

BEXHILL - CONTEXT AREA

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Landscape Character Summary

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

East Sussex Landscape Character Assessment (2016)

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

Pevensey Levels (LCA 25)

Key positive landscape attributes of LCA 25 include:

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

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

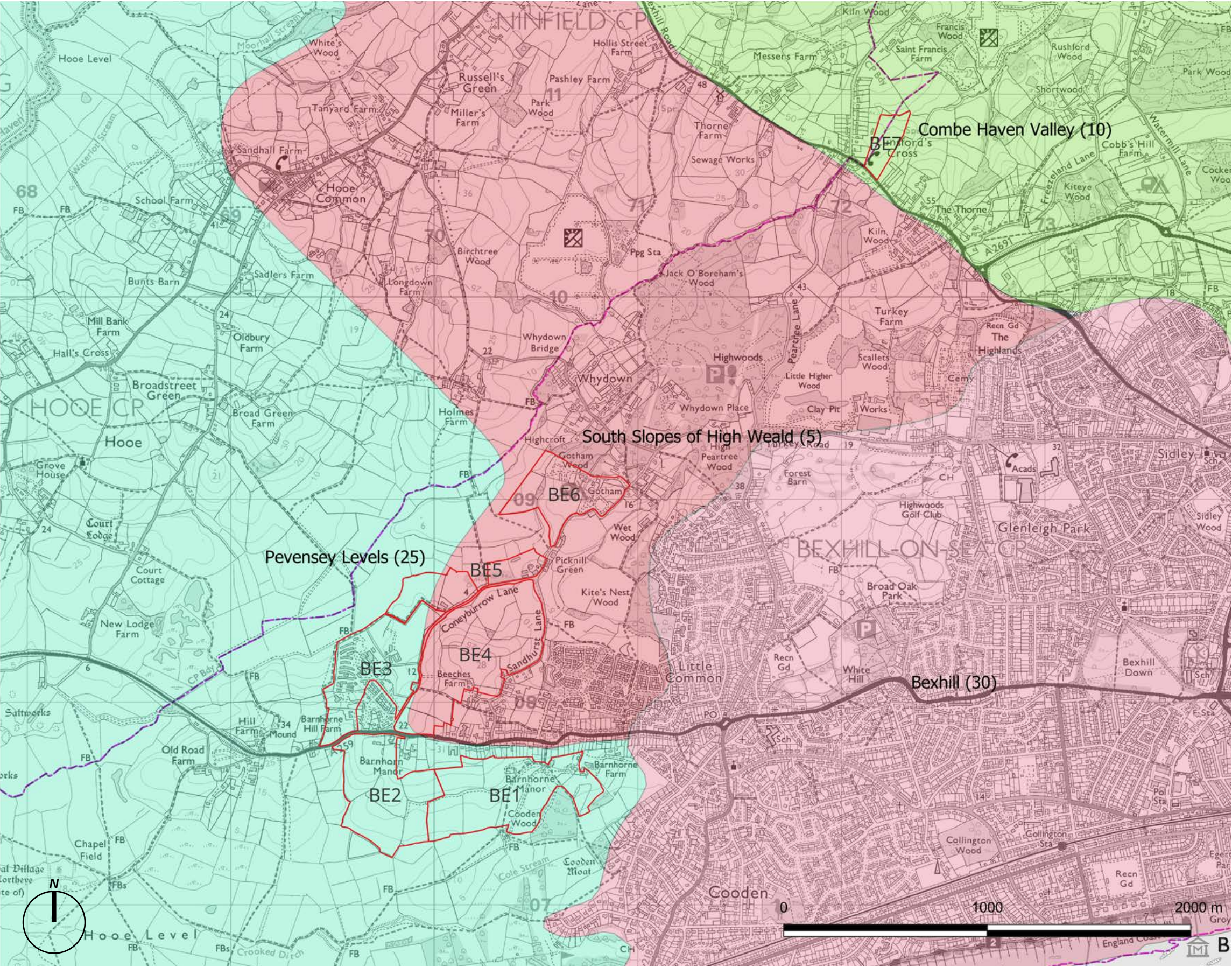
South Slopes of the High Weald (LCA 5)

