts.

2.1.3 These various forms of current guidance will be used for the purposes of assessing the capacity of the rural settlements in Rother District to accommodate development.

2.2 Methodology for Landscape Character Assessment

2.2.1 The Assessment involves an appraisal of the landscape character of the areas surrounding market towns and a range of villages within Rother District as specified in the Brief, Appendix 1.

2.2.2 Desktop and field surveys have been undertaken to identify the character of the defined study areas.

2.2.3 The landscape character of these areas has been assessed according to existing guidance for character assessment. Published assessments are available for Rother District at regional, county and local levels. The assessment has taken in to consideration the existing assessments and identifies the character of the study areas at the local level.

2.2.4 The following strategies have been considered in defining the landscape character of the various study areas:

Countryside Character Volume 7: South East & London, ***The Countryside Agency*** (1999).
East Sussex County Council Landscape Character Assessment, ***East Sussex County Council,*** (Dec. 2007).
East Sussex Trees and Woodland Strategy (TAWS), ***East Sussex Woodland Forum*** (1990).
The High Weald; Exploring the Landscape of the AONB, ***Countryside Commission***, (1994).
Remoteness at the Local Scale, an application in East Sussex, ***East Sussex County Council***, (1997).
Tranquil Areas Studies, ***Council for the Protection of Rural England***, (1995 and updated 2006).
High Weald AONB Management Plan 2004 2nd Edition 2009, ***The High Weald Joint Area Committee,*** (2009)
The Making of the High Weald, ***The High Weald Joint Area Committee***,(2002)

2.3 Definition of Key Terms

2.3.1 The landscape is a combination of both cultural and physical characteristics and components, which give rise to patterns that are distinctive to particular localities and help to define a sense of place. The landscape is not therefore simply a visual phenomenon but relies upon other influences including topography, land use, land management, ecology, and cultural associations. The key terms which are used to describe these different elements of the landscape assessment are listed and defined in section 6.0, Glossary of Key Terms and Acronyms.

2.4 The Study Areas

2.4.1 The character of the identified study areas has been assessed in the context of the East Sussex Landscape Character Assessment (ESCC website 2008), which identifies landscape character areas across the county. The key character area map from this document is reproduced as Appendix 2 of this report.

2.4.2 The study has concentrated on specific towns and villages as outlineD in the brief. The areas of search around the towns and villages vary depending on the character of the landscape surrounding the town or village. Generally the areas of search are the easily accessible locations up to 0.25 km from the village boundaries.

2.4.3 In many cases the character of the built up area of the village is contiguous with the surrounding landscape. In these cases the village will be identified as a single character area and an outer boundary is shown to indicate that the assessment is based on a defined area around the village. This will also apply where the identified local character areas incorporate parts of the built up area of towns or villages.

2.5 Field Survey

2.5.1 Field surveys have been carried out to identify the landscape character for the study areas. The areas are subdivided in to local landscape character areas; these are mapped and presented as figures in association with the tables in Volume 2 of this report.

2.5.2 The individual character of these local areas is described using the customised field survey sheets contained within Appendix 3. These include a typical representative view of each local landscape character area.

2.6 Desk top Study

2.6.1 The information obtained from the field survey exercise has been supplemented by a desk top study to map existing designations relating to historical, archaeological, biodiversity or other cultural interest which are included on the figures in Volume 2.

2.6.2 Other factors which have been considered as part of the landscape character assessment are local cultural considerations and sense of place. The survey sheets provide the opportunity to record both the objective elements within the landscape in question and the subjective impressions of the viewer.

2.6.3 The assessment of local landscape character areas considers the following:

The quality of each character area.
The value of each character area.
The character sensitivity of each character area.
The visual sensitivity of each character area.
The potential for mitigating change within the character area.
Requirements for management of the land and landscape features.

2.6.4 Where appropriate the assessment has drawn on the management needs identified in existing assessments and management plans.

2.6.5 In relation to mitigation consideration has been given to whether designed mitigation features would be in character with the local landscape. For example, extensive use of earth bunds to screen development may be inappropriate in a flat landscape and extensive woodland or tree planting may be out of character in an open landscape.

2.6.6 The comparative methodology for assessing the factors listed above is outlined in tables 1 to 4 in Volume 2 of this report.

2.7 Landscape Quality

2.7.1 Quality has been defined in accordance with The Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 5 and further refined using GLVIA (2002). Quality of the Landscape is defined according to 5 point scale as indicated in Table 1, Volume 2 of this report.

2.8 Landscape Value

2.8.1 East Sussex has a rich resource of valued landscapes. The importance of its landscape is recognized in national terms in that the northern part of the county is designated as the High Weald AONB. Most of the land area of Rother District is within the High Weald. This is with the exception of Bexhill and the countryside around it and the area to the east of Rye.

2.8.2 Rother District consists almost entirely of varied, attractive and valued landscape and many areas are the subject of nature conservation and historic designations.

2.8.3 This assessment appraises the landscape value of each character area identified around the settlements using a set of indicators, this is done by assessing the importance of characteristic features in the context of:

Why and who they are important to.
Their relationship in overall landscape patterns.
Relative value at the local, county, regional or national scale.

2.8.4 A landscape may be valued by different users for a variety of reasons recognizing perceptual aspects such as scenic beauty, tranquility, remoteness, special cultural associations, other conservation or specialist interest.

2.8.5 The Landscape Value Criteria are detailed in Table 2, Volume 2 of this report.

2.9 Landscape Sensitivity

2.9.1 The sensitivity of each local landscape character area and the scope for mitigation measures has been assessed in accordance with ***Guidelines for Landscape and Visual Impact Assessment***, Second Edition, 2002 and ***Landscape Assessment Guidance*** – Countryside Agency (Topic Paper 6, ***Techniques and Criteria for Judging Capacity and Sensitivity***).

2.9.2 Landscape character sensitivity is based on judgements about sensitivity of aspects most likely to be affected e.g. natural, cultural, aesthetic factors. This combined with visual sensitivity and landscape value identifies the capacity of the landscape to accommodate a specific type of change.

2.9.3 Other factors which have been taken in to account in assessing the sensitivity of the landscape resource are existing trends for change in the landscape which may be due to natural process or human activities. Landscapes exhibiting reduction in management due to changed farming practices may be considered less sensitive to change.

2.9.4 It should be noted that strong landscape character could tend to be more able to accept change as it is more robust. An area of weak landscape character could tend to be more vulnerable to change.

2.9.5 The Evaluation Criteria of the sensitivity to change of a landscape are defined in Table 3, Volume 2 of this report.

2.10 Visual Sensitivity

2.10.1 The visual sensitivity of the landscape has been recorded for each local landscape character area as part of the character assessment. Key views and viewpoints have been identified and focal features which enhance or detract from the view are noted. The inter-visibility of the area with surrounding areas has been recorded as have distant views into and out of the area. Key visual receptors with views across the area are recorded. The visual sensitivity is evaluated for each local landscape character area in accordance with Table 4, Volume 2 of this report.

2.11 Landscape Capacity

2.11.1 The following is a definition of landscape capacity taken from the Countryside Agency Guidance:

"Landscape capacity refers to the degree to which a particular landscape type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed." Further to this: "Capacity is all a question of the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued."

2.11.2 The above quotes are taken from ***Landscape Character Assessment Guidance for England and Scotland, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity,*** Countryside Agency (2002).

In summary, Landscape Character Sensitivity +Visual Sensitivity + Landscape Value = Landscape Capacity

2.11.3 As advised in Topic Paper 6, an overview has been taken of the distribution of the assessments of each aspect and this has been used to make an informed judgement about the overall assessment of capacity. These assessments are arranged in a table or matrix to provide a profile of that particular landscape character area.

2.11.4 The assessment of capacity for each character area is made by combining the quality, value and character / visual sensitivity scores. For example if Quality = High, Value = High, Character sensitivity = High and Visual sensitivity = High, the capacity is most likely to be None. Where Quality = Ordinary, Value = Low, Character sensitivity = Low and Visual sensitivity = Low, the capacity is likely to be High. It is less straightforward where there is more of a differential between the scores. For example an area may be high quality and value, but low character and/or visual sensitivity. In these cases a certain amount of site specific professional judgement has been used to come to a view on the overall capacity score. Where this is the case the tables allow for a comment on the potential for development in landscape terms, such as the scope for landscape mitigation and the need to improve or enhance the existing landscape features.

2.11.5 For the purposes of this study a gradation of capacity for identified character areas is based on high, moderate, low or no capacity. This represents the capacity of a particular area to absorb the proposed type of development without significant adverse effects.

2.12 Character Area Landscape Capacity Evaluation

2.12.1 The areas of study have been identified by Rother District Council in the ***Local Development Framework, Draft Rural Settlements Study*** and in the brief for this landscape assessment which is reproduced in Appendix 1.

Landscape Capacity Tables

2.12.2 The capacity assessment is based on the defined local character areas around each village and not the County Landscape Assessment character areas. The capacity of each local character area is assessed and set into tables presented in association with relevant figures in Volume 2 of this report as follows:

Market Towns
Villages

2.12.3 Using this information an overall assessment can be made for each individual character area around the settlement on the capacity to accept the type of change being considered. This judgement is made according to the combination of characteristics that contribute to a particular area of landscape. The capacity of an area to accept change is related to the potential of the area to accommodate development in a particular location without detracting from the overall character of that landscape. The capacity evaluation for each character area does not assume that this is the capacity across the entire character area.

2.12.4 In this context the capacity score is not a reflection of the scale of potential development in each area, but an indication that some may be acceptable.

2.12.5 The capacity and development potential for business use is based on the assumption that this would be light industrial type uses which would be consistent with a residential environment. These would be small units which could be considered as part of a mixed use development.

2.13 Mitigation and Management

Mitigation

2.13.1 The character area landscape capacity evaluation tables in Volume 2 also identify the potential of each character area to accommodate the required landscape mitigation for potential development. The potential to mitigate change in a particular landscape will depend on the factors which determine the character of the landscape. This will help to determine the visual and character sensitivity of the landscape. The potential for mitigation is scored as considerable, moderate or low in the character area capacity tables.

2.13.2 This assessment of potential for landscape mitigation is based on the

following set of factors as follows:

The need to enhance key the landscape features at a local scale.
The need to restore lost landscape features such as hedges and woods.
The need to restore degraded landscape.
The need to reduce the impact of urban development on the countryside.
Whether mitigation would detract from the sense of place.
Whether the site is already well contained and not visible in the wider landscape.

2.13.3 Outline mitigation should include:

Retention and management of existing significant landscape features.
New woodland planting to link with existing
New tree belts to link with existing
Creation of multifunctional green networks as planting, open space or recreational corridors.

2.13.4 The comprehensive landscape mitigation would need to be specified in detailed development briefs.

Management

2.13.5 The condition of the landscape will be determined by the degree to which it is soundly managed according to the land use. In the case of the countryside areas of this study this would be assessed according to:

whether the grazing regime removes invasive weeds and encroaching scrub.
whether hedges are kept clipped or are grubbed out and replaced with fences.
whether footpaths are kept open, stiles and gates are maintained.
unauthorised access is controlled to prevent dumping and tipping.
Manage copses and tree belts

2.13.6 Other parts of the study area have more formal recreational or institutional uses and should be managed as such. The maintenance and management should conserve and enhance key landscape features such as trees and hedges. Public access management should be addressed as above.

2.13.7 As most of the areas assessed are on the rural edges of settlements a comment is included in the tables as to how these areas could be managed to maximise the potential amenity value. This may be as areas which are already accessible by public rights of way, which have permissive access, or which can be seen from public areas.

2.14 AONBs and AONB Buffer Zones

2.14.1 The AONB boundaries are identified in the relevant mapping, many of the villages and the town of Battle are within the AONB in their entirety. The character of the landscape is not assessed on the basis of landscape designations but on the intrinsic characteristics of a particular area. The analysis of the capacity of the landscape as described in section 2.11 above takes in to account all of the relevant factors including any designations. Designated landscapes would be scored as higher value than non designated landscapes by virtue of the designation. When the various factors are considered an assessment of the capacity can be made. An area of landscape within an AONB may have a lower quality score and/or lower visual and character sensitivity than an undesignated landscape elsewhere. Taking this in to account there may be areas within the AONB which have greater capacity for development from a landscape point of view than areas outside the AONB.

2.14.2 There is, in some areas adjacent to the AONB boundary a buffer to the AONB landscape. This is usually an area of similar character but not of the same quality as the AONB landscape and not covered by the same planning policies.

2.14.3 These buffer zones have been reflected in the character area analysis for each settlement. The relative sensitivity of these areas has been considered according to the landscape character to achieve a balanced comparison with AONB and non AONB landscapes.

2.15 Mapping

2.15.1 The mapping is presented in Volume 2 following the relevant tables the maps include:

Landscape character areas for the immediate surroundings of each town or village.
All designations within the areas of study relating to landscape, biodiversity and cultural heritage.
A key viewpoint and photograph location from where the assessment was carried out.

3.0 General Character Context

3.1 Regional Landscape Character Context

3.1.1 ***The Countryside Character Map of England Volume 7:*** South East and London, Countryside Agency (1999). The study area falls almost entirely within the regional landscape character area 122 High Weald. There are areas to the extreme west in the Pevensey Levels character area 124, and on the eastern side in the Romney Marshes Character Area 123.

3.1.2 A summary of the key characteristics for the High Weald, which are relevant to the study area are as follows:

a well wooded landscape rising above the Low Weald;
distinctive and scattered sandstone outcrops;
main roads and settlements are sited along prominent ridges-lines with a dense network of small winding lanes linking scattered villages, hamlets and farms;
the legacy of the early iron industry has left extensive areas of coppice woodland and hammer ponds;
high forest, small woods and copses, and a network of hedges, shaws link small irregular fields created from cleared woodland.
flower rich meadows bordered by species rich hedgerows;
heavy clay soils have reduced the impact of agricultural change in the area and it is still, in the main a quiet pastoral landscape with mixed farming predominating;
the cultivation of fruit and hops, together with the associated distinctive oast houses; and
distinctive red tile, brick, local stone and timber building materials, often including hung tiles and white weatherboarding are characteristic of historic settlements, farms and cottages.
recent 'suburbanization' of farmstead buildings is eroding the distinctive local style in many places.

3.1.3 A summary of the key characteristics for the Romney Marshes, which are relevant to the study area are as follows:

flat open agricultural landscape with distinctive drainage dykes, marshes and open skies.
extensive arable fields, open wet pasture land. Narrow straight roads and dispersed settlements. Open character and remoteness.
high nature conservation value in wet grazing marshes.
former sea cliffs mark the post glacial shoreline. The Royal Military Canal at the base of these cliffs.
20th century development in the coastal strip.
the sharp contrast between shingle coast, low lying agricultural land and the raised cliff.

3.1.4 A summary of the key characteristics for the Pevensey Levels, which are relevant to the study area are as follows:

low lying tract of reclaimed wetland
open landscape with extensive grazed wet meadow windswept with few trees
widely spaced roads and isolated settlements provide a sense of remoteness

3.1.5 ***The High Weald Landscape Assessment***, The High Weald, Exploring The Landscape of The Area of Outstanding Natural Beauty, Countryside Agency (1994). Rother District and the areas of search fall into three broad character areas as identified in this document.

These are:

The Upper Rother Valley, which includes the Rother, Darwell and Dudwell River valleys. The area extends from Mayfield in the west to Robertsbridge and the confluence of the three rivers in the east. From north to south it extends between Ticehurst and to just south of Darwell Reservoir.

The Lower Rother Valley extends from Robertsbridge in the south west and to Tenterden in Kent in the north east, taking in Bodiam, Northiam and Peasmarsh.

The Brede Valley extends from Battle in the west to Winchelsea in the east and from the north side of Hastings in the south to Northiam and Robertsbridge in the north.

3.1.6 The landscape character areas in this document broadly correspond with the East Sussex County Council Landscape character areas.

3.2 County Landscape Character Area Context

3.2.1 The County Landscape Assessment is divided into five regional character areas: The High Weald, The Low Weald, The Downs, the Levels and the Urban Areas. These areas are further sub divided into the County Landscape Character Areas, the areas of search fall within 10 of these as outlined below.

No.	***County Landscape Character Area***
40	***Battle***
39	***Rye***
6	***Upper Rother Valley***
7	***Bewl Water Area***
8	***Dudwell Valley***
9	***Darwell Valley***
10	***Combe Haven Valley***
11	***Brede valley***
12	***High Wealden Coast***
13	***Lower Rother Valley***
25	***Pevensey Levels***
26	***Rye – Winchelsea Area***

Battle

3.2.2 Battle sits in the High Weald Area of Outstanding Natural Beauty, at the eastern end of the southern sandstone ridge. It is a fine historic market town, with medieval and Georgian buildings. The growth of Battle has been

restricted by High Weald AONB and other environmental and heritage designations, giving it a compact form. Its special intimate character and urban grain have survived intact. Development proposals would need to conserve and enhance the special character of the town. The key considerations would be to avoid further urban creep into the AONB countryside with spreading suburbanisation or ribbon development along the roads in to the town.

3.2.3 Characteristics

This ridge-top town has a skyline of historic buildings, dominated by the Abbey and the church.
The medieval and Georgian High Street has a small scale, well massed buildings with good continuity of facades.
There are picturesque frontages of red tile, timber-frame, render, white weatherboard and the local sandstone.
The character of the town is enhanced by the predominance of small and traditional shops.
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
The massive Battle Abbey Gatehouse sits at the eastern end of the High Street above its triangular court yard, giving a wonderful sense of enclosure and character.
The old town has a hard tight 'defensive' inward-looking character, with few views out.

3.2.4 Special features

Battle Abbey, with its grounds is a character focus but visually separate from the rest of the town.
The Norman stone church

Rye

3.2.5 Rye is an ancient citadel town situated between the High Weald and the Levels. It sits on a sandstone rock rising above the surrounding open marshes, at the confluence of, and bounded by, three rivers. Its history as a walled, almost moated, defensive site and its unique geography have contributed to its compact intimate character. Rye's landscape setting provides a soft, flat, semi-natural contrast to the urban edge of the town, and enhances its maritime character; from viewpoints within the town it gives fine quality views out to the distant landscape and coast. The problems and pressures for Rye town are that some of the existing housing estates lack character and local distinctiveness and detract from the approaches to the town and its unique setting. Development proposals would need to address these issues and look for opportunities to strengthen the town's rural urban interface with high quality new development in a robust landscape setting.

3.2.6 Characteristics

The core is perched on a rock overlooking the flat, level surrounding marshland, giving it its Citadel quality.
There is a feeling of enclosure within the centre of the core, with an appealing contrast between inward-looking town and long views out at the edge.
The core has a high visual quality, which comes from the cohesion of the medieval architecture and the restricted palette of materials in a good state of repair: the warm sandstone of the town walls, soft red brick, and black and white timber-framing.
The core has a small human scale, distinctive narrow cobbled streets, a compact density and tight urban grain aligned with the shape of the hill.
The riverfront is an open, soft-edged tidal waterside of a maritime character.

3.2.7 Special features

The ancient town walls increase the separation of the town from the Levels.
The Gun Garden has views out to the sea.
Ypres Tower, St Mary's Church and the windmill are notable landmarks.

The Upper Rother Valley

3.2.8 This character area extends from Wadhurst, Ticehurst and Flimwell ridge in the north to the ridge top Burwash Road in the south and takes in Robertsbridge in the south east corner. The valley of the River Rother dominates the landscape and is overlooked by ridges and spurs with ghylls and shaws. These landscape features are dramatised by woodland cover, much of which is Semi-Natural Ancient Woodland (SNAW). Many of the larger villages straddle the boundaries of this character area as the settlement pattern is historically along the ridge tops which bound the character area. Landscape action priorities for this area, which should influence pressure for future development, are the need to control ribbon development and conserve the character of the historic settlements. The need to control traffic on rural lanes and protect the remote character of the area should also be considered.

3.2.9 Characteristics

The upper half of the largest valley system in the High Weald.
Flat-floored main valley broadening eastwards.
Relatively open valley floor with small, winding, partly tree-lined river.

Rolling, richly wooded landscape centred on main valley.
Rother regularly floods turning the whole valley bottom into a huge sheet of water.
Strong pattern of ghyll woods as well as many larger woods.
Substantial remote countryside and areas of exceptional remoteness.
Settlements and main roads mainly along ridges on edges of the area.
Villages have great character and variety often with landmark churches.
Fine views across valley.
Iron industry relics hidden in woods.
Picturesque farms and cottages.
Designed landscapes and parkland.

3.2.10 Special features

Stonegate: a compact, remote and unspoiled village on a secondary ridge.
Robertsbridge-Northbridge Street: on an unusual site straddling the valley with a notable main street and many old buildings.

Dudwell Valley

3.2.11 This narrow deep valley is bounded to the north by the ridge top A265 and the Burwash villages and contained by the Dallington ridge in the south. The villages have many buildings in the local vernacular style and ribbon development along the ridge top roads is characteristic. The impact of ribbon development along the ridge tops, the setting of existing historic settlements and preservation of the remote character of the area will be important in the consideration of future pressures on the area.

3.2.12 Characteristics

Valley is a tributary for the main Rother Valley.
West of Brightling the valley is narrow and deep, and is overlooked by spurs patterned with woods shaws and small fields.
East of Brightling it becomes broader and shallower and is dominated by the village of Burwash
Winding, tree-lined stream.
Feature buildings in the landscape and attractive cottages.
Burwash has a predominance of red tile
Remote and unspoiled areas, especially in the upper valley.
Fine views across the valley.
Distinctive lines of Scots pines on ridgetops.

3.2.13 Special features

Rudyard Kipling's 17th century house (Batemans) lies in the valley with its attractive gardens and watermill.
The area provides the backdrop for much of Kipling's work particularly Puck of Pooks Hill.
Burwash has a predominance of red tile detailing.
Ridge-top features on either side Mad Jack Fuller's 'sugar loaf' obelisk and Burwash church.
Many buildings in keeping with local vernacular.

Darwell Valley

3.2.14 Bounded by the Brightling ridge in the North and Netherfield in the south, this is a whimsical and mysterious landscape studded with the follies of Mad Jack Fuller. This is one of the most densely wooded areas of the High Weald. It is a landscape of bold, heavily wooded ridges and valleys giving a sense of endless forest. The Darwell Valley is flooded to form the Darwell Reservoir, a glittering lake glimpsed through the dense woodland. The British Gypsum works are well screened by woodland and landform in the valley of the river Line, an industrial secret of the High Weald. Traffic management on rural lanes, protecting the remote character of the area and pressures for agricultural diversification are specific issues in this character area.

3.2.15 Characteristics

Stream headwater similar to that of Bewl Water reservoir.
Darwell reservoir is smaller and less developed for recreation than Bewl.
Bold ridges and secluded valleys.
Extensive woodlands, with mix of coppice and conifers.
Remote, isolated character.
Parkland and designed landscape.
Historic, unspoiled farms and cottages.

3.2.16 Special features

Mad Jack Fuller's Brightling follies, parkland and temple.
Gypsum mines, plaster works and conveyor and their concealed character.
Views from ridges.
Isolated Brightling village and hilltop church.
Mountfield Park.

Combe Haven Valley

3.2.17 This landscape is a series of small, winding High Wealden valleys converging to from a tract of levels which curve east and south to almost reach the sea at Glyne Gap, between Hastings and Bexhill. This pleasant rolling, well – wooded countryside affords excellent views of the sea and

coastal towns, which have a strong influence on the area. The reducing viability of farming and pressure for agricultural diversification is an issue which may influence future development of this area. The protection of areas of remoteness and increase of traffic on rural lanes should also be a consideration.

3.2.18 Characteristics

Area is enclosed by the Battle ridge to the north-east.
Focal open, flat, winding valley floor with wetland.
Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and ghylls.
Extensive areas of ancient woodland.
Contrast between open valley floor and slopes.

3.2.19 Special features

Filsham reed bed has the largest single area of reeds in East Sussex.
Battle Abbey and parkland on northern edge.

Brede Valley

3.2.20 The bold Brede valley runs from Netherfield in the West to Icklesham in the east. The well wooded sides are steep and contrast with the flat predominantly open levels on the valley floor. This is a landscape of long views. The expanses of uncluttered farmland are fundamental to the character and beauty of this landscape. There is a remoteness here which is rare in the South East today. A landscape action priority for this area which could be achieved with new development proposals is to strengthen the urban edge of Hastings by means of tree planting and rigorous control of development on the slopes of the ridge. Another priority which could be influenced by new development would be consideration of traffic management and calming measures on the lanes near Hastings. Urban fringe management is another relevant action priority, as is the control of ribbon development to the south east of Battle.

3.2.20 Characteristics

River levels and marshes criss-crossed by reed fringed ditches or ‘sewers’.
Great uncomplicated vistas along the floodplains; flat river levels lead the eye towards Pett Levels and Winchelsea.
Well-wooded valley sides with farms and orchards contrasting with flat, predominantly open levels on the valley floor.
Greatest concentration of woodland around the valley head.
Quite steep sloped valley sides, patterned with trees, woods and farms.
Southwest of the main valley, a broad belt of fairly low, undulating country extends to the Battle ridge, with ridges, small woods and valleys.

Although not appropriate in large numbers, lines of poplars are part of the landscape.

3.2.22 Special features

The villages of Brede, Udimore and Icklesham are on ridges overlooking the valley.
Powdermill reservoir in the north-west is largely concealed by woodland.
Designed parkland landscape at Beauport Park.
Swans and herons feature in the landscape.

High Wealden Coast

3.2.23 This stretch of coast lies between the eastern edge of Hastings and Pett Levels. The Heathfield-Battle-Hastings ridge reaches the sea to form an invigorating coastline of highly distinctive character. Terraced, crumbling cliffs of soft sandstone are separated by deep ghylls (here called 'glens') which fall steeply to the sea, ending in cliffs and waterfalls. The glens contain wind-sculpted woods. Otherwise scrubby heathland is typical, grading inland to a patchwork of small fields, woodland and wind-bent trees. The farmland behind the Country Park has been fragmented by piecemeal removal and decay of structural elements in the landscape such as hedgerows. A specific action priority which could have an influence on the type and design of potential development is to increase tree cover within and on the edges of Fairlight Cove and other developed areas. To mitigate potential further development consideration should be given to the need to conserve and strengthen the pattern of hedges, copses and shaws in the inland areas.
Further development in the area would impact on the need to consider traffic management and calming measures on the lanes, to reduce conflict with walkers, cyclists and riders and enhance remoteness.

