



## **ROTHER DISTRICT COUNCIL**

---

# **Landscape Sensitivity to Residential and Commercial Development within Rother District**

Prepared by Lizard, August 2026





## CONTENTS

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

## FIGURES

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

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

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

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

**FIGURE 3-RY. LANDFORM .....A130**

**FIGURE 4-RY. RELEVANT DESIGNATIONS .....A131**

**FIGURE RY1. LANDSCAPE ANALYSIS FOR SITE RY1. ....A134**

**FIGURE RY2. LANDSCAPE ANALYSIS FOR SITE RY2. ....A138**

**FIGURE RY3. LANDSCAPE ANALYSIS FOR SITE RY3. ....A142**

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

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

**FIGURE 3-SO. LANDFORM .....A148**

**FIGURE 4-SO. RELEVANT DESIGNATIONS .....A149**

**FIGURE SO1. LANDSCAPE ANALYSIS FOR SITE SO1. ....A152**

**FIGURE SO2. LANDSCAPE ANALYSIS FOR SITE SO2. ....A156**

**FIGURE SO3. LANDSCAPE ANALYSIS FOR SITE SO3. ....A160**

**FIGURE SO4. LANDSCAPE ANALYSIS FOR SITE SO4. ....A164**

**FIGURE SO5. LANDSCAPE ANALYSIS FOR SITE SO5. ....A168**

|                   |                                 |
|-------------------|---------------------------------|
| Project Reference | LLD3884-LPL-REP-001             |
| Prepared by:      | Josh Peacock, BA (Hons) MA CMLI |
| Checked By:       | CC                              |
| Revision          | 02                              |
| Date:             | 24.08.2026                      |