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

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

The current condition of LCA 25 is identified as including: *'a largely unspoilt and tranquil rural landscape with few intrusive features. The landscape is in generally good condition and well managed as farmland with a strong historic structure.'*

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Legend

Rother District Boundary

Assessment Sites

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

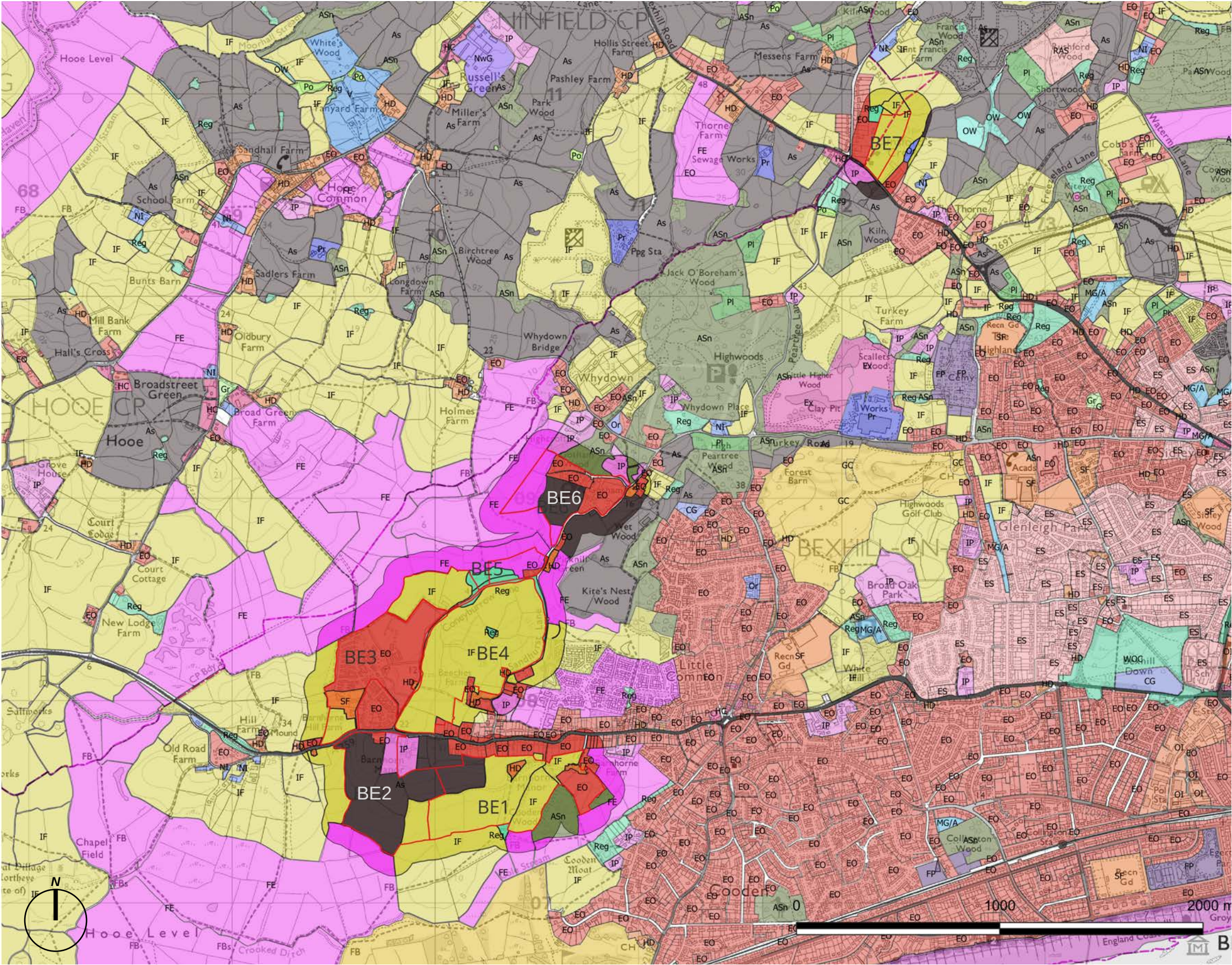
East Sussex Landscape Character Areas

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

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

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Legend

Rother District Boundary

Assessment Sites

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

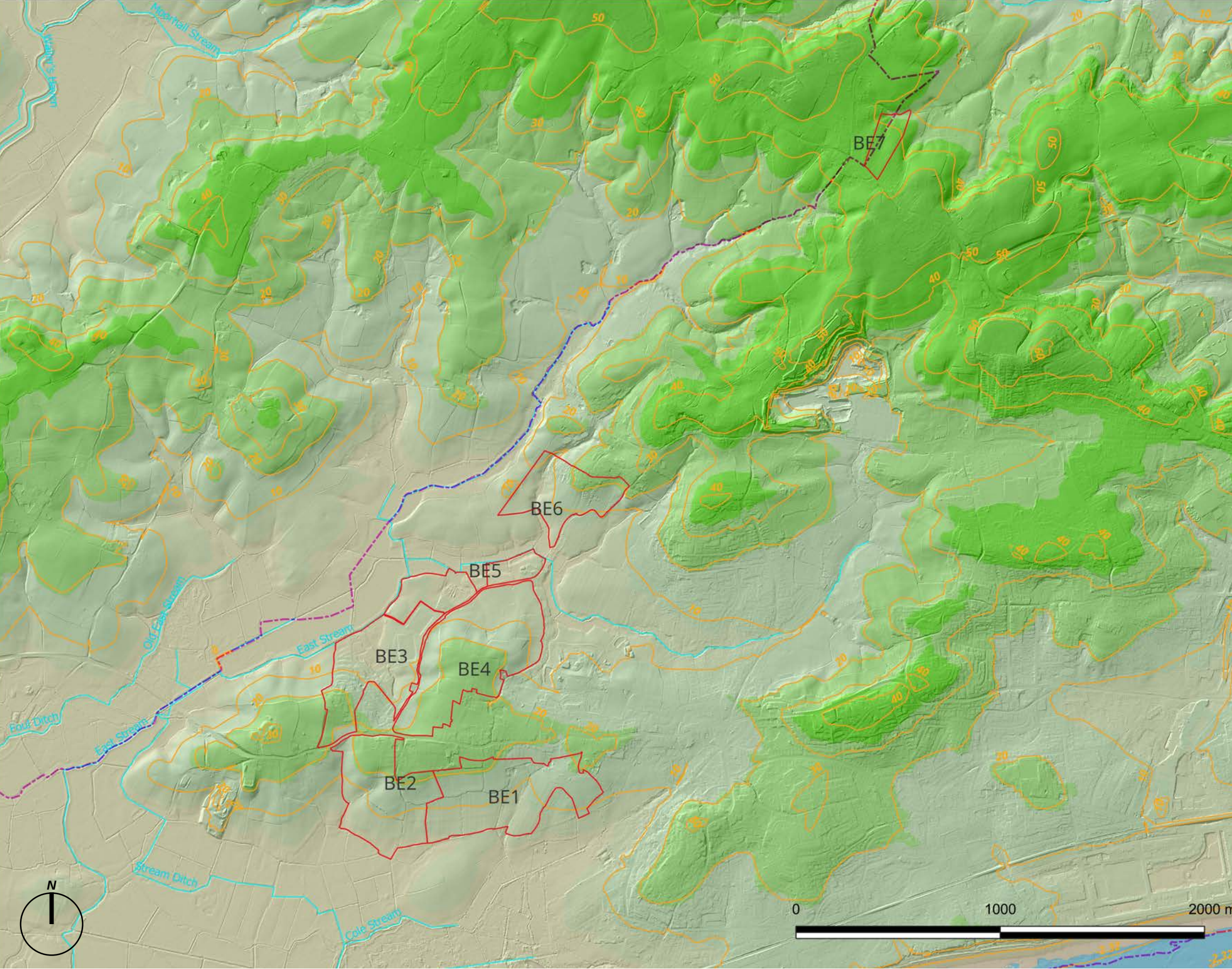
Sussex Historic Landscape Character (Broad Type / HLC Type)