3.2.24 Characteristics

Collapsed cliffs seem ungainly compared with the chalk cliffs further west.
The cliffs are of outstanding significance geologically, being the best place to examine the geological evolution of the Weald.
The area is extremely important ecologically, supporting a number of rare species.
The two glens are very different. Fairlight Glen supports 30 metre high oaks whilst the vegetation of Ecclesbourne Glen rarely reaches 5 metres.
Inland, the main ridge offers wide views north across the Brede Valley and east to Winchelsea, Rye, Dungeness and even the coast of France.
Elsewhere fields separated by wind-bent tree belts are typical.

On the sheltered north side of the main ridge the patchwork of fields and woods is typical of the High Weald.

3.2.25 Special features

Fairlight church, a landmark for miles around.
Inland the villages Fairlight, Guestling Green and Pett stand in typical ridge-top positions. However Fairlight Cove is a typical patch of coastal 'suburbia'.

Lower Rother Valley

3.2.26 Running from Salehurst in the west, to Iden in the east, this area is dominated by the broad valleys of the lower reaches of the River Rother, and the secondary reaches of the Tillingham River. Both rivers have changed course many times over the centuries. The valleys are surrounded by rolling well-wooded country affording long views to Kent. Bodiam Castle dominates the Rother valley floor. The key action priorities for this area include conservation of the distinctive villages and the setting of vernacular buildings. There is also a desire to improve villages with tree conservation plans. The management of tourism pressures and traffic on the main roads is an issue. The landscape structure has been degraded with the decline of traditional farming practice, notably hop growing and orchards. This has led to pressure for agricultural diversification and consequent impacts on small rural settlements.

3.2.27 Characteristics

The main Rother valley is broader and less well defined than the Tillingham valley, with long views across to Kent.
The unspoiled Tillingham valley has a contrasting flat, open floor and steep, well-wooded sides.
Rivers and larger channels are hidden behind raised grassy flood-banks whilst smaller ditches are almost invisible from a distance.
The open aspect of the large rectangular fields on the valley slopes gives particular emphasis to the sporadic hedgerow trees.
Rolling wooded country surrounds the fields on more open slopes.
The area is one of the most remote and unspoiled in East Sussex.
Significant houses and designed landscapes and parkland enhance the area.
Many dwellings are thatched, and many have pastel coloured weatherboarding.

3.2.28 Special features

Ancient inland sea cliffs at Rye, Playden and Oxney.
Bodiam Castle and the Tenterden Steam Railway dominate the valley.
The designed landscapes of Brickwall, Peasmarsh Place and Great Dixter,

Poplars near Bodiam emphasize the flatness of the valley bottoms.
Active coppicing at Peasemarsh.
Orchards.

Pevensey Levels

3.2.29 This character area lies to the North East of Eastbourne. This large, flat, open landscape is dominated by grazing marsh and reeds. The landscape is characterised by winding reed fringed drainage channels with scattered thorns and willows. Away from the roads there is a distinct remoteness amongst the big skies and cries of wetland birds. Not surprisingly there is little or no development on the marshy flood plains and the villages are scattered along the surrounding ridge top roads which afford long views across the levels. Particular pressures on this area are the unsightly coastal developments and unscreened caravan sites. Heavy traffic on the A259 and resulting rat running in the rural lanes is an issue. Pressure for urban expansion around Hailsham and Pevensey could have an adverse impact on the open landscape. Defending the vulnerable coast and associated development against the encroachment of the sea with artificial flood barriers is an issue which would affect any proposals for future development.

3.2.30 Characteristics

Reed- fringed winding channels in open wetland pasture
Scattered straggly willow and thorn along channels.
'Islands' (eyes) of slightly higher ground - Horse Eye, North Eye.
Main channels engineered.
Isolated farms and cottages.
Winding lanes cross the levels.
Coastline with shingle banks and groynes.
Coastal development

3.2.31 Special features

Deserted medieval village at Northeye.
1950s seaside housing at Pevensey with distinctive style, extensive use of weatherboarding and jaunty resort atmosphere.
Pevensey Castle and village. Castle widely visible landmark with major historical significance and associations.
Wartling village and church on prominent spur overlooking Levels.
Turf growing an important land use.
War time artefacts are part of the local setting.

Rye –Winchelsea Area

3.2.32 Forming the most easterly corner of the county, this diverse area follows the River Rother to its confluence with the Royal Military Canal and continues eastwards to Camber. This area is an extension of the huge Romney – Walland Marsh and is a wide tract of coastal levels overlooked by

bold spurs and ‘islands’ of high ground. The twin citadels of Rye and Winchelsea dominate the area from their bold, raised sites. The woods, farms and valleys of the rising ground contrast with the flat, open levels. The seaside village of Camber lies behind coastal sand dunes and an outstanding sandy beach. A key action priority which should have a bearing on proposed new development would be the need to contain intrusive development at Winchelsea Beach, Rye Harbour and Camber. Another priority is to conserve and enhance the setting of the citadel towns of Rye and Winchelsea. Control and management of traffic on the country lanes and straight roads would help to protect the remote character of the area.

3.2.33 Characteristics

Open coastal and valley levels with straightened or engineered drainage channels.
Dominated by spurs and ‘islands’ of high ground, with steep ‘fossil cliffs’ descending to Levels.
Bold, raised sites and distinctive profiles of Rye and Winchelsea.
Historic site and setting of latter, with outstanding view up Brede Valley.
Expanses of shingle with lakes resulting from gravel working.
Dunes at Camber and wide sandy beach, unique in East Sussex.
Coastal flood banks, shingle beaches and groynes.
Pasture and sheep a feature, though much more arable than Pevensey Levels.
Contrast between woods, farms and fields of rising ground and the flat, open levels with their sense of space and wide open skies.
Extensive remote areas and strong sense of history.
Views towards Dungeness.

3.2.34 Special features

Winchelsea grid layout of weatherboard and tile cottages, stone church and windmill, stands above steep wooded bluffs on which medieval gates are conspicuous.
Royal Military Canal, a broad quiet waterway.
Camber Castle amidst the Levels.
Rye Harbour Nature Reserve, an extensive area of lakes in old gravel workings. The sounds of the rich bird life are part of the landscape.
Martello towers.
Eastern extremity included within the Lydd Military Firing Range.

3.3 Character of Local Settlement Patterns

3.3.1 The county of East Sussex is divided by the bands of underlying rock that run east-west across it. This strong pattern of underlying geology has determined the historic land-use, and has led to various characteristic farming communities in the different parts of the County. This in turn has given a contrasting pattern of settlement and village form. The river valleys and their

level floodplains in Rye, Winchelsea and Pevensey areas were a constraint to early settlement. Most of Rother District lies within the High Weald AONB and the historic research covered by the ***The Making of The High Weald*** (HWJAC 2005) tends to focus on the history of settlement in the High Weald area.

3.3.2 During Norman rule the manors in the south of the County were rich centres of power, and each owned a detached parcel of outlying land in the High Weald to the north, accessible only by the ancient droving roads. These land parcels provided useful resources including timber and iron ore for building and tools.

3.3.3 The High Weald is characterized by dispersed historic settlements of farmsteads and hamlets, and late medieval non-agricultural villages. This scattered settlement is still evident in the rural areas of Rother District. The scattered settlements of Ashburnham, Brown Bread Street and Ponts Green are typical of this pattern. More nucleated villages began to develop during the fourteenth century, often as trading centres, which is evidenced by their formation around market places, for example at Ticehurst. Robertsbridge dates back to 1176 when the Cistercian abbey was founded and it too expanded as a market town. These medieval villages were centres of trade rather than agriculture and were effectively the local towns. In the eastern areas of Rother District and notably the hinterland of Rye and Winchelsea there are fewer nucleated villages as it is believed these important ports dominated.

3.3.4 In Rother District the towns of Winchelsea, Rye and Hastings developed as early coastal ports. The medieval town of Battle developed rapidly in the late 11th an early 12th century at the gates of Battle Abbey. Bexhill was a fishing village which only started to see significant expansion with the increase in popularity of coastal resorts and the coming of the railway in Victorian and Edwardian times.

3.3.5 The High Weald was less colonised by the late Saxon period (900-1066) than the more accessible lands to the south. The forest had seen some clearance for the Roman iron industry, and indeed current thinking suggests that much of the ancient forest of the High Weald was cleared by the Iron Age. However the area remained a well-wooded region of steep slopes, and wet, heavy poor soils. In Saxon times the people of the High Weald were frontiersmen, cattlemen and swineherds, often paid by the lords in the south for taking stock up the drove trails for fattening in the High Weald.

3.3.6 Route-ways developed along the drier, more easily travelled forest ridges. Scattered farms, cottages and huts were built beside ridgeline route-ways. Hamlets gradually developed in a loose-knit form, often at road junctions, and churches were built between hamlets to serve many surrounding settlements. The nucleated villages of Burwash, Robertsbridge, Sedlescombe and Northiam grew due to their positions on main transport routes to become the local centres for the scattered rural populations.

Industry and Change

3.3.7 Iron ore is found in the rocks of the High Weald. Since the Iron Age (800BC to AD43) the iron had been mined and worked on a local scale, using the bloomery process. Large areas of woodland were coppiced for the fuel for forges and furnaces. Many villages would have grown as a result of the expansion in the iron industry.

3.3.8 From the late fifteenth century, major technical innovations, such as water-powered hammer forges and blast furnaces allowed rapid growth of the industry. Ironworkers unable to find accommodation within existing villages obtained a grant from the waste and built dwellings on a plot enclosed from a common.

3.3.9 By 1850 the railway had come to Sussex, making the countryside more accessible to those who worked in London. The railway brought more modern expansion to the older nucleated settlements of Robertsbridge and Battle. New settlements developed around stations, and existing ones grew. More modern villages expanded from much smaller villages at this time, such as at Crowhurst and Etchingham.

Village Layout

3.3.10 Settlements have been evolving since pre-history, but the pattern of streets to be found in the villages in Rother District today, and in the older parts of larger villages, has been there since early medieval times. This is most notable in Winchelsea, but is also evident in Ticehurst, Robertsbridge Northiam, Burwash, Sedlescombe and the smaller villages of Brede and Cackle Street.

3.3.11 Villages have evolved at a variety of locations, river crossings, dry places above a waterline, and meetings of ridgeways, adjacent to common land and, most often, at the junctions of roads. They often take their shape from the road junctions that attracted settlement. Loose-knit villages are characteristic. Villages typically have a pattern of secondary roads linking the through-routes, and in larger villages, this builds into an irregular grid pattern.

3.3.12 The coastal settlements at Fairlight Cove, Cliff End, Winchelsea Beach and Camber have expanded in more recent years because of their desirable coastal locations. Camber and Winchelsea Beach support holiday homes and caravan sites and a seasonally fluctuating population.

3.3.13 The historical development of the settlement of the High Weald in Rother District is typical of that described above. In ***The Making of The High Weald*** (HWJAC 2005), historical evidence is provided that suggests that the characteristic scattered settlement pattern of farmsteads and small, hamlets is essentially Medieval which can be said of few other places in the country. The coastal areas on the plains to the east of the High Weald have a scattered settlement typical of holiday resorts in isolated seaside locations.

3.3.14 The historic settlement pattern of hamlets and scattered farmsteads in the High Weald area of Rother District are vulnerable to change. This can be typically seen in the string of rural settlements at Ashburnham and Brown

Bread Street. A network of lanes links the numerous villages and towns. Ribbon development along these lanes has, in many places, brought a suburban feel to the landscape. This can be seen typically in the towns and larger villages which are sited on the ridges as at Burwash and Battle.

3.3.15 The historic integrity of the scattered farms and hamlets must be conserved as they are part of the intrinsic character of the Rother District. The increase in traffic generated by development in these small settlements would have an adverse impact on the quiet character of rural lanes. New development and conversion of existing farm buildings would bring with it pressure for suburbanisation and gentrification of essentially rural character. This is already a pressure which has been identified in the various landscape character assessments for the High Weald. From a landscape character point of view it would not be appropriate to promote new development of a scale which would detract from the historic character of these smaller scattered settlements. The growth of larger villages, particularly sizeable growth, needs to be carefully assessed to ensure it does not detract from the essentially rural character of the High Weald. The potential impact of expansion in villages close to the edges of or straddling the designated area should also be carefully considered for potential impacts this could have on the neighbouring High Weald countryside for example at Catsfield, Crowhurst and Fairlight Cove.

3.3.16 The settlements outside the High Weald on the coastal plain around Winchelsea and Rye have less well defined historic landscape character. They tend to support dense ribbon development along straight through roads. The modern caravan and cul de sac developments extend off the main road often on informal unmade tracks. The caravan sites associated with these villages tend to dominate. The open and exposed character of these areas does not lend itself to extensive mitigation planting which would in any case be difficult to establish in these exposed locations. New extensions to the built development of these villages would be difficult to integrate in to the existing settlement pattern.

4.0 Assessment of the Capacity Analysis

4.1 The Assessment Process

4.1.1 Field surveys were carried out to identify landscape sub - character areas around each town and village assessed. The field work was recorded using field survey sheets describing these individual local character areas and supported by a representative photo of each area. These are reproduced in Appendix 3 and grouped according to the town or County Landscape Character Area in which they fall and by settlement in alphabetical order.

4.1.2 The towns and villages assessed are listed in the Tables in Volume 2 of this report under the relevant county landscape character areas, as described above. The areas outside the built development of the towns may fall outside the county landscape character area for that town and into the rural county landscape character areas which surround the town, for simplicity

these areas have been listed under the town and the county landscape character area to which they belong is included in brackets. Some villages which are on the boundaries of character areas may fall between two areas, for simplicity these areas have been allocated to the character area into which most of the area around the village falls. The detailed descriptions in the character assessment on the tables and in the landscape character site sheets describe the landscape character of these local character areas.

4.2 The Assessment Output

4.2.1 The output from the assessment process is almost completely accounted for in the Volume 2 Tables. These tables and the accompanying figures map local character area sub-divisions within the context of the wider county landscape character areas. The tables compare the relative quality, value, character and visual sensitivity of each local character area. The tables also consider landscape management issues and the potential for mitigating development.

4.2.2 The figures are maps representing each settlement in its landscape context. This includes landscape, ecological and historic designations. In addition the local character areas are mapped. The location and direction of view from which the photograph on each character sheet was taken is recorded for each local character area.

4.2.3 The analysis, using the definitions outlined in the Glossary below, results in a clear steer on the relative capacity score for defined areas around each settlement. The following summaries for each settlement provide some general comments which may give direction to identifying the areas of greatest potential capacity for development in landscape terms.

5.0 Summary of Assessment in the context of the Rother Core Strategy Development Distribution Options

5.0.1 The following section summarises the conclusions reached in the tables of the landscape capacity assessment. At the end of the capacity summary for each town or village a comment is made on the consequent ability of to accommodate the level of development identified in the emerging Rother Core Strategy and Draft Rural Settlements Study.

Towns

5.1 Battle

5.1.1 The ridge top setting of the historic core of the town of Battle has been protected from intrusive development by the presence of the battlefield to the south and the open farm land to the north. Recent expansion has been in the form of ribbon development which converges on the town along the main road routes. The open slopes which fall away from the ridge to the south would be vulnerable to further development. This is particularly the case where development would impact on the historic setting of the Registered Park and

battlefield. The accessible countryside to the north of the town is important as the landscape setting of the historic town when viewed from the north. Several footpaths cross this area and it is a highly valued open space with links the Old Mill and Caldbec Hill. The need to defend the setting of the historic town limits potential development opportunities to enclosed areas close to the existing urban expansion on the north side of the ridge. There may be some limited potential for new development to the south east of the old town on either side of Hastings Road, but his would need to be in a new woodland landscape framework which links to existing tree belts and shaws. Any proposed development would need to be kept close to the existing built up edge to prevent encroachment in to open countryside.

5.1.2 The Core Strategy document identifies 5 areas where there may be potential for further development. This landscape capacity assessment confirms that the greatest potential would be as infill in more enclosed areas and to infill gaps in existing ribbon development, especially where these areas are contained by existing woodland. Further to this there may be some potential to the north of Blackfriars in and around Marley Lane. The constraint in this area will be the presence of the sewage works and setting of listed buildings at Blackfriars Oast. Although some capacity is identified to the south east of Hastings Road any development proposals would need to be very well contained from long views to the south. This would restrict the scale of any proposals to particular fields. A new landscape edge to the town would need to be developed in the form of woodland shaws and tree belts which would link up existing woodland features on these slopes.

5.2 Rye

5.2.1 The setting of the historic core of Rye, the levels and the rivers importantly aid the perception that the core is a citadel, vertically separated from the surrounding plain. From viewpoints within the town the setting provides fine quality views out to the distant landscape and coast.
The tidal rivers and estuary are a key component of Rye's maritime character. To the south-east the open landscape provides a Local Strategic Gap between the town and Rye Harbour Village.

5.2.2 The landscape setting of the town is a constraint to development on any part of the levels which surround the Citadel. There may be very limited opportunities for small scale development in parts of the Playden area. This area is outside the AONB but is sensitive as much of the historic character of field patterns is intact. The area surrounding the more modern ribbon development along Udimore Road may provide some opportunities in addition to the area allocated for housing in the Local Plan. The landscape which is adjacent to, but outside the AONB is not of similar quality or character to the wider AONB landscape and the character is influenced by the hard edge of urban development. A strong landscape framework would be required to prevent unacceptable impact on the surrounding AONB landscape and open countryside. This would be in the form of wooded tree belts and shaws to strengthen the existing field boundaries and redefine the interface between the built up area and the countryside.

5.2.3 The opportunity for any large scale development in and around Rye is very limited. The numbers suggested in the emerging core strategy of 450 dwellings would appear to be realistic especially if this takes in to account the existing allocations and brown field sites. There are two areas with moderate capacity from a landscape perspective, but these areas would be limited in the scale and numbers of new houses which could be accommodated. The area adjacent to Udimore Road is close to the AONB and proposed development would need to be in a new woodland landscape framework which would limit the area available for built development.

5.2.4 Opportunities for residential development at Rye Harbour and along Rye Harbour Road would be limited to the southern end at Rye Harbour Village. The industrial character of the Harbour Road should be maintained and not mixed with housing development. Rye Harbour Village has a distinctive historic character which has been sensitively reflected in recent housing development. There may be small areas where infill housing development could be accommodated in association with the existing residential area. This would need to be well designed and of high quality to compliment the existing developments. The existing caravan park is intrusive but it is part of the established holiday character of the place.

Villages

5.3 Upper Rother Valley

5.3.1 The village of Broad Oak like many High Wealden villages straddles a ridge top road, the B2089. The slopes on the south side of the village are open to long views across the Brede Valley and to the north west there are open views from the north across the Tillingham Valley. The more enclosed areas to the north west of the village are surrounded by woodland. These areas offer some potential for development. This would need to be designed to have regard to the ancient woodland habitat which surrounds the area and a public footpath through Granary Farm. The Draft Rural Settlements Study identifies the enclosed areas to the north west of the village as having potential, this landscape capacity assessment would agree with the area identified. This area could potentially accommodate the numbers of up to 50 houses, including provision for required green infrastructure.

5.3.2 The ridge top village of Burwash offers limited opportunity for expansion due to the sensitive character of the surrounding open slopes and relative remoteness of the countryside around the village. There are some pockets of opportunity for infill development in more enclosed areas to the north of the village and in association with more modern housing estates. Burwash Common and Burwash Weald offer limited opportunity for further expansion apart from infill in existing ribbon development. The landscape capacity assessment would confirm that opportunities for future development in Burwash are limited to the area to the west of the village around Strand Meadow.

5.3.3 There would be some capacity to extend the village of Etchingham on the north side but avoiding the upper slopes. This would need to be within a strong landscape framework of new woodland to link with existing tree belts. The Draft Rural Settlements Study document seeks to accommodate up to 40 dwellings. The capacity assessment confirms that these could be accommodated if sensitively located in small pockets of land close to the village edges.

5.3.4 As a ridge top settlement of characteristic ribbon development Flimwell has some limited opportunities for new development. Any proposals deemed acceptable would need to avoid the more open slopes. There are some enclosed areas which are surrounded by extensive areas of woodland where new development could be accommodated without encroaching on the wider countryside. The Draft Rural Settlements Study would seek an allocation of 25 in addition to the local plan allocation.
The landscape capacity assessment suggests that pockets of more enclosed land on both sides of the A21 could accommodate some small areas of development. The associated green infrastructure could include the required allotment land, especially on the flatter areas to the east of the A21.

5.3.5 The village of Hurst Green is severed west from east by the busy A21. The area of greatest opportunity for further development in this village is to the east of the A21 in the more enclosed fields and close to the village boundaries. Areas to the south west are exposed to long views from the AONB countryside. Development has extended north of the village to the edge of the Ancient Woodland of Burgh Wood and there is little scope for more infill in this area. The Draft Rural Settlements Study seeks to accommodate up to 40 dwellings in the village with associated play facilities. The landscape capacity assessment would agree with the broad location suggested for these facilities and the potential numbers of dwellings.

5.3.6 The open slopes to the west of the railway in Robertsbridge both north and south of the existing built up area would be sensitive to further expansion. The railway corridor and stream valley, which separates the historic village from the station is accessible open space crossed by several footpaths. This would make this area sensitive to encroaching development. The areas with greatest capacity would be around the Grove Farm and the old mill at Northbridge Street. The allocation suggested in the Draft Rural Settlements Study for up to 100 dwellings including the Local plan allocations is probably achievable in landscape terms. Additional available land at Grove Farm is limited in area due to the need to retain some green infrastructure and increase the tree screen to the A21. The area with capacity at Northbridge Street which has potential capacity in landscape terms could make up this deficit.

5.3.7 As a small village in a remote part of the High Weald Stonegate would offer limited opportunity for further expansion apart from in some enclosed fields to the north of the village. The required numbers of up to 15 dwellings could be accommodated to the north of the village without detracting from the character of the local landscape.

5.3.8 The open slopes on the south side of Ticehurst would have limited capacity for development. By contrast there are some more enclosed fields on the north side of the village where there could be capacity and an opportunity to redefine the village boundary in a new landscape setting of woodland and tree belts. The suggested number of a maximum of 60 dwellings in the Draft Rural Settlements Study could be accommodated to the north of the village without having an unacceptable impact on the character of the local landscape. Sufficient provision would need to be made for green infrastructure and woodland planting to conserve and enhance the AONB landscape.

5.4 Dudwell Valley and Darwell Valleys

5.4.1 The small villages in these remote parts of the High Weald would offer limited opportunity for new development without this having an adverse impact on the amenity and character of the existing village settlements. The Draft Rural Settlements Study identifies a need to find land for affordable housing in Dallington and Brightling. The capacity of these villages is very limited, however a more detailed assessment of specific sites could identify capacity for very small scale infill development providing it is of a high quality design and can demonstrate conservation and enhancement of the AONB landscape.

5.5 Combe Haven Valley

5.5.1 Catsfield is a compact nucleated village arranged within the triangle of three roads with the church spire as a focal point. The school and old church are set apart from the village on a lane to the south east. This compact character should be protected and proposals for further development should not detract form this or create creeping ribbon development out from the village core. The countryside to the north, west and east of Catsfield Village is in the AONB. Due to the enclosed character and to some extent degraded nature of the landscape to the west of the village this area would have greatest capacity for future development even though it is in the AONB. There would be an opportunity to redefine the village edge and create a new woodland landscape structure in this area. The stream valley on the south side of the village is not in the AONB; however the area is part of the setting for the old village and church and would be sensitive to change. This area could be considered to be a buffer between the AONB and the southern part of the village and should be defended as such. The AONB countryside to the north east of the village is on rising ground and is the countryside setting for the core of the village and should be kept open. The need in the Draft Rural Settlements Study to find land for up to 40 new homes would not appear to be unreasonable with the areas identified as having moderate capacity in the landscape assessment.

5.5.2 Crowhurst is a dispersed settlement sprawling for some distance along winding lanes. The ribbon development has spread out from the historic features of the church and manor house north to the station and south down the Powdermill Valley. This scattered character makes it difficult to identify a

focal area where significant new development could be concentrated. The topography of the area on a hillside dissected by the steep slopes of the Powdermill and Watermill valleys would also limit opportunities for acceptable development. There may be opportunities for development to achieve conservation and enhancement of existing modern development. This landscape assessment would not undermine the requirement in the Draft Rural Settlements Study to find sites for up to 15 units of affordable housing in the village.

5.6 Brede Valley

5.6.1 The Draft Rural Settlements Study has the same conclusions as the landscape Assessment that there is little or no further capacity in the vicinity of Bachelor's Bump in Hastings. Open green spaces, including paddocks and gardens, on the edge of the built up area do act as a buffer to the surrounding AONB countryside.

5.6.2 The villages of Brede and Cackle Street have a strong sense of place and a sensitive historic local character. The location of these villages on the exposed slopes of the Brede Valley would make the surrounding landscape particularly sensitive to further expansion. There may be scope for some limited infill development close to the boundaries of the village to the west of Cackle Street. This would accord with the Draft Rural Settlements Study which seeks to concentrate development on the nearby village of Broad Oak and suggests no allocations for these villages.

5.6.3 The scale and character of Guestling Green as well as the relative remoteness of the surrounding countryside would limit the potential for future development. This is in accord with the conclusions of the Draft Rural Settlements Study document.

5.6.4 The location and open character of Icklesham on a ridge above the Brede Valley does make the landscape surrounding the village particularly vulnerable to change. The limited pockets of more enclosed land in parts of the north of the village could have some limited capacity. This would accord with the aspirations of the Draft Rural Settlements Study to find an allocation for up to 20 dwellings.

5.6.5 Sedlescombe has a compact historic village centre around the small but attractive green with its focal pub and Post Office. The Brede Valley and flood plain is a natural boundary to the village to the south. Much of the more modern development of the village has expanded to the north and east, including the relatively new school and the outlying estate at East View Terrace. The setting of the Conservation Area is a consideration in deciding the capacity of the surrounding landscape to accommodate development. Capacity would really be limited to an area of enclosed paddocks on the immediate east and west side of the village, as infill within the development boundaries. This would accord with the Draft Rural Settlements Study suggestion to accommodate up to 10 dwellings.

5.6.6 The remote character and small size of the small village at Three Oaks would limit the capacity for any significant development. The enclosed areas close to the village edge could accommodate infill development if needed as affordable housing. This would be in accordance with the allocation in the Draft Rural Settlements Study.

5.6.7 The areas identified as having some capacity for new development around Westfield are the enclosed fields to the north east and east of the village. The area to the north is in the local plan allocation for housing and recreational facilities. The area to the east of the village could reasonably have the capacity to support the remaining allocation suggested in the Draft Rural Settlements Study. Any development would need to be within a well defined landscape framework with woodland planting and tree belts to link the existing woods and vegetation along Fishponds Lane. This lane is a historic track and right of way which should be part of a new landscape green infrastructure around the edge of the village.