## 1.0 INTRODUCTION

### Background and scope

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

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

### Report structure

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

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

### Report use

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

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

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

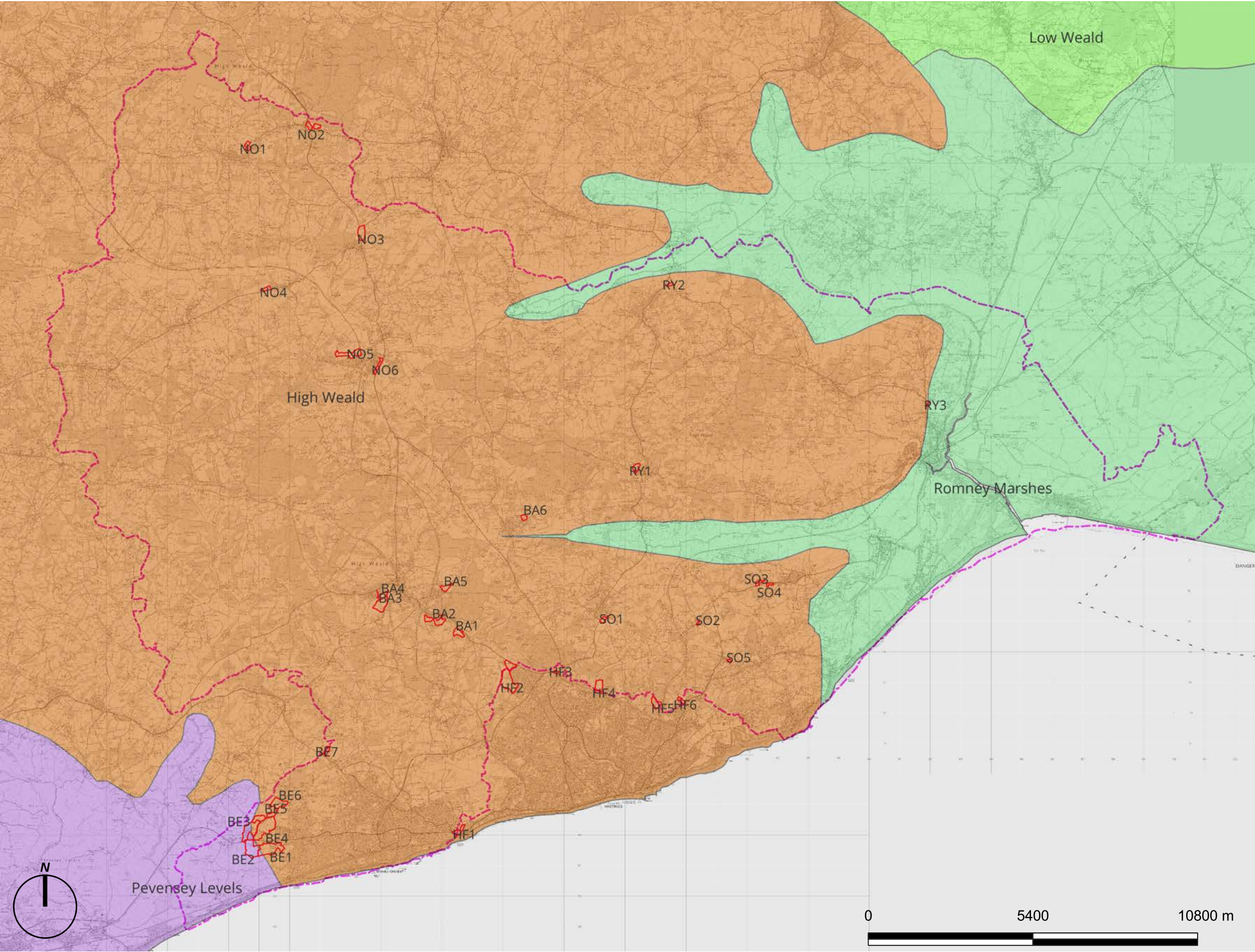
### Policy context

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