- Designed Landscapes / Informal Parkland
- Fieldsapes / Assarts
- Fieldsapes / Formal Enclosure (planned/private)
- Fieldsapes / Historic Dispersed
- Fieldsapes / Informal Fieldsapes
- Horticulture / Orchard
- Recreation / Sports Fields
- Woodland / Regenerated
- Woodland / Ancient Semi-natural
- Settlement / Historic Core
- Settlement / Expansion - Other

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

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Legend

Rother District Boundary

Assessment Sites

BE1 Land south of Barnhorn Road, (east)

BE2 Land south of Barnhorn Road, (west)

BE3 Land at Northeye and adjoining land

BE4 Beeches Farm / Barnhorn Road

BE5 Land north of Coneyburrow Lane

BE6 Land west of Sandhurst Lane

BE7 St Francis Farm, Potmans Lane

Contour Lines and Watercourses

Contour lines, (10m increment)

Watercourse, (Source: OS Open Rivers)

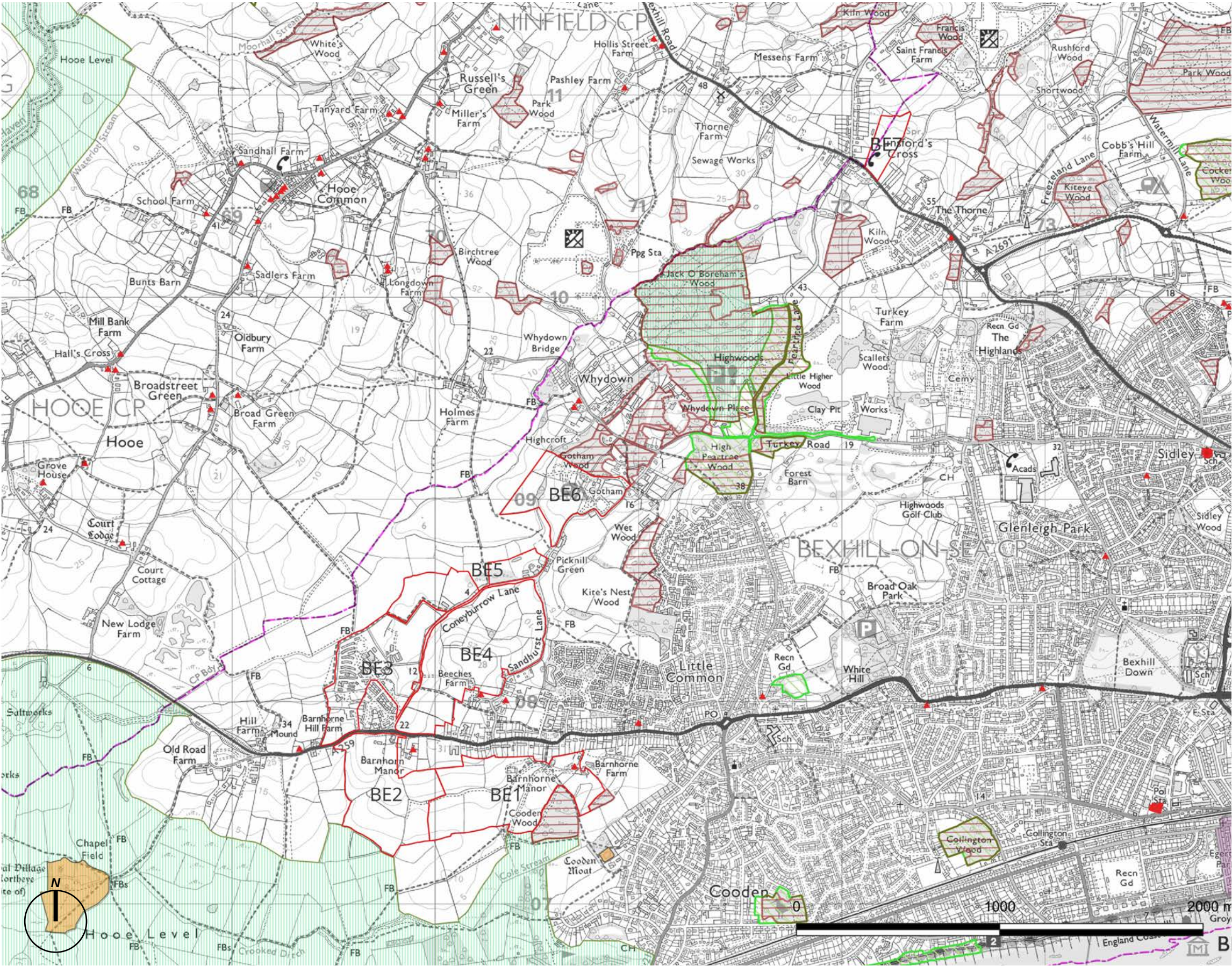
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