5.6.8 Westfield Lane is an area of suburban development which has grown along the A28. The Arcadian character of the area with mature trees and woodland would limit the capacity of this area. The capacity which has been identified is limited to infill in large gardens and paddocks. This capacity assessment would appear generous compared with the Draft Rural Settlements Study which does not consider the area to be appropriate for further development. Consideration should be given to the need to retain and protect trees and woodland in gardens and paddocks which provide a buffer between the built development and the wider AONB countryside.

5.7 High Wealden Coast

5.7.1 The capacity identified for the area around Pett Level and Cliff End is restricted to infill of large plots and gardens. Other wise the capacity of the area surrounding the village is very limited, if any. This would accord with the Draft Rural Settlements Study which allows for no allocations in this small settlement.

5.7.2 The countryside to the north and east of Fairlight would offer little capacity for future development as the open slopes of AONB countryside are subject to long views from the ridge to the north. There are some more enclosed areas of somewhat degraded countryside to the west of Fairlight and plots enclosed by gardens which may offer some capacity for infill development. These areas are constrained by the presence of ancient woodland and the Hastings Country Park. The allocation for up to 35 dwellings in the Draft Rural Settlements Study could probably be accommodated without intrusion in to the AONB countryside.

5.7.3 The exposed ridge top character and strong sense of place associated with Friars Hill and Pett would make the areas vulnerable to change. These areas are identified as having very limited capacity in the landscape assessment.

5.8 Lower Rother Valley

5.8.1 The village of Beckley is an historic village with ribbon development straddling an ancient east west route, which is characteristic of many High Wealden villages. This ribbon development continues to the junction with the A268 at Four Oaks. The countryside surrounding the village is remote and tranquil. There may be small pockets of land available for small scale development which would need to be in character with the existing historic development. The gaps between settlements and the historic development character should not be compromised. The need to find small numbers of affordable housing identified in the Draft Rural Settlements Study should be possible without detracting from local landscape character.

5.8.2 The village of Bodiam has a strong sense of place and is surrounded by sensitive and remote landscape .The open south facing slopes which fall away from the core of the village would be very sensitive to change. Areas to the north are dominated by the school landscapes and the setting of the church. The countryside to the north of Levetts Lane falls steeply northwards and is open to long views from the surrounding countryside. There would be few opportunities for new development in or around Bodiam.

5.8.3 Ewhurst Green is an historic settlement with a strong sense of place and several vernacular buildings, including an attractive church on the green as a focal point. The houses are generally significant buildings typically in large garden settings. This character should be protected and new development or infill would detract from the character of this remote rural settlement.

5.8.4 The village of Iden is on the junction of four rural roads. This gives a characteristic centre and focus to the village and a strong sense of place. The surrounding countryside is flat and views in are relatively local. The character of the surrounding landscape would allow for small pockets of development close to the village edges and in the more enclosed plots of land. This would need to be contained in a well defined landscape setting which would create a new boundary to the village edge. The required small scale development of up to 15 houses suggested in the Draft Rural Settlements Study could be accommodated without detracting form the character of the village and local countryside.

5.8.5 The small hamlet of John' Cross is severed by busy traffic on the A21. The open and remote nature of the surrounding landscape would make any significant development unacceptable. Some small pockets of infill development could be accommodated within the existing enclosed plots.

5.8.6 The area of Mountfield around Hoath Hill has grown as a settlement historically due to the need for housing to accommodate the workers in the Gypsum mines and factory. The ribbon development settlement pattern along country lanes would not allow for any significant new development. There may be some capacity in a limited area to the rear of Mountfield Villas if there was a particular local demand. This would need to be in a strong new landscape

framework of trees and woodland.

5.8.7 In the village of Northiam the village Conservation Area extends from Great Dixter, along the Main Street to Frewen College in the south. Part of the character of the conservation area is of vernacular buildings in large gardens. This limits opportunities for infill development which would detract from this character. There may be some limited opportunities outside the Conservation Area, but close to the village edges to the north of the Main Street. Great care would need to be exercised in protecting the open meadows in this area which are valuable as a setting to the old village and as accessible countryside. There are areas to the north of Beales Lane which would offer greater potential than those outlined above. These would include the existing allocation and potentially other enclosed fields as an extension to this. This would need to be in the context of new woodland as an extension to Harlots Wood which would contain development from the wider countryside and protect the Conservation Area. There may also be some scope for development in the more enclosed areas to the south of Station Road. From a landscape perspective the numbers of up to 50 additional houses in the Draft Rural Settlements Study could be achieved without unacceptable adverse impact on the local landscape.

5.8.8 As with many villages in this part of the High Weald Peasmarsh is characterised by vernacular weatherboard cottages in large gardens along the Main Street. This character gives the village a sense of place which should be protected. The greatest potential for development in the village is around the central area and to the south of Main Street. There would be scope here to build on the tree belts which enclose the village from the countryside and provide new tree belts to strengthen existing field boundaries. The rural amenity of the footpath which links the western end of the village to School Lane should be protected and incorporated into a belt of green infrastructure around the southern part of the village. This would satisfy the need identified for new community facilities and footpath access. There may be some potential for infill of small paddocks and large gardens at the eastern end of the village but this should not encroach on the rising ground and countryside east of Stream Farm. Overall the Draft Rural Settlements Study allocation of up to 40 houses plus community facilities could be accommodate in the village without detracting for the character of the village and surrounding countryside.

5.8.9 The compact hill top settlement of Staplecross would be sensitive to change. The hamlet and surrounding countryside has a very strong sense of place. The need to accommodate small numbers of dwellings could be accommodated but these would need to be in locations where a new built edge could be created to the village and where new tree belts could be used to contain development. The local need identified in the Draft Rural Settlements Study for up to 10 dwellings could be accommodated without detracting from landscape character.

5.9 Pevensey Levels

5.9.1 The nature and character of the settlement at Normans Bay would allow for very little further development without detracting from the remote and unplanned seaside character. The existing caravan park is a visual detractor; however this is an accepted part of the holiday character of the place.

5.10 Rye – Winchelsea Area

5.10.1 The village of Camber would offer very little potential for further expansion from a landscape point of view. There may be opportunities at the west end of the village to improve the edges of the village and create new landscape to accommodate development close to or within the development boundaries. The Draft Rural Settlements Study to accommodate up to 20 new dwellings should be possible without detracting for the character of the place however some of these would need to be located within the development boundaries.

5.10.2 The lack of features and landscape structure in the isolated and remote settlement of East Guldeford would make it very vulnerable to change. New development would detract from the character of the place.

5.10.3 The sensitive historic character of Winchelsea village and the surrounding open countryside setting would make the village very sensitive to new development. Development proposals should not detract from the village's unique sense of place.

5.10.4 Winchelsea Beach has a distinctive seaside character, but lacks sense of place. The character of the area is detracted from by intrusive development and lack of landscape structure to contain this. The caravan development is characteristic of the seaside resort, but could be improved with new landscape structure which could come with new development proposals. Replacement of some of the more open caravan parks with higher density housing development may not be in character with the seaside setting. Any proposed development would need to be carefully designed and sited so not to detract from the open seaside character of the area. As this area acts as a buffer to the AONB landscape to the west, careful consideration needs to be given to appropriate landscape management to enhance the character and quality of the landscape. There could be some limited scope to enhance the character of the existing unstructured developments with new development. This would accord with the proposals in the Draft Rural Settlements Study.

6.0 Glossary of Key Terms

Agricultural Diversification. This refers to the pressure for change of use for farm buildings and agricultural land as alternative development such as offices, riding stables and other recreational uses.

Analysis (landscape) The process of breaking the landscape down into its component parts to understand how it is made up.

Ancient Woodland Land continuously wooded since AD1600.

Arable Land used for growing crops other than grass or woody species.

Assessment (landscape) An umbrella term for description, classification and analysis of landscape.

Characteristics Elements, features and qualities which make a particular contribution to distinctive character.

Characterisation The process of identifying areas of similar character, classifying and mapping them and describing their character.

CLA County Landscape Assessment**,** refers to East Sussex County Council Landscape Assessment http://www.eastsussex.gov.uk/yourcouncil/consultation/2006/landscapeassessment/download.htm

CPRE Council for the Protection of Rural England

Element A component part of the landscape such as woods, hedges, structures, roads and rock outcrops.

Field Pattern The pattern of hedges or walls that define fields in farmed landscapes.

HLC Historic Landscape Characterisation, strategic assessment of the extent to which the historic development of landscape can still be seen in the modern landscape.

Green Infrastructure is a network of multifunctional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

Landscape capacity is the indicative ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts. In the context of this study this will be a relative comparison for each settlement.

Landscape character is the recognisable and consistent pattern of elements that make a place different or distinct. Character is influenced by particular combinations of physical elements such as settlement, land use and built features, and other perceived aspects such as views, tranquillity and sense of place

Landscape character areas are single unique areas in the landscape, which have a particular sense of place. These are discrete areas of an identifiable character reflected by differing vegetation, settlement and field patterns,

cultural associations and other landscape characteristics. They share general characteristics with other areas but have their own particular identity; these are distinct from landscape types.

Landscape character types are generic types which possess broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernable in maps and field survey records. They can occur in different geographical locations.

Landscape Framework. A framework of landscape elements or features, which would be required as a setting for proposed or existing development. For example earthworks, tree belts, hedges and woodland, the framework may also include open areas of landscape where this would be in character with the setting.

Landscape management is concerned with the development of management actions which conserve, enhance and maintain landscapes for current and future generations. The discipline of landscape management ensures that the design intention of a landscape is realised in the long-term, be it a newly designed or an historic landscape, and that it fulfils its intended function as a component in the landscape, as an amenity resource for people and as a habitat for wildlife.

Landscape Mitigation is measures, including any process, activity, or design to avoid reduce, or compensate for adverse landscape and visual effects of a development project. The potential to mitigate change in a particular landscape will depend on the factors and features which determine the character of the landscape.

Landscape Sensitivity is the inherent sensitivity of the landscape resource, which includes the sensitivity of both its character as a whole and the individual elements contributing to the character. Sensitivity also includes the visual sensitivity of the landscape in terms of views, types of viewers and the scope to mitigate visual impact.

Landscape Value is the relative value or importance attached to a landscape. A landscape may be valued by different communities of interest for different reasons. These can include scenic beauty, tranquility, and special cultural / conservation interests. Some may be designated.

Mitigation Measures to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.

Sense of Place is the character of a place that makes it locally distinctive i.e. different from other places.

Settlement All dwellings/habitations whether single or clustered in cities, towns and village.

Settlement Pattern The predominant pattern of settlement in an area.

Semi – Natural Ancient Woodland (SNAW) Land continuously wooded since AD1600.

Vernacular Built in the local style, from local materials.

Appendix 1

Consultancy Brief – March 2009

ROTHER LDF: CORE STRATEGY

MARKET TOWNS AND VILLAGES LANDSCAPE ASSESSMENT

Purpose of the Assessment

1. Specialist advice is sought on the landscape character and quality, and capacity to absorb development, of areas around the market towns of Battle and Rye together with a broad range of villages in Rother district.

2. The specific aims of the Landscape Assessment are:

    a) To provide a comparative landscape assessment of areas adjacent to built-up areas of settlements (i.e. outside defined 'development boundaries') that forms a sound basis for considering the landscape setting and landscape capacity for potential scales of development at rural settlements to be put forward in the LDF Core Strategy;

    b) To provide a landscape critique of the emerging Rother Core Strategy's overall development strategy distribution options (excluding Bexhill and the Hastings fringes).

    c) Provide contextual landscape appraisals for settlements that will assist in the consideration of potential site allocations.

Background

3. Rother District is located in the easternmost part of East Sussex. It envelops Hastings, with Eastbourne to the west and the boundary with Kent to the north and east. It covers some 200 square miles and has a population of 88,813 inhabitants (2008).

4. Bexhill is the principal town and administrative centre. The smaller, historic towns of Battle and Rye also lie within this mainly rural District, the majority of which falls within the High Weald Area of Outstanding Natural Beauty. Landscape beauty, heritage and the coast combine to provide the underlying high quality physical environment that attracts both visitors and residents to Rother District.

5. In accordance with the emerging South East Plan, Rother District is due to provide a total of at least 5,600 dwellings in the district over the period 2006-2026, as well as other development that supports sustainable communities.

6. Whilst Bexhill is likely to accommodate a substantial proportion of new development, the smaller settlements will also be required to contribute. Indeed, the South East Plan looks for some 1,600 dwellings within the inland parts of Rother district (i.e. outside of Bexhill, Rye and other parishes in the coastal belt).

7. The Council has undertaken an assessment of the appropriate broad distribution of development via its 'Consultation on Strategy Directions' (November 2008). This puts forward a draft development strategy based on 450-500 dwellings (and 10,000sqm business floorspace) in Battle, 450 dwellings (and 10,000-20,000sqm business floorspace) at Rye (and Rye Harbour Road) and 1,300 dwellings (and some 10,000sqm business floorspace) in villages. The 'Rural Areas' section of the document also proposes indicative scales of housing to individual villages.

8. The Rother District Local Plan has already allocated land for some 1,800 dwellings, while a further 1,300 dwellings have permission. Taking account of this and the 800 dwellings already built since April 2006, there is an outstanding need to allocate land for some 1,800 dwellings. Further land for some 20,000-30,000sqm of business floorspace is likely to be needed, as well as land for a range of other community uses.

9. There has been a detailed 'Landscape Assessment' for Bexhill and the western fringes of Hastings, with the particular focus on informing options for strategic growth, that was undertaken by the County Council's Landscape Group for the District Council in March 2008. This followed from earlier assessments for the North East Bexhill development areas, as well as immediately adjoining areas, (September 2004) and for the western area of Bexhill, north of the A259 (October 2004). The whole of the urban fringe of Bexhill has also been the subject of the earlier 'Landscape Study', which was presented in June 1992 as a background paper for the North Bexhill Strategic Framework. The recent Assessment for Hastings may also be relevant.

10. While the landscape character of the whole of the district is assessed as part of the 'East Sussex County Landscape Assessment' As part of which 14 local landscape character areas are wholly or partly in Rother district) other parts of the district have not been subject to a formal landscape assessment at the settlement level or in terms of their capacity to absorb development. (However, it is pointed out that 'environment and landscape factors' are reviewed as part of the draft Rural Settlements Study that has informed the emerging Core Strategy.)

11. Other background documents include The East Sussex Trees and Woodland Strategy (2001); The High Weald – Making the High Weald (2003) and other research for the High Weald Forum; the High Weald Management Plan (and draft Update); relevant 'Joint Character Area' profiles and historic landscape characterisation studies; Ancient Woodland Inventory; relevant Conservation Area appraisals; relevant bio-diversity designations and habitat plans; work by ESCC looking at "remoteness".

12. The general planning policy context for the assessment, and for its use, is provided mainly by PPS1, PPS7, together with the draft South East Plan policies (as set out in the Companion Document to the proposed Changes), notably C3, C4, BE4 and BE5.

Scope and Methodology

13. The Assessment should be carried out in a rigorous manner, utilising a methodical approach as has been employed in the recent LCAs for Bexhill and for Hastings, in order to provide a comprehensive and consistent evidence base. It will be assumed that this is in accordance with the latest best practice guidance and with reference to 'Landscape Character Assessment Guidance for England and Scotland' (2002) unless otherwise advised.

14. The areas of search/study will be the immediate environs of the settlements listed in Appendix 1.

15. The methodology should utilise existing information as much as possible, but will also require surveys of each of the localities identified. For each settlement, the Assessment should:

    a) identify distinct 'local character areas' around the settlement
    b) indicate the key defining characteristics - landform, topography, features, condition, views, boundaries
    c) assess the landscape capacity and key sensitivities, including contribution to the character and setting of the settlement, with specific reference to the AONB
    d) where appropriate, identify opportunities for the potential for development to bring about landscape enhancement
    e) advise on the landscape capacity for development of the respective settlements and comment on the consequent ability to accommodate the level of development identified in the emerging Core Strategy

16. As regards meeting Aim 2 above, an initial desk-based review is expected of the respective landscape factors/implications of the options for the broad distribution of development across the villages, as described at paragraph 9.16 of the 'Consultation on Strategy Directions' document. This should also take account of the findings on landscape capacities for specific settlements.

Output

17. Two paper copies of the typed report that fulfils the requirements of the Brief are required, as well as one electronic version (in Word/PDF format). The report should be suitably illustrated and include clear OS-based maps of each settlement, showing the defined local landscape character areas (LLCA). Maps should also be provided electronically in a GIS format that is compatible with the Council's GIS system (GGP).

18. The report should include brief introductory sections explaining the methodology and context/use of background material. It should also relate the assessment to earlier work as referred to above. Each LLCA should be individually reviewed in terms its landscape capacity in accordance with paragraph 15 above.

Programme

19. The project should be carried out as soon as possible over Spring 2009. Key stages/dates for the work will be agreed between the consultant and the Council. These will identify start date/inception meeting; period for and time allocated to: (a) the review of existing material, including desk-top study to meet Aim 2, (b) Field survey work; (c) Draft report for comment; (d) Final report, to be 2 weeks after agreement on draft.

20. It will be expected that the consultants will make every reasonable effort to maintain the agreed timetable. Variation from the programme must be agreed in advance with the Project Manager in writing.

21. The completed report, data collected and analysis undertaken as part of the study will be the property of Rother District Council.

Submission

22. A submission is invited for the above work. This should be received by 18th March 2009 by letter or email setting out:

    A fixed fee for the work as set out in this brief
    The name(s), qualifications and experience of the person(s) undertaking the work
    Proposed programme of work and time allocated

23. Allowance should be made for an inception meeting and a meeting to discuss the draft Report. The fixed fee will be inclusive of travel, subsistence and other overheads but exclusive of VAT.

24. No costs will be paid in connection with preparing the submission.

25. It may be necessary for the Council to call upon the consultant to defend the assessment and its methodology at public examination. An hourly rate should be quoted for such services.

Working arrangements

26. The work will be overseen by:
    David Marlow
    Principal Planning Officer
    Rother District Council
    Town Hall
    Bexhill-on-Sea
    East Sussex
    TN39 3JX

    Telephone: (01424) 787639
    Email: david.marlow@rother.gov.uk

27. The Council will provide copies of relevant documents at the inception meeting.

28. It is envisaged that much of the filed work can be undertaken from publicly accessible land. In the unlikely event that the consultant needs to gain access to private land, the Council will exercise their powers under the provisions of the Town and Country Planning legislation. The consultant will obtain written consent from the council prior to entering the private land and will keep this ready for production upon demand. The consultant will be expected to give the occupier of the occupied land a minimum of 24 hours notice prior to entering.

29. The Consultant shall not subcontract the works or part of the works without prior written approval from the Contract Administrator.

30. Phased payment may be agreed with the project manager, reflecting work completed in defined project stages. Final payment will be made within 30 days of receipt of the final report.

31. The Consultant shall comply with all relevant statutory obligations, Health and Safety legislation and codes of conduct. Failure to do so will normally result in immediate termination of the contract.

32. The Consultant should acknowledge that the Council is the subject of the requirements of the Freedom of Information Act 2000 (FOIA) and the Environmental Information Regulations 2004 (EIR) and will be expected to pass any requests for information to the Council immediately they are received. Under no circumstances should the contractor respond directly to a request for Information unless expressly authorised to do so by the Council.

33. The Consultant shall maintain at his own cost a comprehensive or specific policy of insurance to cover professional indemnity and public liability.

34. In the unlikely event of intended termination of the contract, any notices of termination shall be in writing.

    Termination by Employer: If the Consultant without reasonable cause makes default by failing to proceed diligently and in accordance with the agreed timetable with the work required, the Project Manager may give notice to the Consultant which specifies the default and requires it to be ended. If the default is not ended within 7 days of the receipt of the notice, the Employer may by further notice to the Consultant determine the employment of the Consultant under this Agreement.

    Termination by Consultant: If the Employer makes default by failing to pay the due amount by the final date, interferes with the carrying out of the works or fails to comply with the requirements of any relevant Health and Safety regulations, then the Consultant may give notice to the Employer specifying the default. If the default is not ended in 7 days the Consultant may by further notice to the Employer, determine the employment of the Consultant under this Agreement.

    Upon termination of the employment of the Consultant, they shall prepare an account setting out the value of work properly carried out and the costs of withdrawing from the study. Work carried out up until the termination shall be the property of Rother District Council and shall be handed over to the Council.

10th March 2009

APPENDIX 1

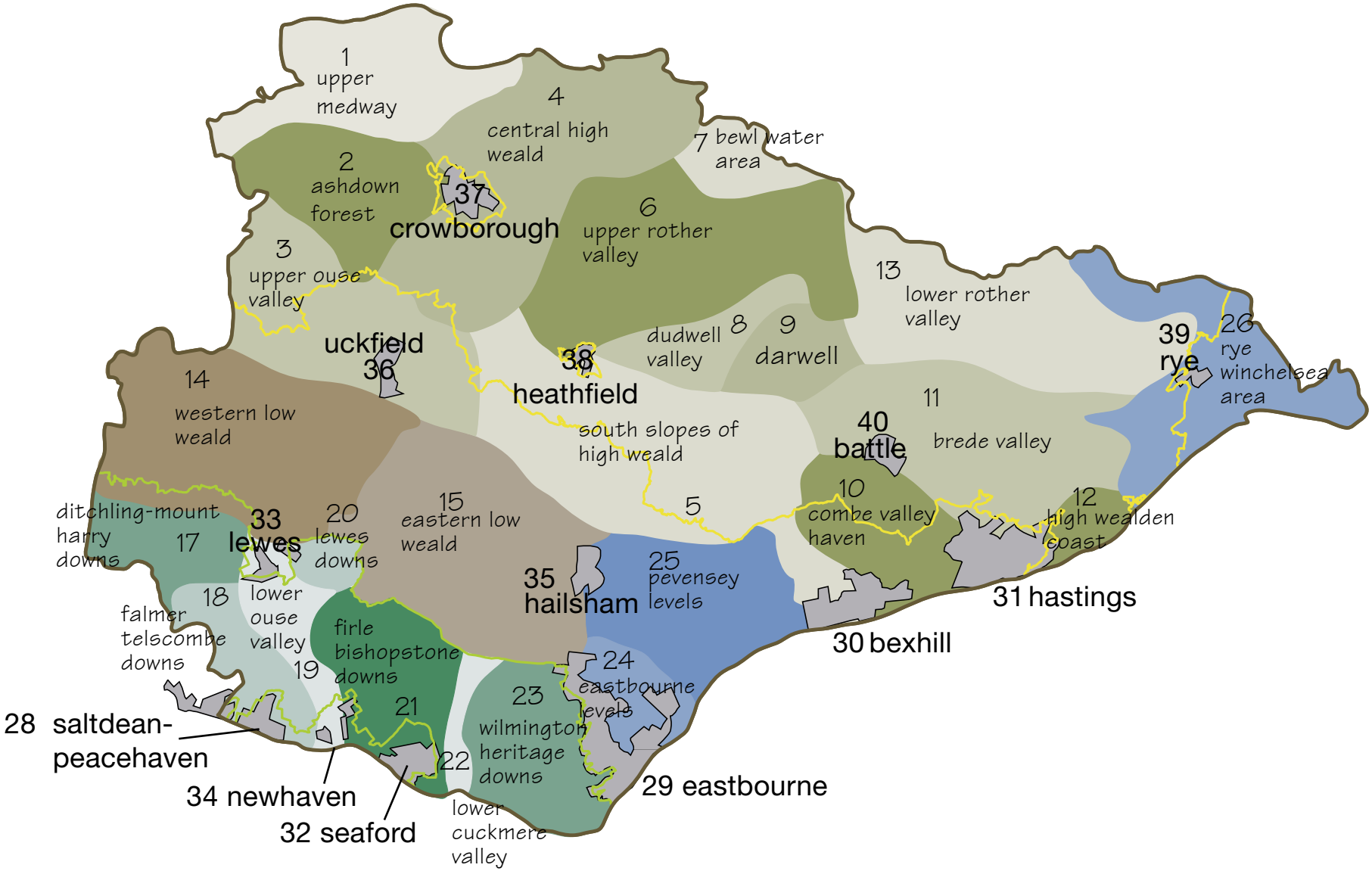
Battle	Rye
Robertsbridge (including Northbridge Street)	Westfield
Ticehurst	Flimwell
Northiam	Broad Oak
Winchelsea/Winchelsea Beach	Etchingham
Peasmarsh	Hurst Green
Catsfield	Fairlight Cove
Burwash	Camber
Icklesham	Iden
Crowhurst	Stonegate
Netherfield	Sedlescombe
Beckley/Four Oaks	Brightling
Pett/Friars Hill	Staplecross
Three Oaks	Brede/Cackle Street

the property of Salisbury District Council and shall be handed over to the Council.

11.4 The Council will choose the bid that is most economically advantageous to the organisation. The Council is not duty bound to accept the lowest or any bid.

Appendix 2

The Local Landscape Character Areas



The East Sussex County Landscape Assessment

© ESCC 2004

Appendix 3

Landscape Character Assessment Sheet **Ref: Battle B1**

Location: Saxon Hill Farm/Claverham County Landscape Character Area: Combe Haven Valley

Viewpoint No: 1 Direction of View: South

Description

This are has a strong sense of place. It is typically a heavily wooded rolling rural landscape. There are few detractors apart from the busy road into Battle and distant pylons on the opposite ridge. Feature open pastures divided by neat hedges and extensive deciduous woodland. There is a remote countryside experience further away from the main road.

Location and Form in Relation to Local Settlement Pattern

Ribbon development extends along the main road out of Battle town. There are typically detached houses and some historic buildings (north lodge and old hospital). Large gardens extend down to rolling valleys and AONB countryside.

Evaluation Scores

Quality	-	High
Value	-	High – but not very accessible (AONB)
Sensitivity:		
Visual	-	High
Character	-	Moderate - High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches		fences		plantation		stream		track to farms	x
masts, poles		hedges	x	isolated trees		lake		road -lanes	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond	x	railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley either side of ridge	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Good. Well managed pasture land. Managed and maintained hedges.

Most Appropriate Management Strategy

Conservation

Pasture. Woodland – ancient semi-natural in particular. Hedges and hedgerow trees.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low - No capacity. The woodland is valuable and sensitive as ASNW and would be vulnerable to increased urban access. Open fields are part of the character. Limited capacity – some potential infill but retaining some open views from the ridge is important.

Visual appraisal

Key Visual Receptors

Footpaths. Houses on ridge.

Types of view

Views across valley. Fairly local due to tree cover.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low/moderate. The tree structure is already significant and open areas need to be retained as green fields. There could be some scope to strengthen garden boundaries. However open views from built up areas to countryside are valued.