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

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

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



© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.

**Legend**

Assessment Site

Rother District Boundary

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

**National Landscape Character Areas, (NCA)**

High Weald NCA

Pevensey Levels NCA

Romney Marshes NCA

**Landscape Assessment Sites**

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

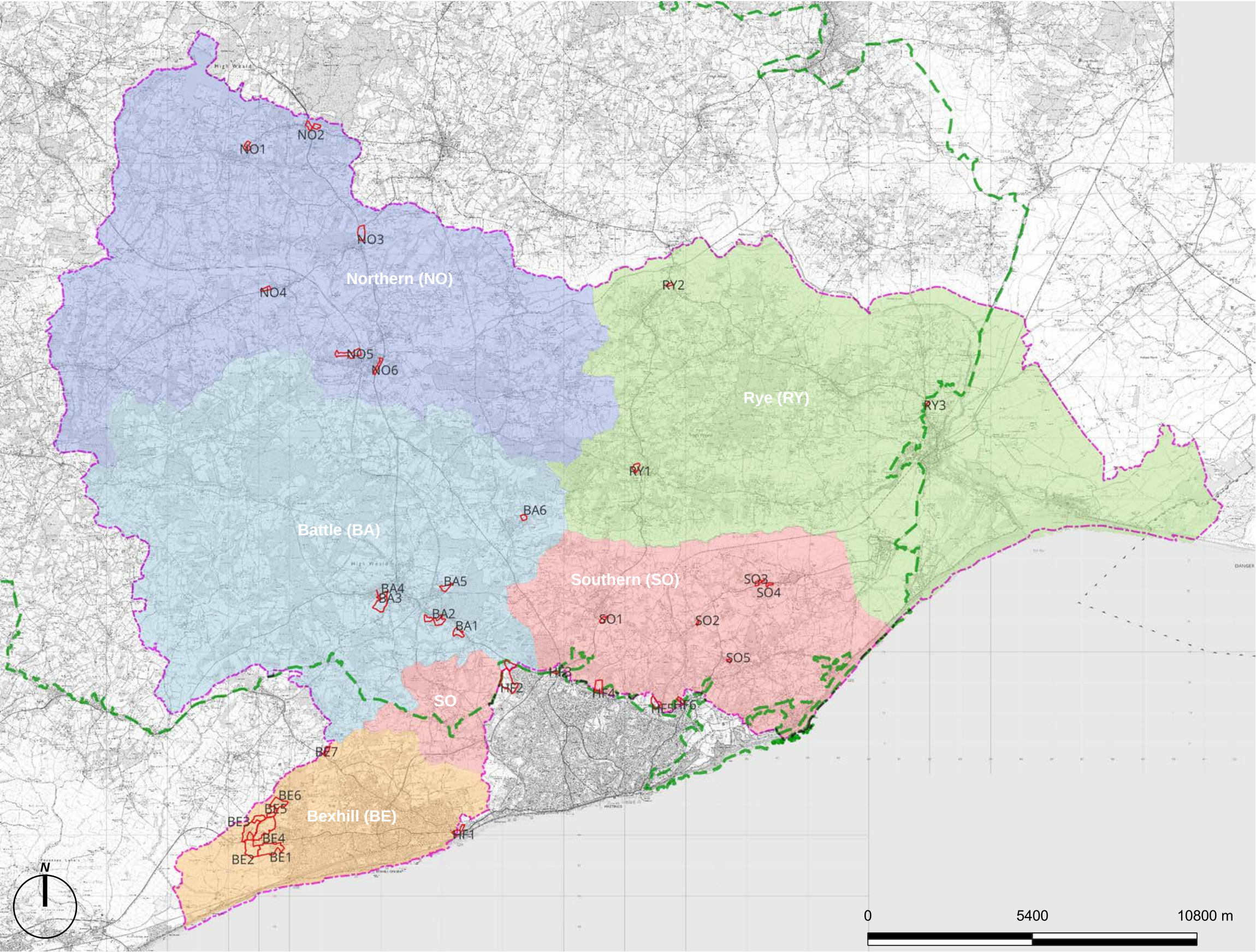
**Figure 1.1. National Landscape Character Areas.**