The content of this LiDAR plan is sourced from the Environment Agency as digital elevation data supplied as a Digital Terrain Model to 1m, (2024) through QGIS.

Figure 3-BE. Landform

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Legend

Rother District Boundary

Assessment Sites

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

Designations

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

Figure 4-BE. Relevant Designations

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

BEXHILL - CONTEXT AREA

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

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

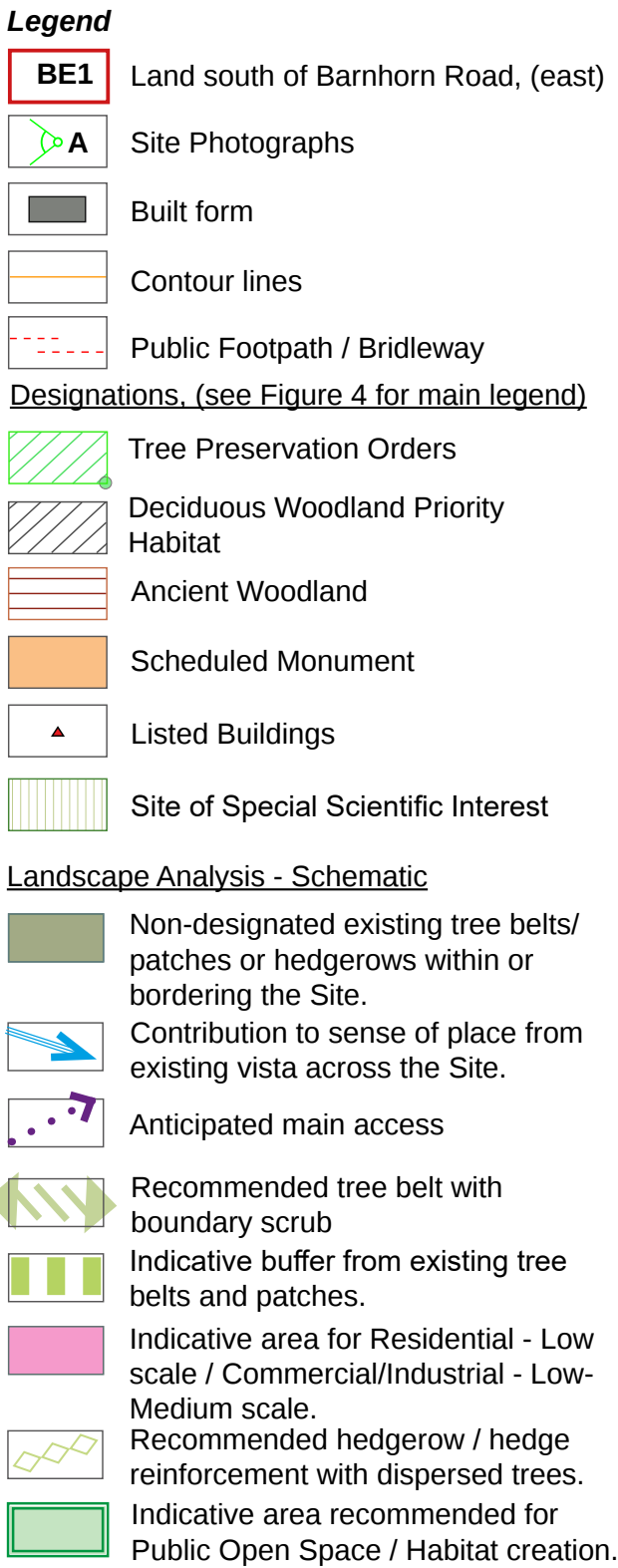
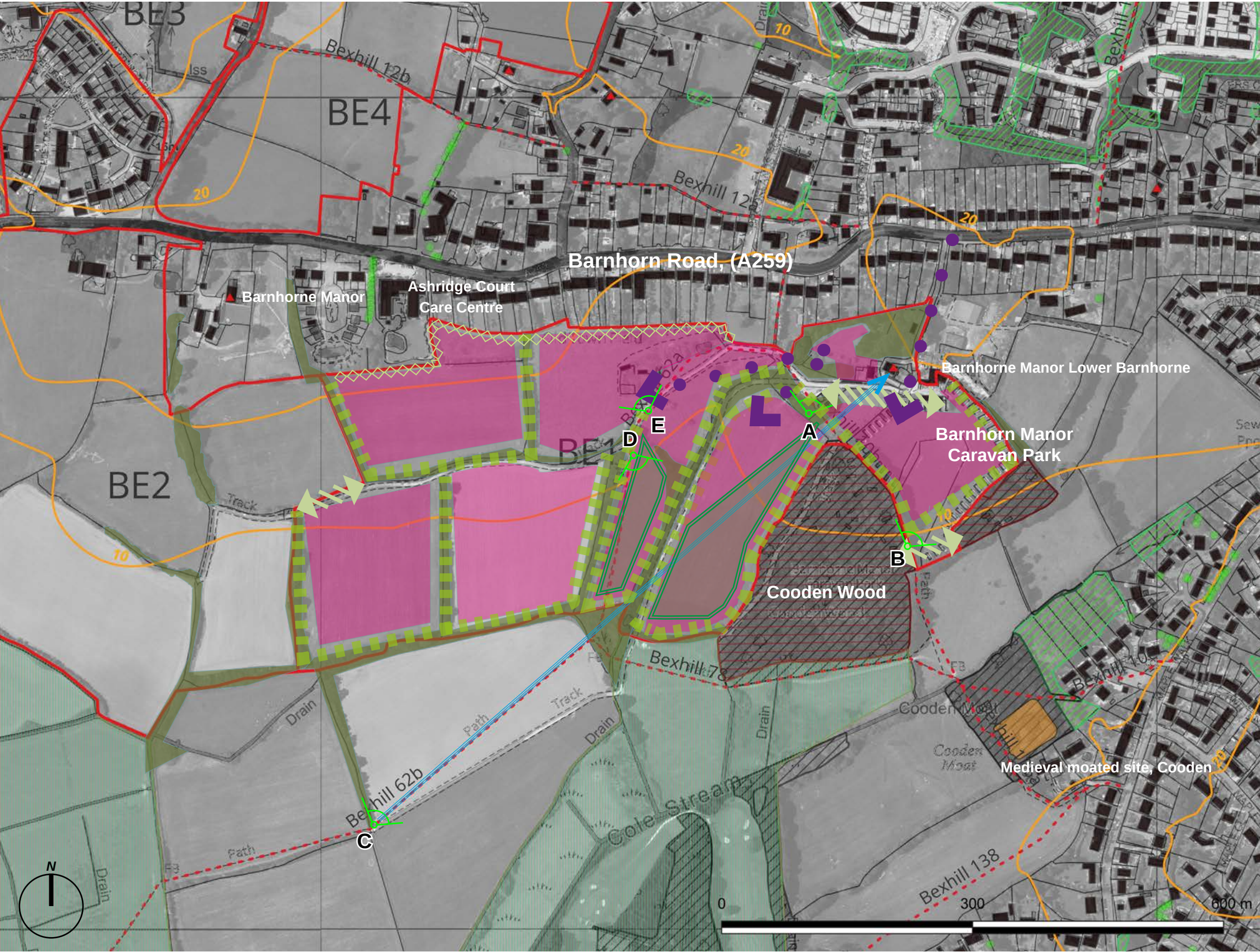


Figure BE1. Landscape Analysis for Site BE1.