Landscape Character Assessment Sheet **Ref: Battle B2**

Location: Almonry Farm

County Landscape Character Area: Combe Haven Valley

Viewpoint No:2

Direction of View: East to Battle Abbey

Description

The area has a strong sense of place. It is typically rolling and well wooded countryside close to the urban edge of Battle town, but this does not detract form the landscape character. Features – views to Battle Abbey. Fine houses including converted oasts. The area is accessible from residential areas and the town centre.

Location and Form in Relation to Local Settlement Pattern

Small housing estates set out along ridge accessible from main North Trade Road in neat and compact estates. Long gardens create soft edge to countryside and green character.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate - High

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river	footpath
churches	fences	plantation	stream	track to farms x
masts, poles	hedges x	isolated trees	lake	road -lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt x	hedgerow trees – gardens	pond x	railway
vernacular buildings x	field pattern x	parkland – gardens	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate x	small	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform x	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Well managed pasture. Accessible informal recreation areas.

Most Appropriate Management Strategy

Conservation

Informal recreation areas. Woods (ASNW) pasture and shaws.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – No capacity. Limited/none outside the development boundary. Countryside becomes remote as move away from road.

Visual appraisal

Key Visual Receptors

Users of footpaths and open spaces. Residents.

Types of view

Local and occasional long views across valley. Views to Battle Abbey.

Visual barriers

Trees and hedges. Rolling landform.

Scope to mitigate visual intrusion

Low. Some scope to strengthen garden boundaries to built up edge. However it is not desirable to enclose all views from residents to countryside.

Landscape Character Assessment Sheet **Ref: Battle B3**

Location: Battlefield

County Landscape Character Area: Combe Haven Valley

Viewpoint No: 3

Direction of View: East

Description

The area has a very strong sense of place. Typically with an open greenfield landscape with scattered trees and tree belts or shaws and parkland character with mature parkland trees.

Location and Form in Relation to Local Settlement Pattern

Open grassland. The area is more open and flatter than the countryside to the west. Parkland character and historic landscape.

Evaluation Scores

Quality	-	High / Very high
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath
churches	fences	plantation	stream	track to farms
masts, poles	hedges x	isolated trees	lake	road -lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland x	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition
Good.

Most Appropriate Management Strategy
Conservation
Conserve parkland character of Battlefield. Trees and shaws.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.
No capacity. Very vulnerable to change as historic landscape in AONB.

Visual appraisal
Key Visual Receptors
Battlefield and Abbey visitors.

Types of view
Local – some long views to south.

Visual barriers
Few.

Scope to mitigate visual intrusion

Low. Very sensitive landscape.

Landscape Character Assessment Sheet **Ref: Battle B4**

Location: Glengorse/Telham County Landscape Character Area: Combe Haven Valley

Viewpoint No: 4 Direction of View: East

Description

This are has a strong sense of place. The area is of typically broad rolling countryside as a setting for town and Battle Abbey from some aspects. There are some large fields and areas of paddocks around Glengorse. There are few detractors. Woodland and open pasture are characteristic with a well wooded appearance and open pasture between. There has been some loss of historic field pattern.

Location and Form in Relation to Local Settlement Pattern

Enclosed urban edge. Very quickly in countryside when move away from main road and away from town and road noise.

Evaluation Scores

Quality	-	Good - High	
Value	-	High	
Sensitivity:			
Visual	-	High }	Moderate on more enclosed edges close to ribbon development
Character	-	High }	on ridge

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences		plantation		stream	x	track to farms	x
masts, poles		hedges		isolated trees	x	lake		road – lanes on ridge	
pylons		banks		tree clumps	x	reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland – some areas		canal - ditches			
settlement (ribbon)	x	arable – some	x	scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	x
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic	
SCALE:	intimate		small		medium	x	large	
ENCLOSURE:	confined		enclosed		open	x	exposed	
TEXTURE:	smooth		textured	x	rough		very rough	
COLOUR:	monochrome		muted	x	colourful		garish	
DIVERSITY:	uniform		simple		diverse	x	complex	
MOVEMENT:	remote		vacant		peaceful	x	active	
UNITY:	unified	x	interrupted		fragmented		chaotic	
FORM:	straight		angular		curved	x	sinuous	
SECURITY:	comfortable		safe	x	unsettling		threatening	
STIMULUS:	boring		bland		interesting	x	invigorating	
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful	

Landscape Condition

Generally good. Some larger fields and horse paddock areas have had hedges removed.

Most Appropriate Management Strategy

Conservation

Conserve deciduous woods, trees and shaws.

Restoration

Lost hedgerow structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – Moderate capacity. Limited capacity close to the built up edge of ribbon development on the ridge. Any development further out would require substantial woodland planting to contain it in this area of remote countryside.

Visual appraisal

Key Visual Receptors

Footpaths. Houses on ridge.

Types of view

Long views from higher ground – the area is the countryside setting for Battle Abbey from some angles on Telham Lane.

Visual barriers

Rolling countryside. Trees and hedges. Few from high ground.

Scope to mitigate visual intrusion

Moderate/low. Some scope to strengthen garden edges on ridge. Scope to plant hedges and shaws/tree belts form new urban edge with woodland tree planting. This would screen long views out.

Landscape Character Assessment Sheet **Ref: Battle B5**

Location: Starrs Green

County Landscape Character Area: Brede Valley

Viewpoint No: 5

Direction of View: North

Description

This area lacks sense of place. It is characterised by houses with long gardens falling from the ridge northwards to a wooded valley. The area is enclosed from the north by Roughland Wood.

Location and Form in Relation to Local Settlement Pattern

The settlement is ridge top ribbon development on A2100 between Battle and Hastings. There are few distinctive features and no major detractors.

Evaluation Scores

Quality	-	Ordinary - Good
Value	-	High
Sensitivity:		
Visual	-	Low
Character	-	Low

Landcover and landscape elements

farm buildings	walls x	woodland (broadleaf) x	river	footpath
churches	fences x	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road – lanes x
pylons	banks x	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland – gardens	canal - ditches	
settlement (ribbon)	arable – some	scrub	waterfall	
built-up - edge x	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland	estuary
rolling	plateau – ridge top	broad valley to north x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful	active x
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Managed as gardens. Reasonable condition.

Most Appropriate Management Strategy

Conservation

Conserve woodland. Character of road corridor.

Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. AONB – landscape. Longer gardens are outside the built up edge. Some limited scope for infill between houses. Avoid creation of crowded cul-de-sacs as this would detract from the character of the area.

Visual appraisal

Key Visual Receptors

Houses. People on road and footpaths.

Types of view

Local.

Visual barriers

Woodland and houses.

Scope to mitigate visual intrusion

Moderate

Some scope to strengthen garden boundaries and road frontage with trees and hedges.

Landscape Character Assessment Sheet **Ref: Battle B6**

Location: Blackfriars Oast County Landscape Character Area: Brede Valley

Viewpoint No: 6 Direction of View: South East

Description

This area has a strong sense of place. It is comprised of enclosed land between Marley Lane and Roughland Wood. It is typically attractive rolling countryside with horse paddocks. There is a loss of historic field structure where removed. It is the setting for a feature oast and old farm buildings.

Location and Form in Relation to Local Settlement Pattern

A typical historic farm settlement on the edge of the suburban expansion of Battle. Historically this would have been an isolated farm unit.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches		fences	x	plantation	x	stream		track	
masts, poles		hedges	x	isolated trees		lake		road – lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate	x	small		medium		large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple	x	diverse		complex		
MOVEMENT:	remote		vacant		peaceful	x	active	x	
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Well managed as pony paddocks. Some loss of historic structure.

Most Appropriate Management Strategy

Conservation

Hedgerows. Feature buildings. Resist gentrification.

Restoration

Restore lost field pattern.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. Some scope in more enclosed areas. The setting of the historic buildings and oast is sensitive.

Visual appraisal

Key Visual Receptors

Marley Lane. Local paths. Residential properties.

Types of view

Local.

Visual barriers

Trees/hedges and landform.

Scope to mitigate visual intrusion

Moderate. Scope to replace lost field structure with tree and hedges. Some open green field character should be retained as the setting for farm and oast.

Landscape Character Assessment Sheet **Ref: Battle B7**

Location: Marley Lane Sewage Works County Landscape Character Area: Brede Valley

Viewpoint No: 7 Direction of View: South

Description

The area has a sense of place. The area is typically rolling countryside with mixed uses, pasture for horses and some arable farming. Detractor – sewage works but this is well concealed in a wooded stream valley. Some lost hedgerows and loss of historic field patterns. A feature in this area is an ancient track with hedge bank and coppice trees.

Location and Form in Relation to Local Settlement Pattern

This is a suburban extension to the north east of the town and typical 1970s cul-de-sacs. Green and leafy and well contained by wooded stream valley and ancient hedgerows.

Evaluation Scores

Quality	-	Good
Value	-	High – accessible countryside from town
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road – lanes	
pylons		banks	x	tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement - edge		arable	x	scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate	x	small		medium		large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable	x	safe		unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Some horse paddocks. Some loss of historic structure. Some scrubby unmanaged fields.

Most Appropriate Management Strategy

Conservation

Conserve tree cover. Ancient hedgerows. Mature deciduous trees. Ancient track and hedge banks and coppice.

Restoration

Restore lost field pattern.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. Some capacity in more enclosed areas close to the built up area.

Visual appraisal

Key Visual Receptors

Footpaths. Marley Lane. Houses. AONB countryside.

Types of view

Local. Some longer views to north.

Visual barriers

Trees and landform.

Scope to mitigate visual intrusion

Moderate. Some scope to replace lost field boundaries.

Landscape Character Assessment Sheet **Ref: Battle B8**

Location: Lake Meadow / Little Park Farm County Landscape Character Area: Brede Valley

Viewpoint No: 8 Direction of View: North West

Description

The area has a very strong sense of place as a steep sided bowl landscape of open countryside to the north of the town. It is accessible countryside to the town and highly valued. The historic town is a feature and there are no detractors.

Location and Form in Relation to Local Settlement Pattern
Edge of Battle Conservation Area. High quality tight knit town centre.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road – lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate x	small	medium	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Very good. Well managed and attractive landscape. Some small pockets of unmanaged paddock close to the urban edges.

Most Appropriate Management Strategy

Conservation

Conserve hedges, trees and pasture. Green character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low to No capacity

High quality countryside setting to the historic town centre. Little capacity for change.

Visual appraisal

Key Visual Receptors

Footpaths, car parks and houses in town and surroundings.

Types of view

Local across valley.

Visual barriers

Few hedges and trees.

Scope to mitigate visual intrusion

Low. There is little scope as stable character and distinctive. The edge of the town is part of the setting. Long views in and out should not be obscured.

Landscape Character Assessment Sheet **Ref: Battle B9**

Location: The Old Mill

County Landscape Character Area: Brede Valley

Viewpoint No: 9

Direction of View: North West

Description

This area has a very strong sense of place. These historic meadows are the remnants of the ancient field pattern.

Location and Form in Relation to Local Settlement Pattern

The settlement pattern is of fairly recent housing development surrounding the old mill and scattered historic buildings on ancient routes.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road – lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland x	canal - ditches	
settlement - modern	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Well managed amenity land.

Most Appropriate Management Strategy

Conservation

Public access. Trees, hedges and meadow.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

No capacity. Valued as historic meadows and setting for old mill. The area is valued as established Green Infrastructure. Little to no capacity as irreplaceable.

Visual appraisal

Key Visual Receptors

Houses. Users of open space.

Types of view

Very long views to countryside – very special.

Visual barriers

Trees, hedges and surrounding development.

Scope to mitigate visual intrusion

Low – little scope as this space should remain as open meadow.

Landscape Character Assessment Sheet **Ref: Battle B10**

Location: North of Virgins Lane County Landscape Character Area: Brede Valley

Viewpoint No: 10 Direction of View: North

Description
This area has a strong sense of place. There are long and well established gardens, allotments and small holdings. These form an edge to very high quality AONB landscape. There are few detractors and some characteristic feature trees.

Location and Form in Relation to Local Settlement Pattern
The settlement pattern is of ribbon development along an ancient lane. This is modern development in a leafy setting.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate - High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath x
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road – lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern x	parkland – gardens	canal - ditches	
settlement - ribbon x	arable	scrub	waterfall	
built-up - edge	pasture	marsh	beach	
mineral working	orchards x		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau – ridge top	broad valley to north x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Some unmanaged plots. Well managed gardens and allotments. Countryside beyond is in very good condition.

Most Appropriate Management Strategy

Conservation

Conserve important trees and hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. Infill between houses only. Character of established gardens. Value of mature trees and garden character. This creates a soft edge to the AONB countryside difficult to replicate.

Visual appraisal

Key Visual Receptors

Houses. People on lane.

Types of view

Long views to north.

Visual barriers

Houses and hedges.

Scope to mitigate visual intrusion

Low – little scope to change the edge of the built up area as it has a stable character. The long views should be retained – new planting would obscure them.

Landscape Character Assessment Sheet **Ref: Battle B11**

Location: Stream Farm, Kelklands County Landscape Character Area: Brede Valley

Viewpoint No: 11 Direction of View: North East

Description
This area has a strong sense of place. It is typically rolling countryside of pasture with well established hedgerows and hedgerow trees. Residential edges overlook the area. Mature trees and hedges are a landscape feature. A large phone mast intrudes as a landscape detractor.

Location and Form in Relation to Local Settlement Pattern
This is the edge of the built up area of Battle. Characteristic long gardens to some large houses in a garden setting on south side of the area – ribbon development extends along Netherfield Road.

Evaluation Scores

Quality	-	Good/high beyond urban influence
Value	-	High
Sensitivity:		
Visual	-	Moderate close to urban edge. High beyond this
Character	-	Moderate close to urban edge. High beyond this

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river	footpath
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road – lanes
pylons	banks x	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement - new	arable	scrub	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Old hedges retained close to urban area. Large fields and more loss of hedgerows further out in valley.

Most Appropriate Management Strategy

Conservation

Mature trees and hedges. Especially on the urban edge.

Restoration

Field pattern where lost.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. Some capacity close to the urban edge. Possibly in large gardens and plots to south of Kelklands. Not in open fields beyond which are part of the Brede Valley.

Visual appraisal

Key Visual Receptors

Houses and footpaths

Types of view

Long views across AONB countryside. Local views to edge of settlement and windmill.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate. Close to urban edges the planted structure of trees and hedges could be strengthened. Views out are part of the character. Large scale planting could obscure this.

Landscape Character Assessment Sheet **Ref: Battle B12**

Location: North of N. Trade Road, Kelkwood

County Landscape Character Area: Brede Valley

Viewpoint No: 12

Direction of View: North West

Description

The area has some sense of place. It is characterised by the wooded ridge on the north side of North Trade Road. The area has scattered ribbon development. Features include North Lodge and the old hospital. There are some pine plantations which area characteristic.

Location and Form in Relation to Local Settlement Pattern

The area has scattered ribbon development. There are larger houses in bigger gardens than on south side of North Trade Road. More recently some tight infill estates have been built in cul-de-sacs.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Low close to road. Moderate as views open across valley
Character	-	Moderate

Landcover and landscape elements

farm buildings		Walls	x	woodland (broadleaf)	x	river		footpath	
churches		Fences	x	plantation	x	stream		track	x
masts, poles		Hedges	x	isolated trees		lake		road – lanes	x
pylons		Banks		tree clumps		reservoir		motorway	
industry		Shelterbelt		hedgerow trees		pond		railway	
vernacular buildings		field pattern		parkland – gardens		canal - ditches			
settlement - ribbon		arable		scrub		waterfall			
built-up - edge	x	Pasture		marsh		beach			
mineral working		Orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular	x	curved		sinuous
SECURITY:	comfortable		safe		unsettling		threatening
STIMULUS:	boring		bland		interesting		invigorating
PLEASURE:	offensive		unpleasant		pleasant		beautiful

Landscape Condition

Reasonable. There are some plots which are overgrown and not managed.

Most Appropriate Management Strategy

Conservation

Trees. ASNW. Well treed character along A271 road into Battle. Fine houses in landscape setting.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. Some capacity as infill. This needs to be of a high quality and in character with the existing development. The countryside becomes more remote away from the road.

Visual appraisal

Key Visual Receptors

Road users. A271. Residential properties.

Types of view

Local. Longer from edge of ridge across valley to north.

Visual barriers

Trees and woods.

Scope to mitigate visual intrusion

Moderate.

Some scope to enhance and strengthen the existing wooded and garden character.

Landscape Character Assessment Sheet **Ref: Rye – R1**

Location: Playden West County Landscape Character Area: Rye and surrounding area

Viewpoint No: 1 Direction of View: West

Description

This is the area of land which slopes from Leasam Lane Southwards. It is typically pasture enclosed by treed hedges and scattered woodland. There are some more open slopes. A feature of this part of Rye is the raised cliff. The area has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern

There is more modern ribbon development along ridge top track. This is an historic track and access to the listed Leasam House and Farm.

Evaluation Scores

Quality	-	High
Value	-	High - AONB
Sensitivity:		
Visual	-	High
Character	-	High/Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps x	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (type)	arable	scrub x	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open in places	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Well managed grazing land.

Most Appropriate Management Strategy

Conservation

Hedges. Trees and woods.

Restoration

Lost hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity

Encroachment of development onto open slopes will impact on AONB countryside.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Long views to Rye and Sea.

Visual barriers

Trees. Hedges.

Scope to mitigate visual intrusion

Low. Some scope to redefine urban edge and create a woodland buffer to the AONB countryside. It would not be desirable to enclose long views out.

Landscape Character Assessment Sheet **Ref: Rye – R2**

Location: Playden County Landscape Character Area: Rye and surrounding areas

Viewpoint No: 2 Direction of View: North

Description

This is rolling countryside with well a defined field pattern in characteristic rectangular plots. The Historic landscape character is evident together with ancient field structure and hedges. Sunken lanes cut through the greensand of the raised cliff. The area has a strong sense of place. Features include the raised cliff and some vernacular buildings.

Location and Form in Relation to Local Settlement Pattern

Ancient tracks which would have run down to the river have been truncated by new build. There are historic settled plots between these ancient tracks. Saltcote Street probably gave access to the river and is now a dead end.

Evaluation Scores

Quality	-	Good
Value	-	Medium / High – historic interest
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate / High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river x	footpath x
churches	fences	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	Plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some small holdings.

Most Appropriate Management Strategy

Conservation

Trees and hedges. Character of historic field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. Should be considered in the more enclosed areas only. Any proposed development should not intrude into historic character of field pattern.

Visual appraisal

Key Visual Receptors

Houses. Footpaths.

Types of view

Long views from raised cliff edge.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate.

There would be some scope to strengthen the field boundaries. The historic field pattern must be retained. Large woodland blocks would not be in character.

Landscape Character Assessment Sheet **Ref: Rye – R3**

Location: River Floodplain County Landscape Character Area: Rye and surrounding areas

Viewpoint No: 3 Direction of View: North East

Description

This is the flat landscape on river meadows surrounding the River Rother. The area is occupied by grass areas in mixed use. There are wide areas of grazed pasture on the floodplain. This area is the riverside setting for the historic town on Rye Citadel. Flood banks are characteristic features lining the river banks.

Location and Form in Relation to Local Settlement Pattern

This area is the floodplain surrounding river Brede. There is scattered development of farm buildings, boat yards and some residences. There are typical urban edge uses such as small holdings and public open spaces including the cricket and recreation ground. Rye Town sits above the area on the Citadel and is a historic Cinque Port.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river x	footpath x
churches	fences	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry x	shelterbelt x	hedgerow trees	pond	railway
vernacular buildings x	field pattern	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat x	plain x	coast
undulating	rolling lowland	estuary x
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium	large x
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth x	textured	rough	very rough
COLOUR:	monochrome	muted	colourful x	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant x	peaceful	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. There is some horsey culture and intrusive fencing associated with an Ostrich Farm.

Most Appropriate Management Strategy

Conservation

Open character of floodplain. Grazing marshes.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – Moderate. The character of the area is strong where not interrupted by urban edge type uses and would be vulnerable to change. Potential would be limited to brown field sites only, however the entire area is in the floodplain.

Visual appraisal

Key Visual Receptors

Footpath users. Roads. Houses.

Types of view

Long views in open landscape.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. Extensive planting would be out of character in the open landscape. Remove and enhance intrusive uses.

Landscape Character Assessment Sheet **Ref: Rye – R4**

Location: Gibbett Marsh, Marley Lane

County Landscape Character Area: Rye and surrounding areas

Viewpoint No: 4 and 5

Direction of View: South West and North East

Viewpoint 4

Viewpoint 5

Description

These are more enclosed areas on urban fringe. The larger meadows are grazed. Other more enclosed areas have varied uses. Landscape features include a windmill and Martello Towers, the setting of these would be sensitive to change.

Location and Form in Relation to Local Settlement Pattern

The area is characterised by riverside settlement.

Evaluation Scores

Quality	-	Good
Value	-	High where AONB. Medium where outside AONB
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate – High in places

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)		river	x	footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees		pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (type)	x	arable		scrub	x	waterfall			
built-up - edge		pasture	x	marsh	x	beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat x	plain x	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Well managed farmland. Some small holding type uses. Allotments.

Most Appropriate Management Strategy

Conservation

Character. Meadows.

Restoration

Lost landscape structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate – low. Development could be considered in the enclosed areas close to built up edges only. There is no potential for development in the open riverside grazing areas (some of which is SSSI).

Visual appraisal

Key Visual Receptors

Lanes. Houses. Footpaths.

Types of view

Local.

Visual barriers

Buildings. Hedges.

Scope to mitigate visual intrusion

Moderate scope on the urban edges where there would be scope to strengthen built up edges. Low to no potential for new planting on open marshes.

Landscape Character Assessment Sheet **Ref: Rye – R5**

Location: Udimore Road County Landscape Character Area: Rye and surrounding areas

Viewpoint No: 6 Direction of View: North East

Description

Open grazed fields at the rear of ribbon development on Udimore Road. The area has a pleasant character with extensive views to the surrounding ridge. There are some hedgerows and scattered mature trees.

Location and Form in Relation to Local Settlement Pattern

The housing is typically post war ribbon development.

Evaluation Scores

Quality	-	Good
Value	-	High where AONB. Medium where outside AONB
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath x
churches	fences	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (ribbon) x	arable	scrub	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally well managed pasture. There has been some loss of hedgerow and field structure.

Most Appropriate Management Strategy

Conservation

Hedgerows and hedgerow trees.

Restoration

Lost hedgerows.

Reconstruction

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. Development would be acceptable close to the built up edge. A strong landscape framework would be needed to minimise impact from views on the Leasam ridge.

Visual appraisal

Key Visual Receptors

Houses.

Types of view

Long views to ridge.

Visual barriers

Few. Houses.

Scope to mitigate visual intrusion

Moderate. There would be some scope to mitigate new development by replanting lost hedgerows and strengthening tree belts.

Landscape Character Assessment Sheet **Ref: Broad Oak – BO1**

Location: South of Village County Landscape Character Area: Upper Rother / Brede Valley

Viewpoint No: 1 Direction of View: South

Description

This area forms the crest of the north slopes of the Brede Valley. The area is characterised by open pastures and gardens falling away from built up ridge.

Location and Form in Relation to Local Settlement Pattern

The settlement pattern is of ribbon development along the ridge.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings		walls	x	woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles	x	hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley x
steep x	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some urban influences. Some loss of hedgerows and unmanaged fields.

Most Appropriate Management Strategy

Conservation

Trees, hedges. Long views out.

Restoration

Lost field structure.

Reconstruction

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low / none. Any development should be limited to infill within the development boundary.

Visual appraisal

Key Visual Receptors

AONB landscape. Footpaths, houses.

Types of view

Very long views across valley.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. Very little scope as this would change the open character of the ridge.

Landscape Character Assessment Sheet **Ref: Broad Oak – BO2**

Location: North and East County Landscape Character Area: Upper Rother / Brede Valley

Viewpoint No: 2 Direction of View: East

Description
The land to the north and east of the village is typically open rolling countryside with open pastures interrupted by woodland.
There are public footpaths giving access to the wider countryside and long views to the north.

Location and Form in Relation to Local Settlement Pattern
The north extension to the village is in Cul-de-sacs of modern development extending north from ridge. There are large houses and gardens as ribbon development along Forge Lane.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river	footpath
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some rural fringe influences. Loss of field structure.

Most Appropriate Management Strategy

Conservation

Conserve hedges and pasture. ASNW – woodland.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low to no capacity. The open exposed nature of this countryside would make it vulnerable to change. Where it is more enclosed the slopes are too steep to develop.

Visual appraisal

Key Visual Receptors

AONB countryside. Houses.

Types of view

Long views over countryside.

Visual barriers

Trees and woods.

Scope to mitigate visual intrusion

Low. Little scope as it would not be desirable to plant large areas of woodland and block open views.

Landscape Character Assessment Sheet **Ref: Broad Oak – BO3**

Location: Granary Farm County Landscape Character Area: Upper Rother / Brede Valley

Viewpoint No: 3 Direction of View: North

Description
This area of flatter land forms a ridge top plateau. The village development extends as ribbon development along the road. Fields to north are enclosed by woodland. Some fields are bounded by tall hedges and hedgerow trees.

Location and Form in Relation to Local Settlement Pattern
Ribbon development on ridge.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable	scrub x	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau x	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition
Reasonable.

Most Appropriate Management Strategy
Conservation
Hedges. Woodland. Mature oaks.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.
Moderate capacity. Development would need to be supported by a strong landscape framework.. A landscape buffer should be retained between the development and woodland.

Visual appraisal
Key Visual Receptors
Houses. Footpaths.
Types of view
Local.
Visual barriers
Trees and woods. Houses on road.

Scope to mitigate visual intrusion
Moderate. There would be some scope to strengthen field boundaries and built up edge with planting.

Landscape Character Assessment Sheet **Ref: Burwash – Bur 1**

Location: Burwash School

County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 1

Direction of View: South West

Description

This area is the sloping countryside which falls away from Burwash Ridge. It has a very strong sense of place. The steep green fields are enclosed by historic hedged field boundaries. Characteristic features include significant mature oak trees and an oast house.
This area is the setting for the historic church and Village Conservation Area.

Location and Form in Relation to Local Settlement Pattern

Burwash is a ridge top settlement. Ribbon development is strung along the ridge. This is typical of the local historic settlement pattern with focal centres at Burwash, Burwash Weald and Common.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches	x	fences		plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland	x	canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	x
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote	x	vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Good. Well managed farmland with pasture. There is a public open space adjacent to church for informal recreation.