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

## Landscape overview

### National Landscape Character

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



© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.

**Legend**

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

**Landscape Assessment Sites**

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

**Figure 1.2.** Rother District Context Areas and Site Locations.

### County Landscape Character

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

### County Historic Landscape Character

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

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

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

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

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

### **Landscape Context Areas**

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

## Development scenarios

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



Residential - Low scale

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



Residential - Medium scale

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



Commercial / Industrial - Low-Medium scale

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

## 2.0 METHODOLOGY

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

## Assessment approach

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

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

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

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

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

### 3.0 STUDY FINDINGS AND GENERIC GUIDANCE

#### Making overall judgements on Landscape Sensitivity

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

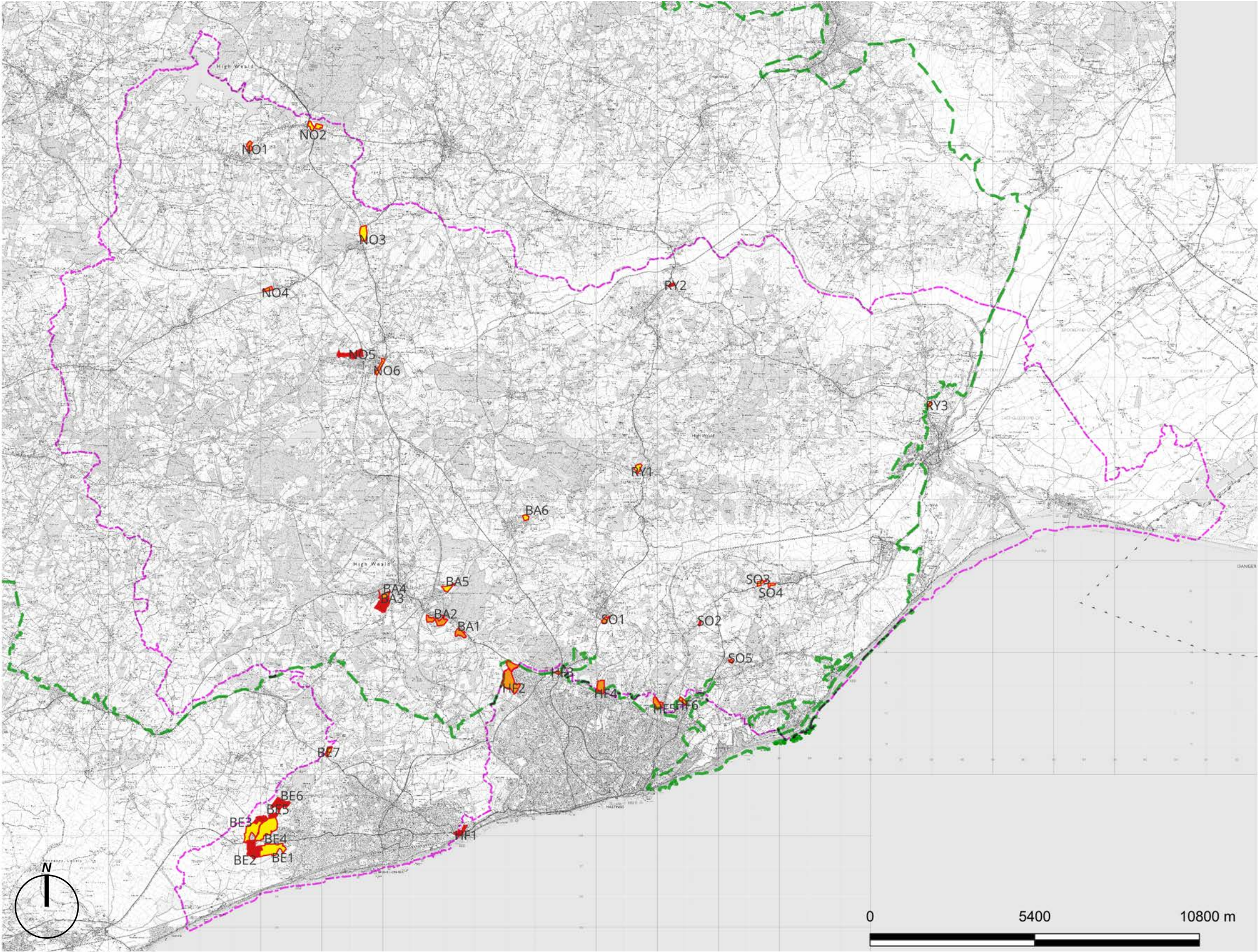
#### Landscape Sensitivity Assessment - Summary of Results