Most Appropriate Management Strategy

Conservation

Hedges. Historic field pattern. Meadows. Mature trees.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low/no capacity. Limited to within the development boundary. Even then the area is very sensitive as there are long views in and a Conservation Area. High quality development may be acceptable as long as it is in keeping with the local vernacular.

Visual appraisal

Key Visual Receptors

Houses. Footpath and open space.

Types of view

Long views to Brightling.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low There would be little scope for significant mitigation. The strong landscape character and historic field pattern could be compromised by extensive new planting.

Landscape Character Assessment Sheet **Ref: Burwash – Bur 2**

Location: Greenfield Road

County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 2

Direction of View: South East

Description

This area is typically gently rolling pasture with a strong field structure. Mature hedges enclose most of the pastures. The open fields fall to narrow stream valley. The area has a distinctive sense of place.

Location and Form in Relation to Local Settlement Pattern

Burwash is a ridge top settlement with ribbon development strung along the ridge. This is the historic settlement pattern with focal centres at Burwash, Burwash Weald and Common. More modern development can be found along Ticehurst Road.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream x	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley x
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate x	small	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote x	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Well managed pasture.

Most Appropriate Management Strategy

Conservation

Hedges. Stream valley vegetation.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low-moderate. Any proposed development would need to be restricted to development boundaries.

Visual appraisal

Key Visual Receptors

Houses. Lane.

Types of view

Local.

Visual barriers

Trees, hedges and landform.

Scope to mitigate visual intrusion

Low Some scope to enclose the edges of ribbon development. Open fields are part of the character and large scale woodland planting would detract.

Landscape Character Assessment Sheet **Ref: Burwash – Bur 3**

Location: Strand Meadow County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 3 Direction of View: South

Description
This area is a mix of scrubby enclosed fields and more open pasture. The area is publicly accessible on footpaths. There are some steep fields. The area has some sense of place with few features or detractors. The historic field pattern is obscured by encroaching scrub.

Location and Form in Relation to Local Settlement Pattern
The built development is a modern housing extension to old settlement.

Evaluation Scores

Quality	-	Good / Ordinary
Value	-	High
Sensitivity:		
Visual	-	Low
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream x	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks x	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (type) x	arable	scrub x	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley x
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote x	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. There is some lack of management in the stream valley where there is informal public access. This area needs to be positively managed as accessible green infrastructure.

Most Appropriate Management Strategy

Conservation

Trees. Mature hedges. Public access. Stream valley.

Restoration

Field pattern.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. Especially in more enclosed areas. Development should be considered close to the built up edges only. Landform and value as green infrastructure may limit potential.

Visual appraisal

Key Visual Receptors

Houses. Public footpaths. Accessible open spaces.

Types of view

Local.

Visual barriers

Trees and landform.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen the boundary between built up edge and the countryside.

Landscape Character Assessment Sheet **Ref: Burwash – Bur 4**

Location: Burwash West

County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 4 and 5

Direction of View: 4 – South West; 5 - East

Viewpoint 4

Viewpoint 5

Description

This area is of open slopes which fall away from the village to the north, west and south. The large gardens are enclosed by trees and hedges and back on to open farmland. The area is under mixed arable land and pasture. There is a very strong sense of place.

Location and Form in Relation to Local Settlement Pattern

The historic core of the village is strung along the High Street Conservation Area.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable	x	scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards	x			dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	x
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium		large	x	
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote	x	vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Trees. Hedges. Historic character and setting to village.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. This would be close to the built up edges only. No development would be acceptable outside the development area. The landscape would be very sensitive to change due to the historic character and open slopes beyond.

Visual appraisal

Key Visual Receptors

Houses. Tracks. Footpaths.

Types of view

Very long.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. There would be little scope for change as the character is sensitive. Large scale planting or enclosure would be out of character.

Landscape Character Assessment Sheet **Ref: Burwash Common – BC1**

Location: Burwash Common North County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 1 Direction of View: South east

Description
These are open slopes falling away from the Burwash Ridge. There are large open fields in places which are enclosed by woodland to north. The area has a sense of place. Wooded ghyll valleys are characteristic. The open recreation ground is a setting to some fine houses and their gardens.

Location and Form in Relation to Local Settlement Pattern
The settlement pattern is ribbon development along an ancient route on the west-east ridge. There is no defined focus of the settlement. Scattered farmsteads sit just off the ridge.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river x	footpath x
churches	fences	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond x	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable x	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote x	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. There has been some loss of historic field pattern. Large arable fields extend northwards.

Most Appropriate Management Strategy

Conservation

Woodland. Hedges. Open slopes.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. The open slopes and characteristic settlement pattern would be sensitive to change. There may be some capacity within the development boundary only and it would be important to maintain the gap between settlements.

Visual appraisal

Key Visual Receptors

Houses, footpaths, AONB countryside and road.

Types of view

Long views across Rother Valley to north.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low Little scope for extensive woodland planting. The existing open slopes should be retained.

Landscape Character Assessment Sheet **Ref: Burwash Common – BC2**

Location: Burwash Common South

County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 2

Direction of View: North east

Description

This area is more intimate and enclosed than the area to the north (BC1). It is typically rolling countryside dissected by frequent tracks and lanes (drove roads). There is a patchwork of small paddocks with a distinct field pattern. The area is dissected by wooded ghyll valleys.

Location and Form in Relation to Local Settlement Pattern

There are more roads and tracks running south from ridge than on north side of ridge.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river	footpath
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (scattered)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate x	small	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some rural fringe influences. Paddocks and fences have replaced hedges in places.

Most Appropriate Management Strategy

Conservation

Hedges. Trees. Wooded ghylls.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low to moderate capacity. This would be mainly confined to development boundaries. There may be some limited scope for infill but not extending into more open lower slopes.

Visual appraisal

Key Visual Receptors

Footpaths. Tracks and lanes.

Types of view

Local.

Visual barriers

Trees, hedges and landform.

Scope to mitigate visual intrusion

Moderate Some scope to strengthen landscape structure. Extensive planting would be out of character.

Landscape Character Assessment Sheet **Ref: Etchingham – E1**

Location: West of Village

County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 1 (Photo 4137)

Direction of View: North East

Description

The area is characterised by large open fields to north of village which are under intensive agriculture. The loss of field structure where hedgerows have been removed has had an impact on the historic landscape character. There are remnant hedgerows, trees and ponds. The area lacks sense of place. A footpath crosses the area at the western end and most of it is fairly inaccessible on public rights of way. Fast traffic on the High Street detracts from and severs the village.

Location and Form in Relation to Local Settlement Pattern

This is a fairly modern village grown up adjacent to station and is typical ribbon development.

Evaluation Scores

Quality	-	Good/Ordinary
Value	-	High (AONB)
Sensitivity:		
Visual	-	Moderate/High
Character	-	Moderate/High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	
pylons		banks		tree clumps	x	reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings		field pattern		parkland		canal - ditches			
settlement (type)	x	arable	x	scrub		waterfall			
built-up - edge	x	pasture		marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth	x	textured		rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple	x	diverse		complex		
MOVEMENT:	remote		vacant	x	peaceful		active		
UNITY:	unified		interrupted	x	fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable		safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting		invigorating		
PLEASURE:	offensive		unpleasant		pleasant		beautiful		

Landscape Condition

Reasonable as arable land. Intensive agriculture has removed landscape features.

Most Appropriate Management Strategy

Conservation

Woodland and remaining hedges. Mature trees. Ponds.

Restoration

Lost field pattern and landscape structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. The lack of landscape structure would make the character of the area vulnerable to change. No development on high ground or north of ridge, or west of The Ashes track.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Some long views.

Visual barriers

Landform.

Scope to mitigate visual intrusion

Moderate. There would be some scope to replace lost landscape structure and strengthen the village edge. Blocks of woodland planting could be used to link existing trees and woods.

Landscape Character Assessment Sheet **Ref: Etchingham – E2**

Location: Willow Close

County Landscape Character Area: Upper Rother Valley/ Dudwell Valley

Viewpoint No: 2

Direction of View: East

Description

This area is the land which slopes to the south of the village and surrounding river valley landscape. The area is prone to flooding. It is characterised by flat open fields with stream side vegetation. The area has some sense of place. It has an attractive riverside landscape.

Location and Form in Relation to Local Settlement Pattern

Fast traffic on High Street detracts form the village. This is a fairly modern village which has grown up adjacent to station and is typical ribbon development.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate - High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat x	Plain x	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved	sinuous x
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Well managed farmland. Some loss of landscape structure.

Most Appropriate Management Strategy

Conservation

Streamside. Vegetation. Trees and hedges.

Restoration

Lost landscape structure – field boundaries.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. The open nature of this area would make it sensitive to change.

Visual appraisal

Key Visual Receptors

Houses. Railway and roads. Footpaths.

Types of view

Some very long views.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. Some scope to strengthen lost landscape structure. Large scale woodland planting would not be in character.

Landscape Character Assessment Sheet **Ref: Flimwell – F1**

Location: Flimwell

County Landscape Character Area: Upper Rother Valley/ Bewl Water Area

Viewpoint No: 1

Direction of View: North East

Description

The landscape surrounding the ribbon development of village is comprised of fields sloping away from the village. IT is mainly meadow pasture often enclosed by woodland. There is a wooded landscape to north and south. Features in the landscape are weather boarded cottages, mature oak trees and clumps of pine trees. A main detractor is speeding traffic.

Location and Form in Relation to Local Settlement Pattern

The settlement is of ridge top development lining old route ways. The village has developed around a now very busy cross roads on the A21.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees x	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt x	hedgerow trees	pond	railway
vernacular buildings x	field pattern	parkland	canal - ditches	
settlement (ribbon)	arable	scrub x	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some areas lack management as they are no longer farmed.

Most Appropriate Management Strategy

Conservation

Trees. Hedges. Woods.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. More enclosed areas close to village edges. Development should avoid open slopes. There would be greater scope for infill development on the north side than the more open slopes to the south. Avoid open slopes adjacent to A21.

Visual appraisal

Key Visual Receptors

Road. Footpaths. A21. AONB to south.

Types of view

Some long views between trees, mostly local.

Visual barriers

Trees.

Scope to mitigate visual intrusion

Moderate. Some scope to join up tree belts and woodland and redefine village edges with planting.

Landscape Character Assessment Sheet **Ref: Hurst Green – HG1**

Location: Hurst Green east of A21 County Landscape Character Area: Upper Rother Valley

Viewpoint No: 1 Direction of View: North East

Description
Much of the landscape surrounding the village is comprised of enclosed paddocks close to the village edge. Locally distinctive feature include white weather boarded houses set back from the road in long gardens. A main detractor is the relentless traffic on A21which severs the village west from east. Well treed hedgerows and tree belts enclose parts of the built development from the wider countryside. Good quality farmland extends beyond the village boundaries. The rural fringe is less well managed near the village with some urban fringe influences in places.

Location and Form in Relation to Local Settlement Pattern
The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate / Low close to build up edge
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement (type)ribbon	x	arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat	x	plain		coast	
undulating		rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved		sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Some unmanaged plots close to built up area. There is evidence of a loss of historic landscape structure close to the village. Hedges have been removed in places.

Most Appropriate Management Strategy

Conservation

Mature trees. Open meadows outside built up edge. Tree belts and hedges.

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Local and enclosed. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts.

Scope to mitigate visual intrusion

Moderate. There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. Mitigation measures could replace lost tree belts and use planting to strengthen the village edge.

Landscape Character Assessment Sheet **Ref: Hurst Green – HG2**

Location: Hurst Green south of Station Road Valley

County Landscape Character Area: Upper Rother

Viewpoint No: 2

Direction of View: South East

Description

This area is characterised buy open slopes falling away from the edge of the village to the south. Locally distinctive features include white weather boarded houses and other vernacular buildings strung along Station Road. Well treed hedgerows, parkland trees and tree belts enclose parts of the built development from the wider countryside. Good quality farmland extends beyond the village boundaries. The rural fringe is less well managed near the village with some urban fringe influences in places.

Location and Form in Relation to Local Settlement Pattern

The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (type)ribbon	x	arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved		sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. There is evidence of a loss of historic landscape structure close to the village and where hedges have been removed in places.

Most Appropriate Management Strategy

Conservation

Mature trees. Tree belts and hedges.

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low. Some development may be acceptable close to built up area, within the existing development boundary and in character with existing development, but not encroaching open countryside to the south.

Visual appraisal

Key Visual Receptors

Houses and village. Roads, Footpaths. AONB.

Types of view

Some long views to wider countryside from the village car park and Station Road. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts.

Scope to mitigate visual intrusion

Low There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. However, this could obscure valued long views out to the south and careful design would be needed.

Landscape Character Assessment Sheet **Ref: Hurst Green – HG3**

Location: North of Station Road County Landscape Character Area: Upper Rother Valley

Viewpoint No: 3 Direction of View: North West

Description

This part of the village has had the most recent development in densely developed cul de sacs. Locally distinctive features include white weather boarded houses along the A21 and set back from the road in long gardens. A main detractor is the relentless traffic on A21which severs the village west from east. This area is enclosed to the north by Burgh Wood. A few open fields and large gardens remain undeveloped between the wood and the built up edge of the village. There are footpaths from the village giving access to the woodland.

Location and Form in Relation to Local Settlement Pattern

The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Low
Character	-	Moderate, as open areas form a buffer to SNAW

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt x	hedgerow trees x	pond	railway
vernacular buildings x	field pattern	parkland	canal - ditches	
settlement (type) x	arable	scrub x	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some unmanaged plots close to built up area. Need to manage public access to woodland.

Most Appropriate Management Strategy

Conservation

SNAW woodland . Open meadows outside built up edge. Tree belts and hedges.

Restoration

Bring land management back into grazing.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. Within built development boundary. Some development would be acceptable close to built up area and in character with existing development, but not where this would encroach on the wildlife and amenity value of the SNAW.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Local and enclosed.

Visual barriers

Trees and tree woodland

Scope to mitigate visual intrusion

Low There would be little scope to plant more trees in this heavily wooded area.

Landscape Character Assessment Sheet **Ref: Robertsbridge – R1**

Location: Grove Farm County Landscape Character Area: Upper Rother

Viewpoint No: 1 Direction of View: North West

Description
These open fields to the east of the village are severed from the countryside by the A21 Robertsbridge bypass. This area is a mix of school playing fields and grazed farmland. There are some detracting features such as farmyard clutter. A footpath crosses to the countryside beyond and across the bypass. The area is enclosed by maturing roadside planting.

Location and Form in Relation to Local Settlement Pattern
These are Fields on the edge of the village settlement. Farm buildings, guide hall and modern school.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Low

Landcover and landscape elements

farm buildings	x	Walls		woodland (broadleaf)		river		footpath	x
churches		fences	x	plantation	x	stream		track	
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	
pylons		Banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings		field pattern		parkland		canal - ditches			
settlement (type)	x	arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins	x					mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small	x	medium		large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

There is some urban fringe clutter. Generally good - managed as pasture or school fields.

Most Appropriate Management Strategy

Conservation

Hedges. Roadside planting.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. There is scope to redefine the village edge in this location. A green corridor should be retained between A21 and the village edge. This higher part of the area is more visible from distant views.

Visual appraisal

Key Visual Receptors

Houses. Footpath. School.

Types of view

Some long views from higher ground.

Visual barriers

Trees and plantation.

Scope to mitigate visual intrusion

Moderate. To create new field structure and strengthen character. Enclose or remove intrusive farm buildings.

Landscape Character Assessment Sheet **Ref: Robertsbridge – R2**

Location: Browns Bridge County Landscape Character Area: Upper Rother Valley

Viewpoint No: 2 Direction of View: North west

Description
This area has a sense of place. It is accessible meadows to the rear of the residential area with some footpaths and informal access. The area is used by local people for informal recreation and is good green infrastructure. The lower areas are prone to flood and it is rich with wildlife including stream side vegetation and hedges to back gardens. Some industrial sheds overlook the area near the railway.

Location and Form in Relation to Local Settlement Pattern
This is a green valley through he village which has remained undeveloped and is the railway and stream corridor. This area separates the older part of village from more modern part developed around the railway.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate/High
Character	-	Moderate/High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath x
Churches	fences x	plantation	stream x	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type) x	arable	scrub x	waterfall	
built-up – edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
Ruins			mudflat	

Landform		
Flat	plain	coast
Undulating x	rolling lowland x	estuary
Rolling	plateau	broad valley
Steep	hills	narrow valley
Vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Paddocks and meadows. Cut and grazed.

Most Appropriate Management Strategy

Conservation

Meadow habitat. Stream side vegetation.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. This is valued green infrastructure through the village centre. The area which is prone to flood would have no capacity.

Visual appraisal

Key Visual Receptors

Houses and footpaths.

Types of view

Local across valley to other side of village. Some long views to High Weald to north.

Visual barriers

Landform.

Scope to mitigate visual intrusion

Moderate. There would be some scope to plant trees and hedges. However it would not be desirable to enclose views across valley.

Landscape Character Assessment Sheet **Ref: Robertsbridge – R3**

Location: Darvell, South of Village County Landscape Character Area: Upper Rother Valley

Viewpoint No: 3 Direction of View: South West

Description
This is an area of sloping farmland falling from the built up ridge. There are open slopes with more enclosed areas at the bottom of the valley. The area is crossed by footpaths and is accessible from the village.

Location and Form in Relation to Local Settlement Pattern
The development is typically ribbon development which has grown from the railway. The Darvell community settlement has become established around a farmstead and oast.

Evaluation Scores

Quality	-	Good/High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate/High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation	x	stream	x	track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		Plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed	x	open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Managed farmland. Community uses around Darvell.

Most Appropriate Management Strategy

Conservation

Hedges. Trees, field pattern.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – no capacity. This area forms the setting for the village and further development on these southern slopes would intrude into High Weald countryside.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Darvell community.

Types of view

Some long views. Local in valley.

Visual barriers

Trees, hedges, landform.

Scope to mitigate visual intrusion

Low. Some moderate scope to replace lost field boundaries.

Landscape Character Assessment Sheet **Ref: Robertsbridge – R4**

Location: Bugsell Lane County Landscape Character Area: Upper Rother Valley

Viewpoint No: 4 Direction of View: South East

Description

This is the open countryside slopes falling away from the developed ridge to the north of the village. This is countryside which is Accessible from the village on footpaths and tracks. Robertsbridge Community College sits on the ridge. This is very pleasant High Weald countryside which needs to be protected form encroaching development.

Location and Form in Relation to Local Settlement Pattern

The development pattern is of scattered farmsteads. There is ridge top development along the lanes and tracks. This part of the village is the modern suburban extension of the village developed since the coming of the railway.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	Walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		Banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (type)	x	Arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	x
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable	x	safe		unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Well managed farmland. There has been some gentrification of historic farmsteads.

Most Appropriate Management Strategy

Conservation

Hedges. Field pattern. Pasture.

Restoration

Lost hedges and field boundaries.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – none. Further development northwards would encroach on the open High Weald countryside.

Visual appraisal

Key Visual Receptors

Houses, footpaths and tracks. School premises.

Types of view

Long views to countryside to north.

Visual barriers

Few. Hedges and woods.

Scope to mitigate visual intrusion

Low.

Some scope to strengthen village edge. The balance of woodland and open pasture is part of character.

Landscape Character Assessment Sheet **Ref: Robertsbridge – R5**

Location: Cricket Ground County Landscape Character Area: Upper Rother Valley

Viewpoint No: 5 Direction of View: West

Description

This is the valley floodplain between Robertsbridge and Northbridge Street. It is pleasant pasture land accessible from the village via several footpaths and includes the cricket ground and public open space. It provides important green infrastructure to the village. There are some detracting influences including warehouses, a substation and fenced pony paddocks.

Location and Form in Relation to Local Settlement Pattern

This area is the floodplain gap between the main village settlement and Northbridge Street.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate/High
Character	-	High

Landcover and landscape elements

farm buildings	Walls	woodland (broadleaf)	river x	footpath x
churches	fences x	plantation	stream	track x
masts, poles	hedges	isolated trees x	lake	road - lanes
pylons	Banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type) x	Arable	scrub x	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat x	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Grazed farmland. Some horsey culture.

Most Appropriate Management Strategy

Conservation

Pasture and wet meadows. Willow and alder wet scrub.

Restoration

Lost landscape structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – none. It is important to retain the gap between Robertsbridge and Northbridge Street settlements. The character of the area is as open flood plain and further development would encroach into the green infrastructure around the village.

Visual appraisal

Key Visual Receptors

Houses, village, footpaths and recreation areas.

Types of view

Long views across valley.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. There would be some scope to plant wet woodland and streamside trees/scrub. Openness is part of the character.

Landscape Character Assessment Sheet **Ref: Robertsbridge – R6**

Location: Northbridge Street County Landscape Character Area: Upper Rother Valley

Viewpoint No: 6 Direction of View: West

Description
This is an area of enclosed pastures and meadows on the edge of the village settlement. It is enclosed by hedges and some trees belts. The area provides the setting for the old mill buildings. There are some historic cottages in local vernacular style. A footpath crosses the western end by the river.

Location and Form in Relation to Local Settlement Pattern
Northbridge Street is a hamlet on the road into Robertsbridge.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river x	footpath x
churches	fences x	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt x	hedgerow trees x	pond	railway
vernacular buildings x	field pattern	parkland	canal - ditches	
settlement (type) x	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins x			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Managed hedgerows.

Most Appropriate Management Strategy

Conservation

Hedges. Trees.

Restoration

Lost hedgerows.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. Development would only be acceptable Close to the village edges only.

Visual appraisal

Key Visual Receptors

Houses, footpaths.

Types of view

Local.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen the edge of the village in views to the High Weald beyond.

Landscape Character Assessment Sheet **Ref: Stonegate – ST1**

Location: St Peter's Churchyard County Landscape Character Area: Upper Rother Valley

Viewpoint No: 1 Direction of View: North east

Description

The area surrounding the village is very pleasant pastoral landscape. The countryside forms a rural setting to the village with the church and school as a backdrop. There is a strong field structure with well maintained hedgerows. Mature oaks along the boundaries of fields are a particular feature as are flower rich meadows.

Location and Form in Relation to Local Settlement Pattern

The settlement is nucleated around the cross roads. There are some older listed buildings as ribbon development along the roads. The relatively modern church may be the site of an older church. The area is characterised by generally large houses in large gardens. This is a commuter settlement which has grown around the nearby station.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings		walls		woodland (broadleaf)	x	river		footpath	x
churches	x	fences		plantation		stream		track	x
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (nuclear)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate	x	small		medium		large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Very good. Well managed pasture.

Most Appropriate Management Strategy

Conservation

Mature trees. Hedges. Unimproved flower rich pasture.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – none. Any development proposals should be restricted to infill within the built up edge and development boundaries.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Lanes, Churchyard and playing fields.

Types of view

Some long views across Weald.

Visual barriers

Hedges and trees.

Scope to mitigate visual intrusion

Low. There would be limited scope as the historic character of fields and hedges is intact. Wholesale planting could detract form the local character. There may be some scope around the village edges but long views across the Weald are valued and should not be enclosed.

Landscape Character Assessment Sheet **Ref: Stonegate – ST 2**

Location: Limden Lane County Landscape Character Area: Upper Rother Valley

Viewpoint No: 2 Direction of View: East

Description

This is countryside similar to ST1. This north facing slope falls away from the village. The area is dissected by winding lanes. It is generally more enclosed due to taller hedgerows and a scattering of small woods.

Location and Form in Relation to Local Settlement Pattern

The village settlement is nucleated around the road cross roads. There are some older listed buildings spread out as ribbon development along the roads. The more modern church may be site of an older church. The area is characterised by generally large houses in large gardens. This is a commuter settlement which has grown around the nearby station.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some pony paddocks with fences. Hedges taller and less tightly managed than those to the south of village.

Most Appropriate Management Strategy

Conservation

Trees, woods and hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – Moderate. Development could take place only in the enclosed fields close to existing village only.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB. Lanes.

Types of view

Local. Some longer where open.

Visual barriers

Trees, hedged and landform.

Scope to mitigate visual intrusion

Moderate. Some scope to extend woodland and wooded hedgerows close to village edges.

Landscape Character Assessment Sheet **Ref: Ticehurst – T1**

Location: North of Village

County Landscape Character Area: Upper Rother Valley/ Bewl Water Area

Viewpoint No: 1 and 2

Direction of View: South west and North West

Viewpoint 1

Viewpoint 2 north - west

Description

This is the area of countryside to the north of the village. It is enclosed farmland with mixed arable and pasture. There ahs been some loss of landscape structure where intensive agriculture ahs created large fields with hedges removed. Modern farm buildings detract form the visual amenity of the area. There is some sense of place. Remnant orchards are characteristic.

Location and Form in Relation to Local Settlement Pattern

This is a historic nucleated village settlement around the church and cross roads. The ancient Coaching Inn and Market Cross are in the heart of the village.

Evaluation Scores

Quality	-	High/Good (closer to village)
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement (type)	x	arable	x	scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Hedges. Trees. Rural character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. Development could be acceptable close to the village edges in well defined and enclosed fields. This would need a strong landscape structure as a buffer to the wider countryside.

Visual appraisal

Key Visual Receptors

Houses. Tracks. Footpaths.

Types of view

Local.

Visual barriers

Landform. Hedges.

Scope to mitigate visual intrusion

Moderate. Replace lost field structure and strengthen woodland edge to countryside.

Landscape Character Assessment Sheet **Ref: Ticehurst – T2**

Location: Orchard Farm

County Landscape Character Area: Upper Rother Valley/ Bewl Water Area

Viewpoint No: 3

Direction of View: South

Description

These are the open slopes which fall away from the village to the south. There are some more enclosed areas where wooded ghyll valleys enclose areas to the west. The meadows are enclosed by hedges and woods. The area has a strong sense of place as a setting for the village.

Location and Form in Relation to Local Settlement Pattern

Historic settlement around church and road cross roads.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate

Landcover and landscape elements

farm buildings		walls		woodland (broadleaf)	x	river		footpath	x
churches	x	fences	x	plantation		stream	x	track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (type)	x	arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic	
SCALE:	intimate		small		medium	x	large	
ENCLOSURE:	confined		enclosed		open	x	exposed	
TEXTURE:	smooth		textured	x	rough		very rough	
COLOUR:	monochrome		muted	x	colourful		garish	
DIVERSITY:	uniform		simple		diverse	x	complex	
MOVEMENT:	remote		vacant		peaceful	x	active	
UNITY:	unified	x	interrupted		fragmented		chaotic	
FORM:	straight		angular		curved	x	sinuous	
SECURITY:	comfortable		safe	x	unsettling		threatening	
STIMULUS:	boring		bland		interesting	x	invigorating	
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful	

Landscape Condition

Generally good. There is some intrusive and derelict development on the western edge of the area where there is an electricity sub station and disused coach business.

Most Appropriate Management Strategy

Conservation

Woodland. Open character on open slopes.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – moderate. Development would be acceptable close to the built up edges only. This would need to be in a strong landscape structure and with buffer areas to the countryside.

Visual appraisal

Key Visual Receptors

Houses. Villages.

Types of view

Long views across valley to south.

Visual barriers

Trees and woods.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen the landscape structure to the village edge, especially where the landscape is degraded by lack of management and neglect. Enclosing all open views would not be desirable.

Landscape Character Assessment Sheet **Ref: Brightling – B1**

Location: Village Hall County Landscape Character Area: Darwell Valley

Viewpoint No: 1 Direction of View: North West

Description

This is a ridge top village surrounded by fine High Weald countryside. Special features are the churchyard and Mad Jack Fuller's tomb folly. The area has a very strong sense of place and pleasant rural countryside surrounds.

Location and Form in Relation to Local Settlement Pattern

This is a historic village settlement centred on the church.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls	x	woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps	x	reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern		parkland	x	canal - ditches			
settlement (type)		arable	x	scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote	x	vacant		peaceful	x	active
UNITY:	unified	x	interrupted		fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally well managed farmland. Arable and pasture.

Most Appropriate Management Strategy

Conservation

Landscape features. Parkland trees, hedges. Follies.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – none. Development opportunities would be limited to small pockets of infill. Proposals would need to be in character with the local vernacular

Visual appraisal

Key Visual Receptors

Houses, footpaths, lanes.

Types of view

Long views in most directions.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low. Strong character and sense of place would not be in character to introduce major change in the form of extensive planting.

Landscape Character Assessment Sheet **Ref: Netherfield – N1**

Location: Playing Fields County Landscape Character Area: Darwell Valley (South slopes of High Weald)

Viewpoint No: 1 Direction of View: West

Description

This is the countryside surrounding the ridge top village. It is open agricultural landscape to the west, south and east. There are areas of woodland to the north enclosing large fields with some hedges and tree belts.

Location and Form in Relation to Local Settlement Pattern

Settlement is a ridge top village centred on a cul-de-sac with mainly post war houses. There are some older buildings in scattered farmsteads and along main roads.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High – Moderate in more enclosed area to north of village.

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences		plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern		parkland		canal - ditches			
settlement (ribbon)		arable	x	scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Some intensive farming.

Most Appropriate Management Strategy

As farmland or woodland as appropriate.

Conservation

Tree, belts, woodland and hedges.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. Capacity would be limited to infill within the existing developed areas. There may be some scope in larger enclosed plots and brownfield land.

Visual appraisal

Key Visual Receptors

Houses, lanes, footpaths.

Types of view

Some very long views from high ground.

Visual barriers

Hedges, woodland.

Scope to mitigate visual intrusion

Moderate. Some scope to strengthen landscape structure, replace lost field boundaries and link up existing woodlands.

Landscape Character Assessment Sheet **Ref: Dallington – D1**

Location: Dallington County Landscape Character Area: Dudwell Valley

Viewpoint No: 1 Direction of View: South - West

Description

This area is of rural farmland on either side of the hamlet development of which is strung along the B2096. There are open fields to the south of the road which fall away from a slight plateau. The landscape to the north of road is more enclosed. There are focal points at road junctions, such as the pub. There are some large fields where hedges have been lost to intensive agriculture.

Location and Form in Relation to Local Settlement Pattern

The development pattern is of ribbon development scattered along the ridge top road and two roads running south. Focal points are spread out, the school and church are separate from the Post Office and pub.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches	x	fences		plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern		parkland		canal - ditches			
settlement (ribbon)	x	arable	x	scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform x	simple	diverse	complex
MOVEMENT:	remote x	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good, well managed farmland. Some large fields and intensive agriculture.

Most Appropriate Management Strategy

Conservation

Hedgerows, trees, woodland.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – no capacity. Development would be limited to small scale infill which would need to be in character with existing settlements at road junctions and typical ribbon development.

Visual appraisal

Key Visual Receptors

Houses, footpaths, lanes.

Types of view

Long views to south.

Visual barriers

Trees, hedges, landform to north.

Scope to mitigate visual intrusion

Low. There would be some scope to replace lost field structure. This approach may not be adequate to mitigate any thing other than small scale development.

Landscape Character Assessment Sheet **Ref: Catsfield Cat 1**

Location: Chequers Farm County Landscape Character Area: Combe Haven Valley

Viewpoint No: 1 Direction of View: North East

Description
This are has a strong sense of place enhanced by a fine old farm house and village school. The surrounding landscape is of rural countryside with large angular fields. Fences have replaced some hedgerows to create large fields. There are some fine tree belts and hedges along lanes into the village. The tall church steeple is a distinctive local feature and focal point.

Location and Form in Relation to Local Settlement Pattern
The settlement is a compact village on a three-way cross roads. There are some older properties but most are more recent. The village is centred on the focal, more modern, church steeple. The old parish church and manor are on the outskirts of village.

Evaluation Scores

Quality	-	High / Good
Value	-	High - AONB
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and Landscape Elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches	x	fences	x	plantation		stream		track	
masts, poles		hedges		isolated trees		lake		road -lanes	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified	x	interrupted		fragmented		chaotic
FORM:	straight		angular	x	curved		sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

There appears to be some loss of field pattern but real evidence of this needs this needs more research into on historic character assessment.

Most Appropriate Management Strategy

Conservation

Mature trees and hedges.

Restoration

Hedges where appropriate as part of historic character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – no capacity. The lack of a strong field pattern structure would make this area vulnerable to significant change. The compact nature of this settlement would make it difficult to develop into green field countryside without detracting from the nucleated character of the village.

Visual Appraisal

Key Visual Receptors

Footpaths in AONB. Houses and lanes.

Types of view

Local.

Visual barriers

Landform and tree belts.

Scope to mitigate visual intrusion

Low. There would be some scope to replace lost hedgerow structure.

Landscape Character Assessment Sheet **Ref: Catsfield Cat 2**

Location: Flats Wood County Landscape Character Area: Combe Haven Valley

Viewpoint No: 2 Direction of View: West

Description
This is an area of lower lying pastoral landscape to the south of the village. Some large open fields where hedgerow structure has been lost, but the intensity of agricultural use is lower than in CAT1. The area has a strong sense of place as a pleasant open stream valley and a setting for the village.

Location and Form in Relation to Local Settlement Pattern
The settlement is a compact village on a three-way cross roads. There are some older properties but most are more recent. The village is centred on the focal, more modern, church steeple. The old parish church and manor are on the outskirts of village.

Evaluation Scores

Quality	-	Good
Value	-	Medium
Sensitivity:		
Visual	-	Moderate - High
Character	-	Moderate - High

Landcover and Landscape Elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream	x	track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland	x	canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

There has been some loss of field pattern structure to agricultural uses. The landscape is generally well managed pasture.

Most Appropriate Management Strategy

Conservation

Woodland. Hedgerows and mature trees.

Restoration

Field boundaries and lost landscape structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low - Moderate capacity. The area would be vulnerable to change due to loss of landscape structure. The compact village character needs to be retained. Any proposed development would need to respect this and would be limited to brown field land and infill within the village development boundary. The open stream valley should be retained as a setting for the village.

Visual Appraisal

Key Visual Receptors

Houses, paths, lanes.

Types of view

Local.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to replace lost field boundaries and create new tree belts but not for large scale planting in the open stream valley meadows.

Landscape Character Assessment Sheet **Ref: Catsfield Cat 3**

Location: Broomham County Landscape Character Area: Combe Haven Valley

Viewpoint No: 3 Direction of View: South west

Description

The area is in the AONB, but is not all of high quality. It is an enclosed area of mixed uses – including playing fields, and pony paddocks. There has been some loss of landscape structure due to the loss of field pattern and hedges. There are strong treed hedges and areas of woodland enclosure, some parkland trees, feature pines and poplar belts. The area has some sense of place and local distinctiveness.

Location and Form in Relation to Local Settlement Pattern

The settlement is a compact village on a three-way cross roads. There are some older properties but most are more recent. The village is centred on the focal, more modern, church steeple. The old parish church and manor are on the outskirts of village.

Evaluation Scores

Quality	-	Good
Value	-	High – (AONB) – Medium
Sensitivity:		
Visual	-	Low / Moderate
Character	-	Low / Moderate

Landcover and Landscape Elements

farm buildings x	walls	woodland (broadleaf)	river	footpath x
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt x	hedgerow trees x	pond	railway
vernacular buildings	field pattern - lost	parkland x	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge x	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat x	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Some loss of landscape structure. Pony paddocks and fences. Inappropriate planting in some areas detracts from rural character.

Most Appropriate Management Strategy

Conservation

Mature trees and woodland. Especially tree belts.

Restoration

Restore lost landscape structure. Replace lost hedgerows.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. The area has been influenced by intensive uses such as pony paddocks. The character is not stable and could be enhanced with new Green Infrastructure.

Visual Appraisal

Key Visual Receptors

Houses. Users of footpaths and recreation ground. AONB countryside.

Types of view

Local.

Visual barriers

Trees and woods.

Scope to mitigate visual intrusion

Moderate. Scope to replace lost tree and hedgerow structure.

Landscape Character Assessment Sheet **Ref: Crowhurst Cr1**

Location: Crowhurst Church

County Landscape Character Area: Combe Haven Valley

Viewpoint No: 1

Direction of View: South West

Description

This is an area of fine rolling countryside with a strong sense of place and as a setting for the parish church. It is a Pastoral landscape with enclosing deciduous wood to north strong field pattern with hedges and mature trees. Strong sense of place

Location and Form in Relation to Local Settlement Pattern

The settlement pattern is of scattered farmsteads and large houses in a garden setting scattered along windy lanes. The focal point is around the church and ruined abbey.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches	x	fences		plantation		stream	x	track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins	x					mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium		large		
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform	x	simple		diverse		complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Good as managed farmland. There has been some loss of hedges.

Most Appropriate Management Strategy

Conservation

Hedges and ASNW woodland. Mature trees. Landscape setting for church.

Restoration

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low - no capacity – This is a landscape with stable character where there are no opportunities for any significant change. It has a strong sense of place and is a historic part of Crowhurst settlement.

Visual appraisal

Key Visual Receptors

Footpaths and lanes in AONB residential. Users of church.

Types of view

Long views over valley.

Visual barriers

Few. Locally hedges and trees.

Scope to mitigate visual intrusion

Low. Extensive woodland planting would detract from character.

Landscape Character Assessment Sheet **Ref: Crowhurst Cr2**

Location: Station Road

County Landscape Character Area: Combe Haven Valley

Viewpoint No: 2

Direction of View: South East

Description

This is an area of farmed countryside. It has a strong landscape structure with a distinct pattern of fields and hedgerows. There are more detractors than in C 1 including modern farm buildings and some horse paddocks. The area has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern

The settlement pattern is typically of scattered farms with modern ribbon development on Station Road.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High / Moderate closer to developed areas

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable		safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting		invigorating		
PLEASURE:	offensive		unpleasant		pleasant		beautiful		

Landscape Condition

Good. Some heavily grazed areas and pony paddocks with fences. Some lost field boundaries.

Most Appropriate Management Strategy

Conservation

Agricultural character. Mature tree belts and hedges.

Restoration

Replace lost hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity – The existing ribbon development is well contained by trees and woodland. Further development would detract from character and create sprawl.

Visual appraisal

Key Visual Receptors

Footpaths, houses, lanes.

Types of view

Local in valley.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen field boundaries. The open farmed landscape is characteristic and extensive planting would not be in character.

Landscape Character Assessment Sheet **Ref: Crowhurst Cr3**

Location: Powdermill Valley County Landscape Character Area: Combe Haven Valley

Viewpoint No: 3 Direction of View: South

Description
This is a broad valley with houses on the valley slopes and open recreational uses on the valley floor. There are large houses in gardens on valley sides. The area has some sense of place.

Location and Form in Relation to Local Settlement Pattern
The later village development is ribbon development along the road. The area is well contained and restricted by landform.

Evaluation Scores

Quality	-	Good
Value	-	Medium (outside AONB)
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation x	stream x	track x
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks x	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern	parkland gardens	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge x	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

The condition and management is reasonable as recreational fields and managed gardens.

Most Appropriate Management Strategy

Conservation

Trees, hedges, garden features.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity – This is the core of the village and is generally well contained in the valley landscape. Any proposed development would need to have well defined edges and be contained close to the existing built up area.

Visual appraisal

Key Visual Receptors

Houses, footpaths.

Types of view

Local within valley.

Visual barriers

Landform and trees.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen landscape structure and replace lost field boundaries.

Landscape Character Assessment Sheet **Ref: Batchelors Bump – BB1**

Location: A259 County Landscape Character Area: Brede Valley

Viewpoint No: 1 Direction of View: North West

Description
This is an area of farmland and gardens which fall away from the ridge. It is characterised by small fields enclosed by hedges. There is a wooded stream valley at the base of the slope.

Location and Form in Relation to Local Settlement Pattern
There is ribbon development along the main A259 which is mainly modern houses with large gardens.

Evaluation Scores

Quality	-	Ordinary / Good
Value	-	High (AONB)
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream x	track
masts, poles	hedges x	isolated trees	lake	road – lanes A259
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (ribbon) x	arable	scrub	waterfall	
built-up - edge x	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley x
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured	rough x	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Some areas lack management and have become scrubby. There is some visual intrusion from garden uses. Farmed areas are pasture.

Most Appropriate Management Strategy

Conservation

Hedges. Stream vegetation.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. There would be no capacity on the open slopes or away from the A259. Moderate – ribbon development may be acceptable close to the road. However open long views out should be retained from the A259.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. A259.

Types of view

Long views to north.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. The open character of the pasture farmland should be preserved. Some scope to strengthen urban edge, but need to maintain views out.

Landscape Character Assessment Sheet **Ref: Brede/Cackle Street – BC1**

Location: East of Village County Landscape Character Area: Brede Valley

Viewpoint No: 1 Direction of View: North East

Description
This is an area of pleasant green countryside surrounding the village. This part of the village has high quality built development with vernacular character. Historic field patterns are in evidence with strong hedgerows and mature trees. The village has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern
The village is a small hamlet strung along the lanes which form a triangular cross of lanes. The area has strong local vernacular. The village is perched above the river valley.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond x	railway
vernacular buildings	field pattern - strong	parkland	canal - ditches	
settlement (hamlet)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate x	small	medium	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Very good. Well maintained grazed pasture with intact and well managed hedgerows.

Most Appropriate Management Strategy

Conservation

Trees and woodland. Hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. This area has a strong character. The existing settlement pattern would be eroded with any significant scale of new development.

Visual appraisal

Key Visual Receptors

Houses. AONB. Footpaths.

Types of view

Some long views across Brede Valley.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low. There would be little scope as large scale planting would detract from existing character.

Landscape Character Assessment Sheet **Ref: Brede/Cackle Street – BC2**

Location: Cackle Street West County Landscape Character Area: Brede Valley

Viewpoint No: 2 Direction of View: South

Description
Key features of this area are mature trees and enclosing tree belts. There are more enclosed fields on the village fringe and some scrubby areas with urban edge influences. The area is enclosed by mature tree belts. The area is a buffer to the AONB countryside. Key detractors are large industrial type farm buildings. The area has some sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement pattern is Ribbon development with long field behind and small holding type settlement.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	Moderate – close to village edge
Character	-	Moderate – close to village edge

Landcover and landscape elements

farm buildings	x	walls	x	woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry	x	shelterbelt	x	hedgerow trees	x	pond	x	railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat	x	plain		coast	
undulating		rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Some areas lack management especially on small holdings and where there is encroaching scrub.

Most Appropriate Management Strategy

Conservation

Hedges. Mature tree belts.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. This would be close to village edges only and not encroaching into more open fields further away form village edge.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Local close to village edge.

Visual barriers

Tree belts. Buildings.

Scope to mitigate visual intrusion

Moderate. Some scope to replace lost hedgerow structure.

Landscape Character Assessment Sheet **Ref: Brede/Cackle Street – BC3**

Location: South of Cackle Street

County Landscape Character Area: Brede Valley

Viewpoint No: 3

Direction of View: South-South East

Description

This is an area of gentle valley slopes overlooking Brede Valley. It is characterised by open meadows with good field structure. A feature of the area is that it is the setting for the church. The area supports hedges and mature trees / woodland. There is a strong sense of place.

Location and Form in Relation to Local Settlement Pattern

Settlement has grown on the edge of the valley and away from the flood plain.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond	x	railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (type)	x	arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	x
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced		discordant		chaotic	
SCALE:	intimate		small		medium	x	large	
ENCLOSURE:	confined		enclosed		open	x	exposed	
TEXTURE:	smooth		textured	x	rough		very rough	
COLOUR:	monochrome		muted	x	colourful		garish	
DIVERSITY:	uniform		simple	x	diverse		complex	
MOVEMENT:	remote		vacant		peaceful	x	active	
UNITY:	unified	x	interrupted		fragmented		chaotic	
FORM:	straight		angular		curved	x	sinuous	
SECURITY:	comfortable		safe		unsettling		threatening	
STIMULUS:	boring		bland		interesting		invigorating	
PLEASURE:	offensive		unpleasant		pleasant		beautiful	

Landscape Condition

Good. There has been some loss of hedges and fences have replaced these as field boundaries.

Most Appropriate Management Strategy

Conservation

Hedges. Mature trees and woodland setting for hamlet and church.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

No capacity. The character of this area would be very sensitive to change.

Visual appraisal

Key Visual Receptors

Church. Houses. Cackle Street. Paths. AONB.

Types of view

Long views to Hastings.

Visual barriers

Few – hedges locally and woods.

Scope to mitigate visual intrusion

Low. Any significant planting would be out of character.

Landscape Character Assessment Sheet **Ref: Brede/Cackle Street – BC4**

Location: Stubbs Lane County Landscape Character Area: Brede Valley

Viewpoint No: 4 Direction of View: West

Description
This is an area of enclosed meadows close to village edge. There is a strong historic field structure with tree belts and mature hedges. The area has a strong sense of place with the feature church and vernacular buildings.

Location and Form in Relation to Local Settlement Pattern
This is a nuclear hamlet surrounding the church with much local vernacular architecture.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	Moderate / High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings		walls	x	woodland (broadleaf)	x	river		footpath	x
churches	x	fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge		pasture		marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat	x	plain		coast	
undulating		rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate	x	small		medium		large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Good. Well managed pastures. The area has generous gardens which are well maintained and high quality.

Most Appropriate Management Strategy

Conservation

Hedges. Local sense of place.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – capacity. Development would need to be sensitively located and in keeping with local vernacular.

Visual appraisal

Key Visual Receptors

Houses. Lanes. Village.

Types of view

Local.

Visual barriers

Trees, hedges and buildings.

Scope to mitigate visual intrusion

Low to moderate. Any mitigation would need to be in character with strong sense of place and local distinctiveness.

Landscape Character Assessment Sheet **Ref: Chowns Hill – CH1**

Location: Hastings Ridge County Landscape Character Area: Brede Valley

Viewpoint No: 1 Direction of View: North West

Description
This is an area of mixed heathy scrub and woodland, with a dominance of mature sycamore. There has been recent clearance of scrub and rhododendron. It is non-agricultural land surrounded by houses on Chowns Hill, gardens and the cemetery. The land is very steep. There is a strong sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement pattern is modern and suburban along the lane.

Evaluation Scores

Quality	-	Ordinary
Value	-	High - AONB
Sensitivity:		
Visual	-	High
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls x	woodland (broadleaf) x	river	footpath
churches	fences	plantation	stream	track x
masts, poles	hedges	isolated trees	lake	road - lanes x
pylons	banks	tree clumps x	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type)	arable	scrub x	waterfall	
built-up - edge x	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured	rough x	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted	fragmented x	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Relatively unmanaged although some recent evidence of site clearance.

Most Appropriate Management Strategy

Conservation

Roadside hedge and bank.

Restoration

To a positive land use.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. The levels would be a constraint to high density housing. Some large houses have been constructed on these slopes. Proposed new build should avoid the high crest of the site or potential adverse visual impact on the cemetery.

Visual appraisal

Key Visual Receptors

Local residences. Lane – if views are opened up by clearance. Cemetery.

Types of view

Very long and impressive views.

Visual barriers

Trees and tree belts.

Scope to mitigate visual intrusion

Low. There would be some scope to plant trees on the ridge top. Although his may obscure long views out from the cemetery.

Landscape Character Assessment Sheet **Ref: Guestling Green – 1**

Location: East of A259

County Landscape Character Area: Brede Valley

Viewpoint No: 1

Direction of View: South West

Description

This is an area of rolling countryside surrounding the main A259 and a hamlet at the junction with Chapel Lane. The farmland is of large rectangular fields surrounded by significant hedges and trees belts. There has been some apparent loss of historic field pattern. The area has some sense of place and some historic vernacular buildings.

Location and Form in Relation to Local Settlement Pattern

The settlement is of ribbon development radiating from road junction. It is a small settlement – Historically probably supporting 6 -7 houses.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond x	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Hedges, woodland, tree belts and mature trees.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. This would need to be located close to existing development and avoid spreading into larger fields. The historic size of the settlement would limit potential to expand.

Visual appraisal

Key Visual Receptors

Lanes, houses, footpaths, AONB.

Types of view

Some long views across Brede Valley to north. More enclosed to south.

Visual barriers

Trees, hedges and landform.

Scope to mitigate visual intrusion

Low. There would be some scope to replace lost field structure. There is scope to link up existing woodland. The open character would not support extensive new planting in open meadows.

Landscape Character Assessment Sheet **Ref: Guestling Green – 2**

Location: West of A259 County Landscape Character Area: Brede Valley

Viewpoint No: 2 Direction of View: North East

Description
These are west facing slopes down to Brede Valley. The area consists of large gardens, school grounds and fields. There are large fields and some loss of historic structure (hedgerows). The large modern farm buildings on the edge of the village detract form the setting.

Location and Form in Relation to Local Settlement Pattern
The settlement is of ribbon development radiating from road junction. It is a small settlement – Historically probably supporting 6 -7 houses.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate / High away from village edge
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences		plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	
pylons		banks	x	tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond	x	railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	x
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular	x	curved		sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Conserve existing hedges. Woodland.

Restoration

Lost field structure and hedgerows.

Reconstruction

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low to Moderate. Development would be acceptable only close to the village edge and where it could be contained by woodland and existing built form. Development would not be acceptable not on more open slopes to the west.

Visual appraisal

Key Visual Receptors

Footpath. AONB. A259. Houses.

Types of view

Some long views across Brede Valley.

Visual barriers

Hedges. Woodland.

Scope to mitigate visual intrusion

Low to moderate. There would be some scope to strengthen woodland structure on village edge linking with existing woods.

Landscape Character Assessment Sheet **Ref: Icklesham – I1**

Location: Icklesham South County Landscape Character Area: Brede Valley

Viewpoint No: 1 Direction of View: South East

Description
The area is characterised by open slopes falling away from the ridge. There are typically large fields with some loss of hedgerow structure. Some horse paddocks. The area has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement has a nucleus of development around the older hamlet, church and school.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards x		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium	large x
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant x	peaceful	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Some loss of hedgerow structure.

Most Appropriate Management Strategy

Conservation

Hedges. Open views.

Restoration

Lost field pattern.

Reconstruction

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low to none. Wide open landscape would be vulnerable to change.

Visual appraisal

Key Visual Receptors

Footpaths. Houses. Road.

Types of view

Long views to south.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. There would be little scope to enclose areas with planting as open views are part of character.

Landscape Character Assessment Sheet **Ref: Icklesham – I2**

Location: Icklesham North County Landscape Character Area: Brede Valley

Viewpoint No: 2 Direction of View: South

Description
This is largely an agricultural landscape with wide open slopes on the south side of the Brede Valley. There are some more enclosed paddocks bounded by tree belts and strong hedges. The area has some sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement is ridge top and ribbon development. There are some vernacular buildings.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High – Moderate close to village edge where more enclosed
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls	x	woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	x
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic	
SCALE:	intimate		small		medium	x	large	
ENCLOSURE:	confined		enclosed		open	x	exposed	
TEXTURE:	smooth		textured	x	rough		very rough	
COLOUR:	monochrome		muted	x	colourful		garish	
DIVERSITY:	uniform		simple	x	diverse		complex	
MOVEMENT:	remote		vacant		peaceful	x	active	
UNITY:	unified	x	interrupted		fragmented		chaotic	
FORM:	straight		angular		curved	x	sinuous	
SECURITY:	comfortable		safe	x	unsettling		threatening	
STIMULUS:	boring		bland		interesting	x	invigorating	
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful	

Landscape Condition

Generally good. Well managed farmland, gardens and small holdings.

Most Appropriate Management Strategy

Conservation

Hedges. Tree belts.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low to Moderate. The potential would be low to none on the open slopes and moderate in enclosed fields closer to the village. Consideration should be taken with regard to the setting of listed buildings.

Visual appraisal

Key Visual Receptors

Paths. Houses. Road.

Types of view

Long where open to Brede Valley.

Visual barriers

Trees and well treed hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen the village edges. It would be inappropriate to obstruct open views across valley.

Landscape Character Assessment Sheet **Ref: Sedlescombe – S1**

Location: Brede Valley South of Village County Landscape Character Area: Brede Valley

Viewpoint No: 1 Direction of View: South east

Description
This part of the Brede Valley is pleasant and accessible river valley landscape. The noise of the A21 detracts from the local area. The flat valley floor supports meadows with encroaching scrub. This is part of the flood plain and SSSI.

Location and Form in Relation to Local Settlement Pattern
The built development stops at the edge of the valley, this is probably because the area is historically prone to flooding. The Pestalozzi Children's village is on the south slopes of the valley in a parkland setting.

Evaluation Scores

Quality	-	Good
Value	-	High AONB and SSSI
Sensitivity:		
Visual	-	Moderate
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river x	footpath x
churches	fences x	plantation	stream x	track x
masts, poles x	hedges x	isolated trees	lake	road – lanes A21 noise
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type)	arable	scrub x	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat x	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable x	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

Some fields not grazed. Spreading scrub. Generally good.

Most Appropriate Management Strategy

Conservation

Historic and wildlife rich meadows. Mosaic of habitats. Trees and hedges.