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

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

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

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



© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.

**Legend**

Assessment Site

Rother District Boundary

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

**Landscape Assessment Sites**

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

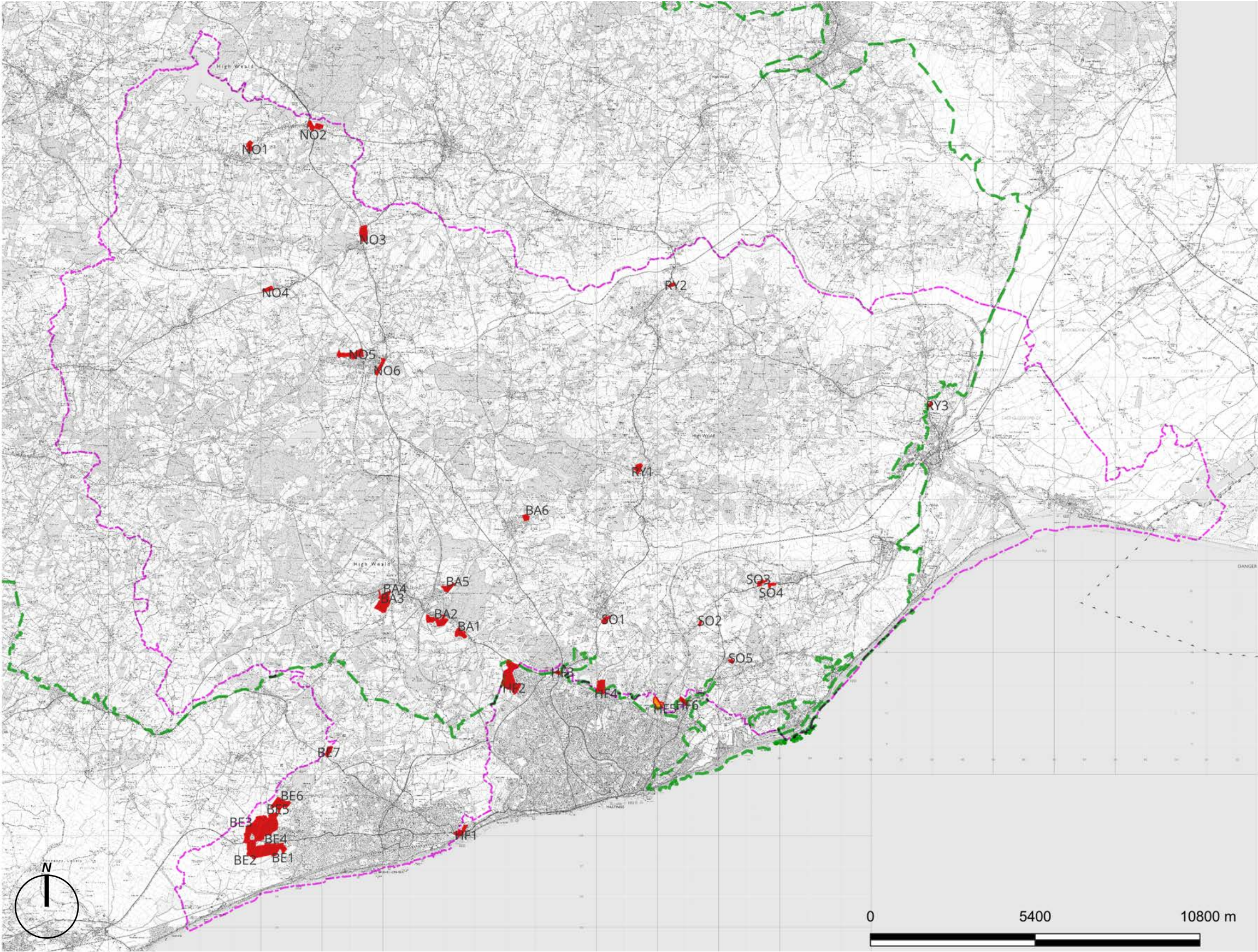
**Landscape Sensitivity Ratings Key**

High

Moderate - High

Moderate

**Figure 3.1.** Landscape Sensitivity for Residential - Low scale



© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.