Restoration

Grazing.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

No capacity. The character of the river valley landscape would be sensitive to change. Flood plain.

Visual appraisal

Key Visual Receptors

Footpaths.

Types of view

Local and enclosed.

Visual barriers

Scrub, trees and landform.

Scope to mitigate visual intrusion

Low. Little scope for tree planting as the open valley and meadow character should be maintained. The SSSI habitat would be sensitive to change.

Landscape Character Assessment Sheet **Ref: Sedlescombe – S2**

Location: West of Village County Landscape Character Area: Brede Valley

Viewpoint No: 2 Direction of View: North

Description
This is pleasant and tranquil countryside and an area of transition from large gardens and large houses. There are meadows with horse paddock and some loss of field structure due to removal of hedges. There are enclosed gardens with garden vegetation including feature pine trees on the higher ground.

Location and Form in Relation to Local Settlement Pattern
There is some historic settlement with large houses in large gardens developed along the main street. This is a nucleated village with a pub and post office and a small green.

Evaluation Scores

Quality	-	Good
Value	-	High (AONB)
Sensitivity:		
Visual	-	Moderate / High on upper slopes
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream x	track
masts, poles	hedges x	isolated trees - pines x	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings x	field pattern x	parkland x	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed in gardens	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Well managed gardens. Grazed meadows and paddocks.

Most Appropriate Management Strategy

Conservation

Mature trees and hedges. Setting of historic houses.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low / Moderate capacity. This is limited to infill in the less sensitive plots. Development would not be acceptable beyond the development boundary.

Visual appraisal

Key Visual Receptors

Houses. Footpaths and AONB landscape. A21.

Types of view

Longer from higher ground.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate – Low. Some scope to strengthen village edge.

Landscape Character Assessment Sheet **Ref: Sedlescombe – S3**

Location: East of Village County Landscape Character Area:

Viewpoint No: 3 Direction of View: South east

Description
This area is typically long gardens and meadow or paddocks adjacent to the countryside.

Location and Form in Relation to Local Settlement Pattern
There are historic houses fronting the green with long back gardens. More modern development has extended on the east of the village associated with the recently built school.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Low / Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

There are areas where grazing has been removed and therefore the land is scrubbing over. The area is of high value for public access but this does not detract from local character.

Most Appropriate Management Strategy

Conservation

Garden settings. Trees and hedges historic field pattern. Meadows.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity which would only be within the development boundary. Some of the plots away from the historic village core may have more capacity. The garden settings of historic properties should be protected. Open land to north of the Brede Valley is part of the valley landscape.

Visual appraisal

Key Visual Receptors

Residential properties. Footpaths in AONB.

Types of view

Local. Some views to Pestalozzi parkland.

Visual barriers

Landform, trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to replace lost field structure and hedges, but not on open meadows. There is potential to strengthen the built up edges and field structure.

Landscape Character Assessment Sheet **Ref: Sedlescombe – S4**

Location: North of Village

County Landscape Character Area: Brede Valley

Viewpoint No: 4

Direction of View: South West

Description

This is an area of rolling countryside with well managed pasture. The open meadow character has well treed field boundaries along roads and tracks. There has been some loss of hedgerow structure.

Location and Form in Relation to Local Settlement Pattern

The area is typically countryside to the north of the village with scattered farms along the lane.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks	x	tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Hedges. Meadows and mature trees.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low to No capacity. This is AONB countryside and the rural setting to the village.

Visual appraisal

Key Visual Receptors

Houses. AONB countryside. Footpaths and lanes.

Types of view

Some long views.

Visual barriers

Hedges and trees. Landform.

Scope to mitigate visual intrusion

Low. There would be little scope as extensive planting would change the character of the area.

Landscape Character Assessment Sheet **Ref: Three Oaks – 1**

Location: Maxfield Lane County Landscape Character Area: Brede Valley

Viewpoint No: 1 Direction of View: North East

Description
The area has some sense of place. It is a farmed landscape of enclosed fields surrounding houses. There is a sense of enclosure and small scale and remote character. It is heavily wooded with mature trees and hedges. There has been some loss of field structure.

Location and Form in Relation to Local Settlement Pattern
The area is mainly modern ribbon development strung along country lanes and has probably grown up around the railway halt. Any older settlement is of scattered farms.

Evaluation Scores

Quality	-	Good / Ordinary
Value	-	High
Sensitivity:		
Visual	-	Low
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream	x	track	x
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond	x	railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub	x	waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small	x	medium		large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote	x	vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Some less well managed areas and small holdings.

Most Appropriate Management Strategy

Conservation

Hedges. Woodland. Mature oaks and other trees.

Restoration

Lost field structure – hedgerows.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate Capacity. Development would only be acceptable within the development boundary, but with some limited potential on more enclosed sites. The characteristic and historic development pattern should not be compromised.

Visual appraisal

Key Visual Receptors

Houses. Footpaths in AONB.

Types of view

Local.

Visual barriers

Trees and hedges, landform.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen field boundaries and plant woodland to “join up” existing woods.

Landscape Character Assessment Sheet **Ref: Westfield – W1**

Location: Moorhurst / Highlands County Landscape Character Area: Brede Valley

Viewpoint No: 1 Direction of View: South West

Description
This is well managed open countryside with open fields bounded by low hedgerows. There are typically straight field boundaries and rectangular plots. The fast A28 road detracts. This is pleasant and accessible countryside. There are some modern houses in large small-holding plots.

Location and Form in Relation to Local Settlement Pattern
The settlement patter is of scattered settlement radiating from the village along main roads. There are some older farm settlements but development is typically modern buildings in rectangular small holding plots.

Evaluation Scores

Quality	-	Good
Value	-	High – AONB and accessible on paths
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road – lanes A28	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified	x	interrupted		fragmented		chaotic
FORM:	straight		angular	x	curved		sinuous
SECURITY:	comfortable	x	safe		unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Good. Well managed pasture with close cut hedges.

Most Appropriate Management Strategy

Conservation

Hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. The area could accommodate some limited change but only close to the existing village boundaries and in a strong landscape structure. The quiet rural lanes are part of character and too much development would increase traffic and detract from this.

Visual appraisal

Key Visual Receptors

Footpaths. Residential properties. Lanes and A28.

Types of view

Some long views out to countryside and Hastings Ridge – Batchelors Bump.

Visual barriers

Few. Trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to redefine the village edge and strengthen field boundaries.

Landscape Character Assessment Sheet **Ref: Westfield – W2**

Location: Westbrook – Hop Pole Castle County Landscape Character Area: Brede Valley

Viewpoint No: 2 Direction of View: South West

Description
This area is of countryside surrounding the village. It is very similar to area 1 but more rolling countryside. The gardens create a soft edge to the countryside. The area has a local sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement pattern is a suburban cul-de-sac extension to the historic core of the village.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate / High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland gardens		canal - ditches			
settlement (type)	x	arable		scrub		waterfall			
built-up - soft	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small x	medium	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Pastoral character. Mature trees and hedges.

Restoration

Lost hedgerows.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. There would be little capacity as the modern development has already extended into the countryside. Further encroachment would impact on the AONB landscape.

Visual appraisal

Key Visual Receptors

Houses. Footpaths from village.

Types of view

Local. Some long views across AONB.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low. There may be some scope to soften the built up edge with planting, however significant new tree belts would not be in character with the AONB landscape.

Landscape Character Assessment Sheet **Ref: Westfield – W3**

Location: New Cut

County Landscape Character Area: Brede Valley

Viewpoint No: 3

Direction of View: South West

Description

This is a wooded valley with a stream in a steep ghyll. The houses and gardens are in small cul-de-sacs which extend into the area. It is difficult to access by car. There is a sense of place offered by the small scale and windy lanes with no footpaths.

Location and Form in Relation to Local Settlement Pattern

There are feature vernacular buildings strung along windy lanes.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Low
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road - lanes
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

Well Managed gardens. Less well managed wooded valley. This is part of the character.

Most Appropriate Management Strategy

Conservation

Conserve woodland and stream valley.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. The area has a distinctive character. The narrow unadopted lanes would not cope with increased vehicular traffic. The Heavily wooded valley would be vulnerable to change.

Visual appraisal

Key Visual Receptors

Houses and footpaths.

Types of view

Very local. It is difficult to gain views in.

Visual barriers

Trees and landform.

Scope to mitigate visual intrusion

Low. The area is already well wooded and further enclosure would not be appropriate.

Landscape Character Assessment Sheet **Ref: Westfield – W4**

Location: Church Place Farm County Landscape Character Area: Brede Valley

Viewpoint No: 4 Direction of View: South West

Description
This is countryside on the edge of the village. It is typically pasture enclosed by woodland. The field boundaries are managed hedgerows. Landscape F features include the fine vicarage and surrounding garden. There are fine Lime trees and the area has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern
There is a church and vicarage away from the village centre. Inter war Council housing is set in a characteristic cul-de-sac, with gardens, neat hedges and trees.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings		walls		woodland (broadleaf)	x	river		footpath	x
churches	x	fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland	x	canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Good. Well managed green pasture.

Most Appropriate Management Strategy

Conservation

Hedge. Deciduous woodland. Managed pasture. Parkland setting to vicarage.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. This area is an older part of the village and the setting for the church and vicarage. The character would be vulnerable to change.

Visual appraisal

Key Visual Receptors

Houses. Lane and footpaths.

Types of view

Local and contained. Some longer views to Hastings Ridge.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low. Little scope as the area is stable in character.

Landscape Character Assessment Sheet **Ref: Westfield – W5**

Location: Fish Ponds

County Landscape Character Area: Brede Valley

Viewpoint No: 5

Direction of View: North West

Description

This is a village fringe landscape of scattered farm steads, small holdings and pony paddocks. It is typified by enclosed pastures. There are some detracting farm buildings and well treed tall hedges and enclosing shaws. There is a locally strong sense of place. This is valued as accessible countryside adjacent to the village.

Location and Form in Relation to Local Settlement Pattern

The settlement is along an ancient lane with some older farm settlement.

Evaluation Scores

Quality	-	Good
Value	-	High
Sensitivity:		
Visual	-	Low
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings - few		field pattern	x	parkland		canal - ditches			
settlement (small holdings)		arable		scrub		waterfall			
built-up - edge		pasture		marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic		
SCALE:	intimate	x	small		medium		large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally good. Some village fringe features. Tatty barns, buildings and fences.

Most Appropriate Management Strategy

Conservation

Trees, woods and hedges. Open pasture.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. Development could only be in a strong landscape framework and close to the village edge. The important Green Infrastructure role of this area should not be under-estimated as an accessible buffer between village and the AONB countryside.

Visual appraisal

Key Visual Receptors

Footpath and track. Houses.

Types of view

Very localised and enclose.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen field boundaries. Some open pasture should be retained as part of the character of the area.

Landscape Character Assessment Sheet **Ref: Westfield Lane – WL1**

Location: Westfield Lane South and North

County Landscape Character Area: Brede Valley

Viewpoint No: 1

Direction of View: North west

Description

This is an area of large houses in large garden settings. There are mature feature trees as remnant woodland. Most of the houses back on to ASNW. A key detractor is the busy A28. The area has some sense of place.

Location and Form in Relation to Local Settlement Pattern

The area is ribbon development along the A28. It is high quality suburban Arcadia with large gardens and established trees.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	Low
Character	-	Moderate

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road – lanes A28
pylons	banks x	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond x	railway
vernacular buildings	field pattern	parkland gardens	canal - ditches	
settlement (arcadia)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Mature garden landscapes. Well managed.

Most Appropriate Management Strategy

Conservation

Arcadia. Mature trees and woodland. Established garden character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. The Arcadian character would be sensitive to intensive development. Proposed development would need to retain a buffer to the ASNW. Development potential is limited due to the many significant, mature trees in gardens and on the boundaries. There would be some capacity but not beyond the enclosing woodland framework and not encroaching into open green fields and countryside.

Visual appraisal

Key Visual Receptors

Houses and roads.

Types of view

Local. Longer where fewer trees and from north edge of area – very wide over AONB.

Visual barriers

Trees and woodland.

Scope to mitigate visual intrusion

Low. Existing woodland and tree belts provide mitigation. Otherwise there would be little scope in open green fields.

Landscape Character Assessment Sheet **Ref: Cliff End – CE1**

Location: Old Marsham Farm County Landscape Character Area: High Weald Coast

Viewpoint No: 1 Direction of View: North

Description
This is an area of farmland surrounding a nucleated development at the base of the cliff. There are typically large garden plots with big gardens around houses. Open grazed fields surround the houses. The stream valley is a local landscape feature.

Location and Form in Relation to Local Settlement Pattern
Speculative development has spread along the coast road. There are some older buildings and scattered farms.

Evaluation Scores

Quality	-	Good
Value	-	High (AONB) – Moderate in developed area
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings	x	field pattern	x	parkland - gardens		canal - ditches			
settlement (type)	x	arable		scrub	x	waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	x
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small	x	medium		large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted		fragmented	x	chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Well managed farmland. As farmland pasture.

Most Appropriate Management Strategy

Conservation

Hedges. Meadows. Character of Stream Valley.

Restoration

Lost hedgerows and field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – Moderate capacity. There is little scope in the open fields due to views from Pett. There would be scope for infill in the areas of large gardens.

Visual appraisal

Key Visual Receptors

Lane. Footpaths. Houses.

Types of view

Local. Some longer views to Pett ridge and out to sea.

Visual barriers

Landform.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen field boundaries. The established character would not benefit from extensive planting.

Landscape Character Assessment Sheet **Ref: Fairlight Cove – F1**

Location: Stonelynk Farm County Landscape Character Area: High Weald Coast

Viewpoint No: 1 Direction of View: North

Description
This is countryside falling away from the cliff top development. There are some larger fields where hedgerows have been removed. The area is mainly pasture with some arable farming. There are scattered hedgerows and tree belts. The woodlands and shaws provide enclosure. The area has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement is of Modern development spreading from the main coastal historic route way towards the cliff top.

Evaluation Scores

Quality	-	Good
Value	-	High (AONB)
Sensitivity:		
Visual	-	Moderate – High on more open slopes
Character	-	Moderate – High on more open slopes

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps	x	reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (type)	x	arable	x	scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	x
undulating		rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff	x		

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. There is some lack of management in plots close to the village edges.

Most Appropriate Management Strategy

Conservation

Woodland and shaws. Remaining hedges. Open character of cliff tops.

Restoration

Lost hedges and landscape structure.

Reconstruction

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. Fairlight Road is currently the barrier to dense development. Any significant expansion to the north of this would intrude into the AONB countryside. Some infill in more enclosed fields to the east of Fairlight Cove may be acceptable in a strong landscape structure. A major constraint is the eroding coast.

Visual appraisal

Key Visual Receptors

Lane, footpaths, houses.

Types of view

Long views to north.

Visual barriers

Trees, hedges and landform.

Scope to mitigate visual intrusion

Low – moderate. There would be some scope to strengthen the landscape structure with new tree belts and hedges.

Landscape Character Assessment Sheet **Ref: Fairlight – F2**

Location: Warren Farm County Landscape Character Area: High Weald Coast

Viewpoint No: 2 Direction of View: West

Description
These more enclosed areas are to the west of Fairlight where the land dips into a natural bowl. There are pastures with a distinct field pattern and woodland and scrub in patches.

Location and Form in Relation to Local Settlement Pattern
The settlement is of dense modern development to the edge of the woodland. Public paths give access to Hastings Country Park.

Evaluation Scores

Quality	-	Ordinary / Good
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (type)	x	arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	x
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff	x		

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small	x	medium		large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Some less well managed and overgrown farmland at Warren Farm. Manage as accessible farmland.

Most Appropriate Management Strategy

Conservation

Hedges. Trees. Meadows.

Restoration

Land management.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. This would be limited to pockets close to the urban edge and should avoid intrusion onto the cliff top or country park. A major constraint is the eroding coast.

Visual appraisal

Key Visual Receptors

Houses. County Park. Footpaths.

Types of view

Local. Long views close to coast.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen the built up edge. Extend woodland and tree belts but need to retain open character.

Landscape Character Assessment Sheet **Ref: Pett – P1**

Location: Pett Village County Landscape Character Area: High Weald Coast

Viewpoint No: 1 Direction of View: North

Description
This is an area of farmland falling away from the ridge top settlement to the north and south of Pett Road. There are large open fields, mainly under pasture. There has been some loss of landscape structure. The key feature is a ridge top settlement and church.

Location and Form in Relation to Local Settlement Pattern
Settlement is of ribbon development on the ridge top road. There is a Central church and some older buildings.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches	x	fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps	x	reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform	x	simple		diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Hedges, woods.

Restoration

Lost field boundaries.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. This would be limited to infill to ribbon development. The open slopes and ridge top character would make it difficult to integrate dense development.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Lanes.

Types of view

Long views from ridge and to area from distance.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. The open character of this area would not accommodate extensive woodland planting.

Landscape Character Assessment Sheet **Ref: Beckley/Four Oaks – B1**

Location: Yew Tree Cottage County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 and 1A Direction of View: 1- North. 1A - South East

Viewpoint 1

Viewpoint 1A

Description

This is a farmed landscape on either side of the long linear village of Beckley and Four Oaks. It is a generally enclosed landscape of varying quality. A key feature is weather board houses, mature oak trees in woods and field boundaries.

Location and Form in Relation to Local Settlement Pattern

There is ribbon development along an ancient route way and straddling a road junction at Four Oaks.

Evaluation Scores

Quality	-	Good
Value	-	High (AONB)
Sensitivity:		
Visual	-	Moderate / Low
Character	-	Moderate / Low

Landcover and landscape elements

farm buildings		walls	x	woodland (broadleaf)	x	river		footpath	x
churches	x	fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub	x	waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins	x					mudflat			

Landform					
flat in places	x	plain		coast	
undulating - slightly	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small	x	medium		large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple		diverse	x	complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted		fragmented	x	chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Farmed pasture with sheep and horses. Some neglected plots where scrub encroaching.

Most Appropriate Management Strategy

Conservation

Mature trees – oaks. Woods and hedges.

Restoration

Lost field structure – hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. There is potential for development in some of the enclosed fields, but on a small scale only and in character with the ribbon development. It is desirable to retain the existing gaps between settlements and retain the Green Infrastructure and landscape buffer to the countryside.

Visual appraisal

Key Visual Receptors

Houses. Road. Footpaths. AONB.

Types of view

Local. Few long views.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen field boundaries and create a wooded buffer to the countryside.

Landscape Character Assessment Sheet **Ref: Beckley/Four Oaks – B2**

Location: Coombs County Landscape Character Area: Lower Rother Valley

Viewpoint No: 2 Direction of View: South East

Description
This is an area if large open fields to the east of Four Oaks. It is more open than most of B1, but similar in character.

Location and Form in Relation to Local Settlement Pattern
The area is typically ribbon development along an ancient route way which is also straddling a road junction at Four Oaks.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry	x	shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings		field pattern	x	parkland		canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good managed farmland. Some neglected areas. Where scrub encroaching.

Most Appropriate Management Strategy

Conservation

Woodland. Mature trees and hedges.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low. The open landscape is sensitive to change. There may be potential for some infill close to the existing roads and built up area, which may be acceptable.

Visual appraisal

Key Visual Receptors

Houses. Lanes. AONB.

Types of view

Local.

Visual barriers

Trees/hedges and landform.

Scope to mitigate visual intrusion

Low – Moderate. There would be some scope to strengthen the edges to the village and replace lost hedges.

Landscape Character Assessment Sheet **Ref: Bodiam – B1**

Location: Dokes Field County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 Direction of View: South East

Description
These are the valley slopes rising from the Rother Valley some are part of the floodplain. There is a strong historic landscape structure. There are two schools with associated parkland and playing fields.

Location and Form in Relation to Local Settlement Pattern
This is a scattered settlement along the main road. Apart from the castle, church, rectory and scattered farms it is mainly post war development. Key features are the castle and river. The area has a very strong sense of place.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river	x	footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	x
vernacular buildings	x	field pattern	x	parkland	x	canal - ditches			
settlement (type)	x	arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved	x	sinuous		
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally very good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Setting of castle. Parkland. Hedges and trees belts.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – None. The character of this settlement is retained despite some pockets of more modern development. Any significant new development would detract from local character.

Visual appraisal

Key Visual Receptors

Houses. Lanes. Footpaths. AONB.

Types of view

Some long views across brooks and from higher ground.

Visual barriers

Landform and trees.

Scope to mitigate visual intrusion

Low. The strong landscape structure would make most mitigation inappropriate.

Landscape Character Assessment Sheet **Ref: Ewhurst Green – EW1**

Location: Recreation Ground County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 Direction of View: North

Description
This area has a very strong sense of place. There are large houses in extensive grounds. Ribbon development is spread along the ridgeline. Mature trees on the green, feature oasts, manor houses, white boarded cottages and the church are all part of the historic character.

Location and Form in Relation to Local Settlement Pattern
The settlement is of historic ribbon development with many older vernacular buildings and a historic church.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf) x	river	footpath x
churches	fences	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland x	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate x	small	medium	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform x	simple	diverse	complex
MOVEMENT:	remote x	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous x
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally very good. Large gardens and parkland are well managed.

Most Appropriate Management Strategy

Conservation

Mature parkland trees and avenues. Historic character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low / None. Any development would need to be in character with historic landscape. This would exclude any significant expansion or infill.

Visual appraisal

Key Visual Receptors

Houses. Lane. Paths and AONB.

Types of view

Long views from ridge.

Visual barriers

Trees/hedges.

Scope to mitigate visual intrusion

Low. The strong landscape structure would make most mitigation inappropriate.

Landscape Character Assessment Sheet **Ref: Iden – I1**

Location: Iden County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 Direction of View: West

Description
This is pleasant pastoral countryside around an unspoilt village. Orchards and sheep are characteristic, as are feature vernacular buildings and Kentish orchards.

Location and Form in Relation to Local Settlement Pattern
This is a nucleated village which has grown around a cross roads. There is more modern ribbon development on the roads out of the village.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	Moderate / High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps x	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond x	railway
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards x		dune	
ruins			mudflat	

Landform		
flat x	Plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious x	balanced	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote x	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Hedges. Orchards.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low. There would be some scope close to the village edges. This would need to be in a strong landscape framework to avoid intrusion into the countryside.

Visual appraisal

Key Visual Receptors

Houses. Lanes. Footpaths. AONB.

Types of view

Some long views to Kentish Weald.

Visual barriers

Trees.

Scope to mitigate visual intrusion

Low. There would be some scope around the village edges to create new tree belts.

Landscape Character Assessment Sheet **Ref: John's Cross – JC1**

Location: Football Ground County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 Direction of View: North

Description

There are some large arable fields and loss of landscape structure. This is an open landscape surrounding a small hamlet. Very open fields. There are some commercial uses which are typical of an A road as well as some historic buildings.

Location and Form in Relation to Local Settlement Pattern

The settlement is of ribbon development on a historic route between London and Hastings. A key detractor is fast traffic and the roundabout.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape element

farm buildings	walls	woodland (broadleaf) x	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road – A21 x
pylons	banks	tree clumps x	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable x	scrub	waterfall	
built-up - edge	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted	colourful x	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant	peaceful	active x
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Some loss of hedgerows. Large arable fields.

Most Appropriate Management Strategy

Conservation

Mature trees. Hedges.

Restoration

Lost field structure.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low. There would be some limited scope within the existing built up areas, but not encroaching on open slopes.

Visual appraisal

Key Visual Receptors

Houses. Footpaths.

Types of view

Long views from ridge.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low. There would be some scope to improve the visual appearance of existing intrusive uses and scope to replace lost hedgerows.

Landscape Character Assessment Sheet **Ref: Mountfield – M1**

Location: Solomans Lane County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 Direction of View: South west

Description
This is a low lying meadow area which is enclosed by woodland on the valley slope to the south. The area is a stream valley and part flood plain as well as a recreation ground. A key detractor – is noise from the A2100. A key feature is the group of pine trees and some vernacular buildings.

Location and Form in Relation to Local Settlement Pattern
Settlement is of Ribbon development. It is a historic hamlet, but modern development is along the lanes and has possibly grown around gypsum mine.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	Moderate / High
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream	x	track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway - mines	x
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working	x	orchards				dune			
ruins						mudflat			

Landform		
flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley x
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed		open	x	exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Good. The area is not grazed at present but supports well maintained meadow and hedges.

Most Appropriate Management Strategy

Conservation

Manage as pasture. Hedgerows. River valley vegetation and wet meadows.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – None. The area is important as Green Infrastructure between the road and houses. It is flood plain and habitat.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Recreational users.

Types of view

Local.

Visual barriers

Landform, and woodland to south. Houses to north.

Scope to mitigate visual intrusion

Low. The open valley landscape would be sensitive to change or extensive planting.

Landscape Character Assessment Sheet **Ref: Mountfield – M2**

Location: Hoath Hill

County Landscape Character Area: Lower Rother Valley

Viewpoint No: 2 and 2A

Direction of View: North West and South West

2 North

2A South west

Description
These are enclosed fields close to the ribbon development of the village. The area is of meadows with well treed hedgerows. It has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement is of Edwardian / Victorian houses as ribbon development on the straight lane.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream x	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway - gypsum x
vernacular buildings	field pattern x	parkland	canal - ditches	
settlement (ribbon)	arable	scrub	waterfall	
built-up - edge	pasture	marsh	beach	
mineral working x	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant	peaceful x	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good.

Most Appropriate Management Strategy

Conservation

Manage as meadow. Conserve hedges and trees.

Restoration

Lost field boundaries.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – None. The character of the area would be sensitive to change and the area is visually sensitive.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Some long views to Netherfield Ridge.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low. There may be some scope to replace lost hedges, but extensive planting would not be appropriate as open meadows are part of the character.

Landscape Character Assessment Sheet **Ref: Mountfield – M3**

Location: Mountfield Villas County Landscape Character Area: Lower Rother Valley

Viewpoint No: 3 (Photo 4147) Direction of View: South

Description
This is an area of enclosed fields with arable crops. Back gardens are enclosed by neat hedges.

Location and Form in Relation to Local Settlement Pattern
The settlement is of ribbon development in an historic hamlet, but with modern development along the lanes which has possibly grown around the gypsum mine.
Typically Edwardian/Victorian houses as ribbon development on the lane.

Evaluation Scores

Quality	-	Good / Ordinary
Value	-	High
Sensitivity:		
Visual	-	Moderate / Low
Character	-	Moderate / Low

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf) x	river	footpath x
churches	fences	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway - noise x
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (ribbon)	arable x	scrub	waterfall	
built-up - edge x	pasture	marsh	beach	
mineral working x	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed x	open	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant x	peaceful	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular	curved x	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good. Intensive arable.