**Legend**

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

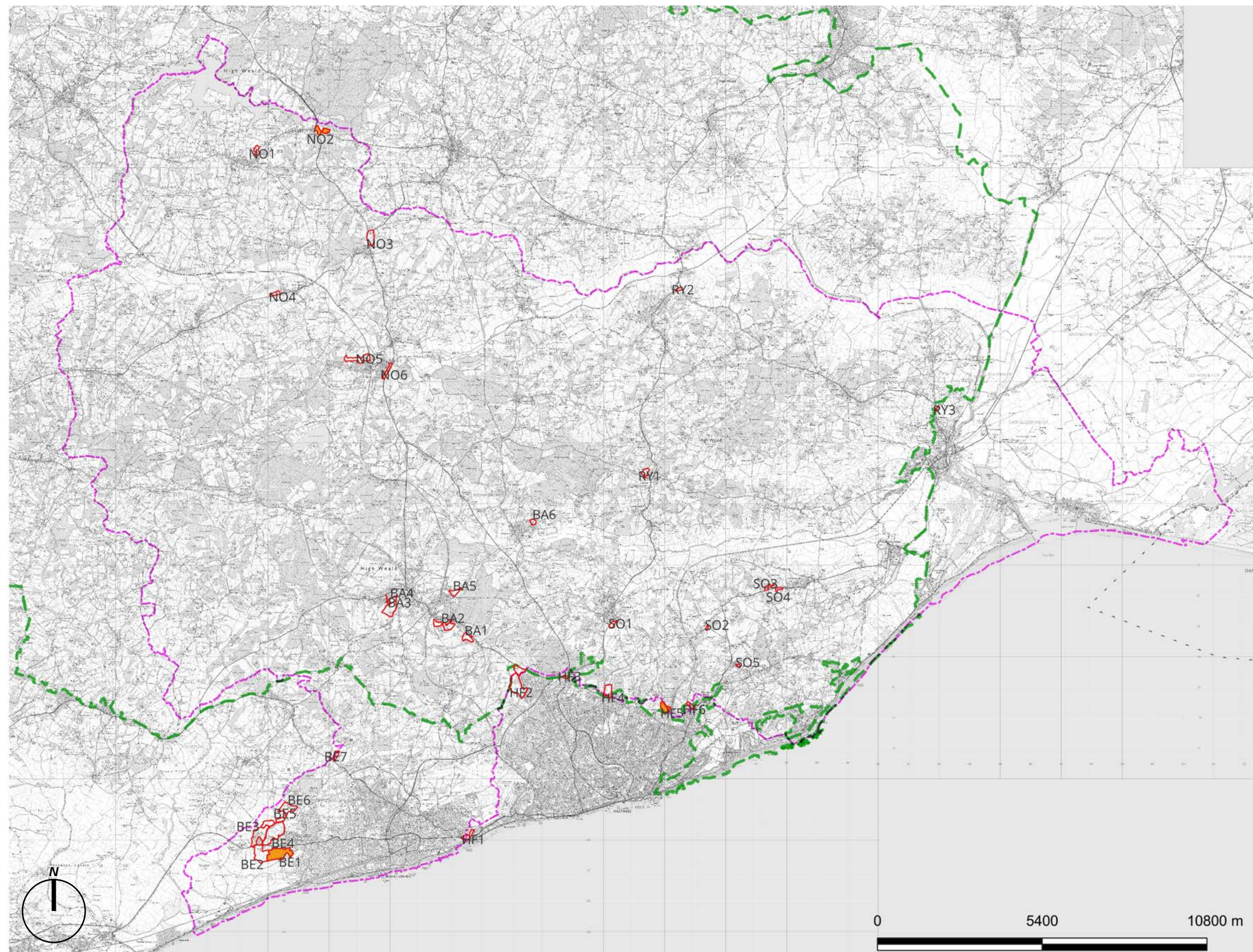
**Landscape Assessment Sites**

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

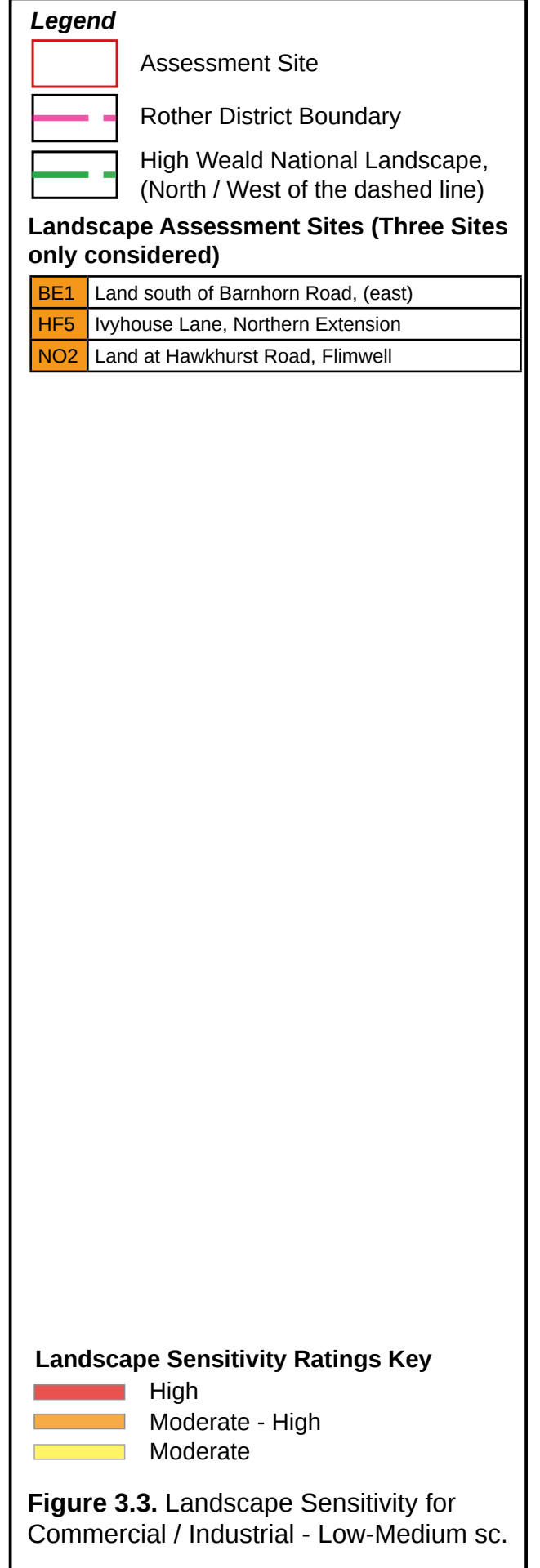
**Landscape Sensitivity Ratings Key**

- High
- Moderate - High
- Moderate

**Figure 3.2.** Landscape Sensitivity for Residential - Medium scale



© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.



### Generic guidance for accommodating development

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

## **Glossary**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



L I Z A R D

Landscape Design and Ecology

Top Floor – Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP  
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com

---