Most Appropriate Management Strategy

Conservation

Manage as farmland.

Restoration

Restore lost hedgerows.

Reconstruction

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – Moderate. There would be some scope to develop in this area as this area is more enclosed and is backed on to by houses.

Visual appraisal

Key Visual Receptors

Houses. Footpath. AONB.

Types of view

Local.

Visual barriers

Houses and landform and woods.

Scope to mitigate visual intrusion

Moderate. There would be some scope to strengthen the edge of the development and restore lost field structure.

Landscape Character Assessment Sheet **Ref: Northiam – N1**

Location: Church Lane

County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 and 1A

Direction of View: North (1), West (1A)

Viewpoint 1 North

Viewpoint 2 West

Description
This is relatively unspoilt farmland close to the village edge. Typically there are large fields but a strong landscape structure with tree belts and tall hedges. Features are the church, windy lanes, vernacular buildings, Frewin College and parkland. A main detractor is the electricity substation. The area has a strong sense of place.

Location and Form in Relation to Local Settlement Pattern
Settlement is of an Historic village with some very important vernacular buildings and more modern extensions to north.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	Moderate / High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings		walls	x	woodland (broadleaf)	x	river		footpath	x
churches	x	fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern		parkland	x	canal - ditches			
settlement (type)		arable	x	scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate	x	small		medium		large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved		sinuous	x	
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Very good. Well managed farmland. Parkland associated with large houses.

Most Appropriate Management Strategy

Conservation

Parkland. Trees and tree belts. Woods and hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low. This area is the setting for several listed buildings and the Conservation Area. There may be some scope to infill within the development boundaries. Any development would need to be low density and in character with the local vernacular.

Visual appraisal

Key Visual Receptors

Houses, lanes, footpaths, AONB.

Types of view

Some long views from open slopes enclosed nearer village.

Visual barriers

Trees and hedges.

Scope to mitigate visual intrusion

Low. Extensive planting would impact on local landscape character. There may be some scope to strengthen field boundaries.

Landscape Character Assessment Sheet **Ref: Northiam – N2**

Location: The Haven County Landscape Character Area: Lower Rother Valley

Viewpoint No: 2 Direction of View: South west

Description
This is a more enclosed landscape around the village fringe. There are some small holdings with pony paddocks, orchards and large gardens. The area has some sense of place. A key detractor is the industrial estate.

Location and Form in Relation to Local Settlement Pattern
The settlement is an Historic village with some very important vernacular buildings. There are more modern extensions to the north and modern ribbon development along the lanes.

Evaluation Scores

Quality	-	Good / High
Value	-	High
Sensitivity:		
Visual	-	Moderate
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved		sinuous	x	
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally good. Well managed pasture and paddocks.

Most Appropriate Management Strategy

Conservation

Trees and tree belts. Hedges.

Restoration

Some lost field boundaries.

Reconstruction

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. These more enclosed areas are less sensitive than N1. Any proposed development would need to be close to the village edges.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Lanes.

Types of view

Local. Few long views.

Visual barriers

Trees, tree belts and hedges.

Scope to mitigate visual intrusion

Moderate. There may be some scope to plant woodland and tree belts to link with existing trees and hedges.

Landscape Character Assessment Sheet **Ref: Northiam – N3**

Location: Dixter Lane County Landscape Character Area: Lower Rother Valley

Viewpoint No: 3 and 3A Direction of View: North West and North East

Viewpoint 3A North West

Viewpoint 3A North West

Description
This is the Landscape which falls away from the village edge to form the south slopes of the Rother Valley. It is an attractive landscape as the setting for the village edge and notably Great Dixter.

Location and Form in Relation to Local Settlement Pattern
The settlement is of the Historic village and there are some very important vernacular buildings. There are modern extensions to the village to the north and more modern ribbon development along the lanes. There are scattered farms. Features are Great Dixter, long views and a strong sense of place.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple		diverse	x	complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved		sinuous	x	
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally good. Some pony paddocks and fences.

Most Appropriate Management Strategy

Conservation

Woods, hedges and meadows.

Restoration

Some lost hedgerows.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – None. There would be some limited scope for development in enclosed pockets and between houses, but not on the open slopes.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Lanes.

Types of view

Long views across valley.

Visual barriers

Few. Locally trees, woods and hedges.

Scope to mitigate visual intrusion

Low. There would be little scope to plant extensive tree cover especially as the open views from properties are valued.

Landscape Character Assessment Sheet **Ref: Northiam – N4**

Location: Northiam South County Landscape Character Area: Lower Rother Valley

Viewpoint No: 4 Direction of View: North

Description
This is an area of pleasant farmed slopes falling away from the village to the south. The area has a strong sense of place. Features include the white weather boarded houses.

Location and Form in Relation to Local Settlement Pattern
This is an Historic village with some very important vernacular buildings and more modern extensions to north.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	Walls	woodland (broadleaf) x	river	footpath x
churches	fences x	plantation	stream	track
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	Banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees x	pond	railway
vernacular buildings x	field pattern x	parkland x	canal - ditches	
settlement (village)	Arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat	plain	coast
undulating x	rolling lowland x	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote x	vacant	peaceful x	active
UNITY:	unified x	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous x
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Good – generally well managed farmland.

Most Appropriate Management Strategy

Conservation

Trees. Hedges. Woods.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – None. These are wide open landscapes with strong landscape character which would be vulnerable to change.

Visual appraisal

Key Visual Receptors

Houses. Lanes. Footpaths. AONB.

Types of view

Long views.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. There would be little scope to change the open character. Planting would obscure long views.

Landscape Character Assessment Sheet **Ref: Peasmarsh – P1**

Location: West of Village County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 Direction of View: North West

Description
This is pleasant Wealden countryside. The area has a parkland character with feature trees, Lime avenues, Horse Chestnut and unimproved meadows. There are enclosed fields close to the village and more open fields on rising ground to north and west. The area has a sense of place which is enhanced by feature oast houses and weatherboard cottages.

Location and Form in Relation to Local Settlement Pattern
The settlement is of older ribbon development with traditional character along the Main Street. More modern cul-de-sacs are at the heart of village and between School Lane and Main Street.

Evaluation Scores

Quality	-	Good
Value	-	High – AONB
Sensitivity:		
Visual	-	Moderate - High on upper slopes
Character	-	Moderate - High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream		track	x
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees - avenues		pond		railway	
vernacular buildings	x	field pattern	x	parkland	x	canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards	x			dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Well managed farmland. Small paddocks and parkland. Some loss of hedgerows and field structure.

Most Appropriate Management Strategy

Conservation

Trees. Woodland. Tree belts.

Restoration

Lost field boundaries

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low . There is scope for limited infill to the characteristic ribbon development. This is limited by the rising nature of the open countryside and development would not be acceptable on the open countryside slopes. Consider the parkland setting of listed Woodside house and other vernacular buildings.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Tracks. AONB.

Types of view

Local. Some long views from higher ground

Visual barriers

Trees and tree belts. Rising ground.

Scope to mitigate visual intrusion

Moderate – low. The area is well treed already. Woodland and tree belts enclose the area.
There would be some scope to plant new hedgerows with hedgerow trees, but not extensive tree belts.

Landscape Character Assessment Sheet **Ref: Peasmarsh – P2**

Location: Central Paddocks County Landscape Character Area: Lower Rother Valley

Viewpoint No: 2 Direction of View: North West

Description
This is the central part of the village on either side of the Main Street. The built up area of the village is included as the character extends across the area to the north of the village. The area is characterised by enclosed paddocks which extend out beyond the gardens of the residential development. The paddocks are generally enclosed by tall well treed hedgerows. Weatherboard cottages are local features.

Location and Form in Relation to Local Settlement Pattern
The settlement is of older ribbon development with traditional character along the Main Street. There are more modern cul-de-sacs at the heart of village and between School Lane and The Maltings.

Evaluation Scores

Quality	-	Ordinary
Value	-	High AONB
Sensitivity:		
Visual	-	Low
Character	-	Low

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream	x	track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps - belts		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond	x	railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up – edge (village)	x	pasture	x	marsh		beach			
mineral working		orchards	x			dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Some less well managed pockets of land and intensive grazing. Hedges replaced with fences

Most Appropriate Management Strategy

Conservation

Trees and tree belts – hedges.

Restoration

Lost field structure

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate. There would be scope to infill with sensitive development and redefine the village boundaries where they interface with the countryside. There may be scope in enclosed paddocks close to the village edge.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Local and enclosed.

Visual barriers

Landform. Tree belts.

Scope to mitigate visual intrusion

Moderate. Redefine the village edge to the south. Extend tree belts and link to woodland. Replace lost hedges with tree belts and hedges.

Landscape Character Assessment Sheet **Ref: Peasmarsh – P3**

Location: South and East of Village County Landscape Character Area: Lower Rother Valley

Viewpoint No: 3 Direction of View: South East

Description

This is the area of more open countryside which surrounds the village to the south and east. Ribbon development along Church Lane does not detract from the rural character of the area. The area is characterised by Grazed meadow areas with some areas of orchards to the east of the village. Several footpaths run our form the area giving access to the wider countryside.

Location and Form in Relation to Local Settlement Pattern

The settlement is of older ribbon development with traditional character along the Main Street. There are more modern cul-de-sacs at the heart of village and between School Lane and The Maltings.

Evaluation Scores

Quality	-	Good
Value	-	High AONB
Sensitivity:		
Visual	-	Moderate - High
Character	-	Moderate - High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	x
churches		fences	x	plantation		stream	x	track	x
masts, poles		hedges	x	isolated trees		lake		road - lanes	x
pylons		banks		tree clumps - belts		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (ribbon)		arable		scrub		waterfall			
built-up – edge (village)	x	pasture	x	marsh		beach			
mineral working		orchards	x			dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic
SCALE:	intimate		small		medium	x	large
ENCLOSURE:	confined		enclosed	x	open		exposed
TEXTURE:	smooth		textured	x	rough		very rough
COLOUR:	monochrome		muted	x	colourful		garish
DIVERSITY:	uniform		simple	x	diverse		complex
MOVEMENT:	remote		vacant		peaceful	x	active
UNITY:	unified		interrupted	x	fragmented		chaotic
FORM:	straight		angular		curved	x	sinuous
SECURITY:	comfortable		safe	x	unsettling		threatening
STIMULUS:	boring		bland		interesting	x	invigorating
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful

Landscape Condition

Generally good. Grazed meadows and pastures. Hedges replaced with fences in places.

Most Appropriate Management Strategy

Conservation

Woodland and trees and tree belts – hedges.

Restoration

Lost field structure

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low. There may be limited scope in enclosed areas and as infill development close to the village edge.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Local with some longer views across the countryside.

Visual barriers

Landform. Tree belts.

Scope to mitigate visual intrusion

Low. There would be scope to strengthen the village edge to the south by extending tree belts and linking existing woodlands. There would be scope to replace lost hedges with tree belts and hedges.

Landscape Character Assessment Sheet **Ref: Staplecross – S1**

Location: Staplecross

County Landscape Character Area: Lower Rother Valley

Viewpoint No: 1 and 2

Direction of View: Viewpoint 1- West, Viewpoint 2 - South

Viewpoint 1 West

Viewpoint 2 South

Description
This is the landscape surrounding an historic hamlet which is perched high on the edge of the valley. It is pleasant, unspoilt farmland with no detractors. The village has a strong sense of place enhanced by the landscape setting. It is a largely intact historic landscape with feature brick and tile hung and white weatherboard cottages.

Location and Form in Relation to Local Settlement Pattern
The settlement is a compact hamlet / village at the cross roads of ancient tracks.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	Moderate – High some areas
Character	-	Moderate - High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)	x	river		footpath	
churches		fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees		lake		road - lanes	
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees	x	pond		railway	
vernacular buildings	x	field pattern	x	parkland		canal - ditches			
settlement (nucleated)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach			
mineral working		orchards	x			dune			
ruins						mudflat			

Landform					
flat		plain		coast	
undulating	x	rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate		small		medium	x	large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple	x	diverse		complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular		curved		sinuous	x	
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally good. Well managed farmland.

Most Appropriate Management Strategy

Conservation

Meadows. Woods. Mature trees and hedges.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low. Development potential would be limited to an enclosed area close to the village. This landscape is sensitive as the setting to a small settlement. The character would be degraded by medium or large scale development.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Lanes. AONB.

Types of view

Some long views especially to north.

Visual barriers

Trees and hedges. Woods.

Scope to mitigate visual intrusion

Low. The character is stable and established. Extensive planting would detract.

Landscape Character Assessment Sheet **Ref: Normans Bay – N1**

Location: Pevensey
Normans Bay

County Landscape Character Area: Pevensey Levels

Viewpoint No: 1

Direction of View: East

Description

This is a windswept area of flat coastal landscape with ribbon development along the coast road. It is characterised by self build and chalet type developments. There are pockets of static caravans.

Location and Form in Relation to Local Settlement Pattern

The area is characterised by grazed fenced pastures leading down to extensive shingle beaches. It has a strong sense of place.

Evaluation Scores

Quality	-	Good / Ordinary
Value	-	Moderate / High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	walls	woodland (broadleaf)	river	footpath x
churches	fences x	plantation	stream	track x
masts, poles	hedges x	isolated trees	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal - ditches	
settlement (type)	arable	scrub x	waterfall	
built-up - edge x	pasture x	marsh x	beach x	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat x	plain x	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium	large x
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote	vacant x	peaceful	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good. Manage areas of urban fringe with intrusive features and fencing.

Most Appropriate Management Strategy

Conservation

Open character. Shingle vegetation.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low capacity. This would be limited to areas of infill and brownfield land associated with existing development.

Visual appraisal

Key Visual Receptors

Houses, footpaths, beach and coast road.

Types of view

Long views.

Visual barriers

Few.

Scope to mitigate visual intrusion

Low. Extensive planting would be out of character.

Landscape Character Assessment Sheet **Ref: Camber – C1**

Location: Farm Lane County Landscape Character Area: Rye Winchelsea Area

Viewpoint No: 1 Direction of View: West

Description
These are areas of ribbon development on the edge of the village which have encroached on the open marshes This area has the only listed building in Camber. The areas are enclosed and small scale with small front gardens and with rural fringe influences, including paddocks, fences and horsey culture. The area does have a distinct sense of place.

Location and Form in Relation to Local Settlement Pattern
The settlement is a Jumble of pre-war chalets and small houses along an unmade track.

Evaluation Scores

Quality	-	Ordinary / Good
Value	-	Medium / Low
Sensitivity:		
Visual	-	High
Character	-	Moderate

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)		river		footpath	
churches		fences	x	plantation		stream		track	x
masts, poles		hedges		isolated trees	x	lake		road - lanes	x
pylons		banks		tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement (ribbon)		arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh		beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat	x	plain	x	coast	x
undulating		rolling lowland		estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic		
SCALE:	intimate		small		medium		large	x	
ENCLOSURE:	confined		enclosed		open	x	exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome	x	muted		colourful		garish		
DIVERSITY:	uniform		simple	x	diverse		complex		
MOVEMENT:	remote	x	vacant	x	peaceful		active		
UNITY:	unified		interrupted	x	fragmented		chaotic		
FORM:	straight		angular	x	curved		sinuous		
SECURITY:	comfortable		safe	x	unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally good. Some lack of management. Heavily grazed pasture.

Most Appropriate Management Strategy

Conservation

Open vistas. Meadow character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low / Moderate capacity. The lack of structure in this landscape and nature of existing development would make it vulnerable to change. Development would be acceptable Only within the development boundary.

Visual appraisal

Key Visual Receptors

Houses. Road.

Types of view

Very long.

Visual barriers

Few. Buildings and hedge.

Scope to mitigate visual intrusion

Low. There would be some scope to improve the edge of the built up areas and interface with the wide open marshes.

Landscape Character Assessment Sheet **Ref: Camber – C2**

Location: Walland Marsh County Landscape Character Area: Rye Winchelsea Area

Viewpoint No: 2 Direction of View: West

Description
This area has a strong sense of place. It is low lying flat and very open landscape. There is a vast landscape of huge skies and long views with little vegetation. Drainage ditches fringed by reeds are characteristic.

Location and Form in Relation to Local Settlement Pattern
The settlement is typically seaside development of caravan parks and chalets.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)		river		footpath	x
churches		fences (wet)	x	plantation		stream		track	
masts, poles		hedges		isolated trees		lake		road - lanes	x
pylons		banks	x	tree clumps		reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings		field pattern		parkland		canal - ditches	x		
settlement (type)		arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh	x	beach			
mineral working		orchards				dune			
ruins						mudflat			

Landform					
flat	x	plain	x	coast	x
undulating		rolling lowland		estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious		balanced	x	discordant		chaotic		
SCALE:	intimate		small		medium		large	x	
ENCLOSURE:	confined		enclosed		open		exposed	x	
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform	x	simple		diverse		complex		
MOVEMENT:	remote	x	vacant		peaceful		active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight	x	angular		curved		sinuous		
SECURITY:	comfortable		safe		unsettling	x	threatening		
STIMULUS:	boring		bland		interesting		invigorating	x	
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally well managed drained pasture.

Most Appropriate Management Strategy

Conservation

Open character. Ditch vegetation. Reeds.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

None. The wide open marshes would be very susceptible to change.

Visual appraisal

Key Visual Receptors

Holiday parks. Footpaths and road.

Types of view

Very long.

Visual barriers

Few – none.

Scope to mitigate visual intrusion

Very low.

There would be no scope for tree or shrub planting. Any mitigation measures would be out of character.

Landscape Character Assessment Sheet **Ref: East Guldeford – 1**

Location: Half Acre Farm County Landscape Character Area: Rye Winchelsea Area

Viewpoint No: 1 Direction of View: South

Description
This is a low lying, flat and very open landscape with huge skies. There are some intrusive uses, fenced paddocks barns etc and the fast A259 road.

Location and Form in Relation to Local Settlement Pattern
It is an isolated road side settlement with some important vernacular buildings and historic scattered farm settlement.

Evaluation Scores

Quality	-	Good
Value	-	Moderate
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings x	walls	woodland (broadleaf)	river	footpath x
churches	fences x	plantation	stream	track x
masts, poles	hedges x	isolated trees x	lake	road - lanes x
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt x	hedgerow trees	pond	railway
vernacular buildings x	field pattern	parkland	canal - ditches x	
settlement (type)	arable	scrub	waterfall	
built-up - edge	pasture x	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform		
flat x	plain x	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium	large x
ENCLOSURE:	confined	enclosed	open	exposed x
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform x	simple	diverse	complex
MOVEMENT:	remote	vacant x	peaceful	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe x	unsettling	threatening
STIMULUS:	boring	bland	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant x	beautiful

Landscape Condition

Generally good as grazed pasture. Some less well managed areas close to settlement.

Most Appropriate Management Strategy

Conservation

Vernacular buildings. Open character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low / None. The lack of structure in this landscape and nature of existing development would make it vulnerable to change.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Main road.

Types of view

Long.

Visual barriers

Few – houses and farm buildings.

Scope to mitigate visual intrusion

Low. Little scope for planting due to due to the open character. Some planting to enclose existing settlement may be appropriate.

Landscape Character Assessment Sheet **Ref: Rye Harbour – RH1**

Location: Rye Harbour Road County Landscape Character Area: Rye Winchelsea Area

Viewpoint No: 1 Direction of View: South-West

Description
This is an area of open marshland adjacent to the ribbon development of Rye Harbour Road. There are open areas with enclosure provided by scrub and shelter belts. Features are the open marshes, Martello tower and church.

Location and Form in Relation to Local Settlement Pattern
Settlement is mainly industrial development between the road and river. The older settlement at the eastern end surrounds the Martello tower and church.

Evaluation Scores

Quality	-	Ordinary / Good
Value	-	Medium
Sensitivity:		
Visual	-	High
Character	-	Moderate

Landcover and landscape elements

farm buildings		walls		woodland (broadleaf)		river		footpath	x
churches	x	fences	x	plantation		stream		track	
masts, poles		hedges	x	isolated trees	x	lake		road - lanes	x
pylons		banks	x	tree clumps	x	reservoir		motorway	
industry	x	shelterbelt	x	hedgerow trees		pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches	x		
settlement (ribbon)		arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh	x	beach			
mineral working	x	orchards				dune			
ruins	x					mudflat	x		

Landform		
flat x	plain x	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced	discordant x	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted	colourful x	garish
DIVERSITY:	uniform	simple	diverse x	complex
MOVEMENT:	remote	vacant x	peaceful	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe	unsettling x	threatening
STIMULUS:	boring	bland x	interesting x	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

Good where pasture managed. There are areas of neglected and unmanaged land.

Most Appropriate Management Strategy

Conservation

Open character. Historic settlement and vernacular buildings. Character of historic settlement.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Moderate capacity. This capacity is limited to the disturbed and brownfield sites only. Proposed development should not encroach on to the marshes. Mixing residential and industrial uses would not be not appropriate.

Visual appraisal

Key Visual Receptors

Houses. Rye Harbour Road. Visitors to nature reserve and local paths.

Types of view

Long views.

Visual barriers

Few. Existing buildings and banks.

Scope to mitigate visual intrusion

Moderate / low. There may be some scope to strengthen the existing built up edges. Appropriate planting would be native tree species and scrub and to avoid exotics. Bunding could be used in places.

Landscape Character Assessment Sheet **Ref: Winchelsea – W1**

Location: Winchelsea Village County Landscape Character Area: Rye Winchelsea Area

Viewpoint No: 1 Direction of View: West

Description

The village and surrounds have a very strong sense of place. This special settlement is a historic town with many historic buildings and features, such as gateways, straight grid pattern roads and surrounding parkland.

Location and Form in Relation to Local Settlement Pattern

This is an historic settlement with a unique grid pattern. At the top of a raised cliff and previously on the coast.

Evaluation Scores

Quality	-	High
Value	-	High
Sensitivity:		
Visual	-	High
Character	-	High

Landcover and landscape elements

farm buildings		walls	x	woodland (broadleaf)	x	river		footpath	x
churches	x	fences		plantation		stream		track	x
masts, poles		hedges		isolated trees		lake		road - lanes	x
pylons		banks		tree clumps	x	reservoir		motorway	
industry		shelterbelt		hedgerow trees		pond		railway	
vernacular buildings	x	field pattern	x	parkland	x	canal - ditches			
settlement (type)		arable		scrub		waterfall			
built-up - edge		pasture	x	marsh		beach - raised			
mineral working		orchards				dune			
ruins	x					mudflat			

Landform					
flat - plateau	x	plain		coast	
undulating		rolling lowland	x	estuary	
rolling		plateau		broad valley	
steep		hills		narrow valley	
vertical		scarp		deep gorge	
		cliff			

Aesthetic factors									
BALANCE:	harmonious	x	balanced		discordant		chaotic		
SCALE:	intimate	x	small		medium		large		
ENCLOSURE:	confined		enclosed	x	open		exposed		
TEXTURE:	smooth		textured	x	rough		very rough		
COLOUR:	monochrome		muted	x	colourful		garish		
DIVERSITY:	uniform		simple	x	diverse		complex		
MOVEMENT:	remote		vacant		peaceful	x	active		
UNITY:	unified	x	interrupted		fragmented		chaotic		
FORM:	straight		angular	x	curved		sinuous		
SECURITY:	comfortable	x	safe		unsettling		threatening		
STIMULUS:	boring		bland		interesting	x	invigorating		
PLEASURE:	offensive		unpleasant		pleasant	x	beautiful		

Landscape Condition

Generally very good. Well managed parkland and pasture.

Most Appropriate Management Strategy

Conservation

Historic character. Parkland and ancient trees. Setting to listed buildings.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – None. Development would be acceptable within the development boundaries only.

Visual appraisal

Key Visual Receptors

Lanes. Houses. Paths in AONB.

Types of view

Local. Some long views across marshes to south and High Weald to north.

Visual barriers

Buildings.

Scope to mitigate visual intrusion

Low. There would be little scope as the character of the area is so distinctive.

Landscape Character Assessment Sheet **Ref: Winchelsea – W2**

Location: Winchelsea Beach County Landscape Character Area: Rye Winchelsea Area

Viewpoint No: 2 Direction of View: East

Description
The area has some sense of place. It is an open landscape of reclaimed marshes. There is scattered development and small holdings and a distinct transition from the built up area to the open marshes. The Caravan parks detract from the areas but are part of the character in recent history.

Location and Form in Relation to Local Settlement Pattern
The settlement is of ribbon development associated with the coast road. There are some older farmsteads, but it is mostly plot lands and holiday caravan development.

Evaluation Scores

Quality	-	Ordinary
Value	-	Medium
Sensitivity:		
Visual	-	Moderate / High
Character	-	Moderate / High

Landcover and landscape elements

farm buildings	x	walls		woodland (broadleaf)		river		footpath	x
churches		fences	x	plantation		stream		track	
masts, poles	x	hedges	x	isolated trees	x	lake		road - lanes	x
pylons	x	banks		tree clumps		reservoir		motorway	
industry		shelterbelt	x	hedgerow trees		pond		railway	
vernacular buildings	x	field pattern		parkland		canal - ditches			
settlement (ribbon)		arable		scrub	x	waterfall			
built-up - edge	x	pasture	x	marsh	x	beach	x		
mineral working		orchards				dune			
ruins						mudflat			

Landform		
flat x	plain x	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors				
BALANCE:	harmonious	balanced x	discordant	chaotic
SCALE:	intimate	small	medium x	large
ENCLOSURE:	confined	enclosed	open x	exposed
TEXTURE:	smooth	textured x	rough	very rough
COLOUR:	monochrome	muted x	colourful	garish
DIVERSITY:	uniform	simple x	diverse	complex
MOVEMENT:	remote x	vacant x	peaceful	active
UNITY:	unified	interrupted x	fragmented	chaotic
FORM:	straight	angular x	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

Generally good. There is some lack of management associated with small holdings and paddock.

Most Appropriate Management Strategy

Conservation

Open character.

Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.

Low – Moderate. The caravan development is characteristic and could be improved with landscape structure. Replacement with higher density housing development may not be in character with the seaside setting.

Visual appraisal

Key Visual Receptors

Houses. Footpaths. Lanes and tracks.

Types of view

Long views across marshes.

Visual barriers

Few. Shelterbelts.

Scope to mitigate visual intrusion

Low. There would be some scope to strengthen built up edges especially to the caravan parks. Native scrub belts would be appropriate as tree planting would not establish.