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



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



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



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

BEXHILL - CONTEXT AREA



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



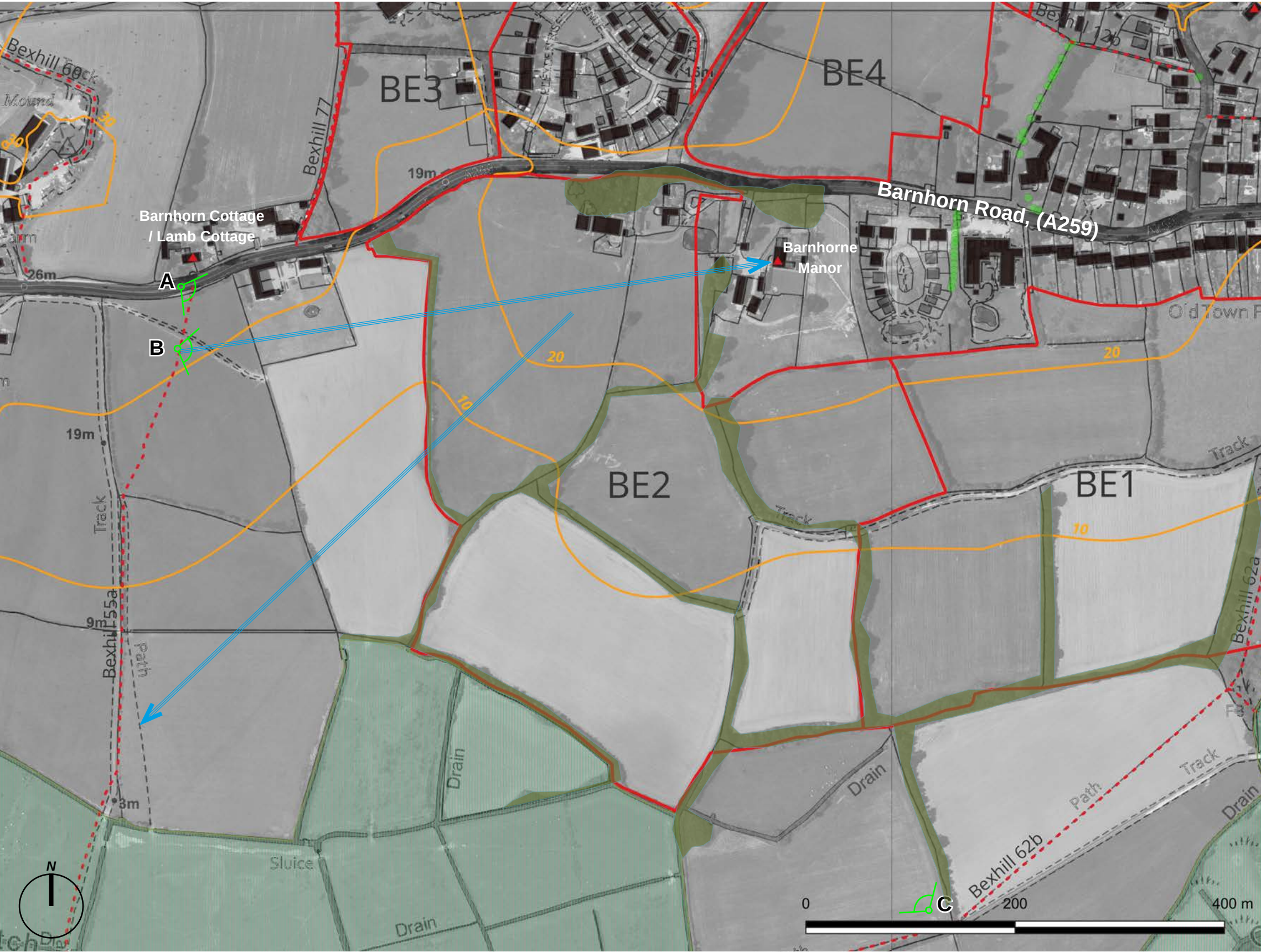
Photograph E. Northerly view from Public Footpath 62A showing a non designated historic built form within the field offset north-west of the Footpath.

BEXHILL - CONTEXT AREA

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

BEXHILL - CONTEXT AREA

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



Legend

BE2 Land south of Barnhorn Road, (west)

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Listed Buildings

Site of Special Scientific Interest

Tree Preservation Orders

Landscape Analysis - Schematic

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

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

Figure BE2. Landscape Analysis for Site BE2.

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



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



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



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

BEXHILL - CONTEXT AREA

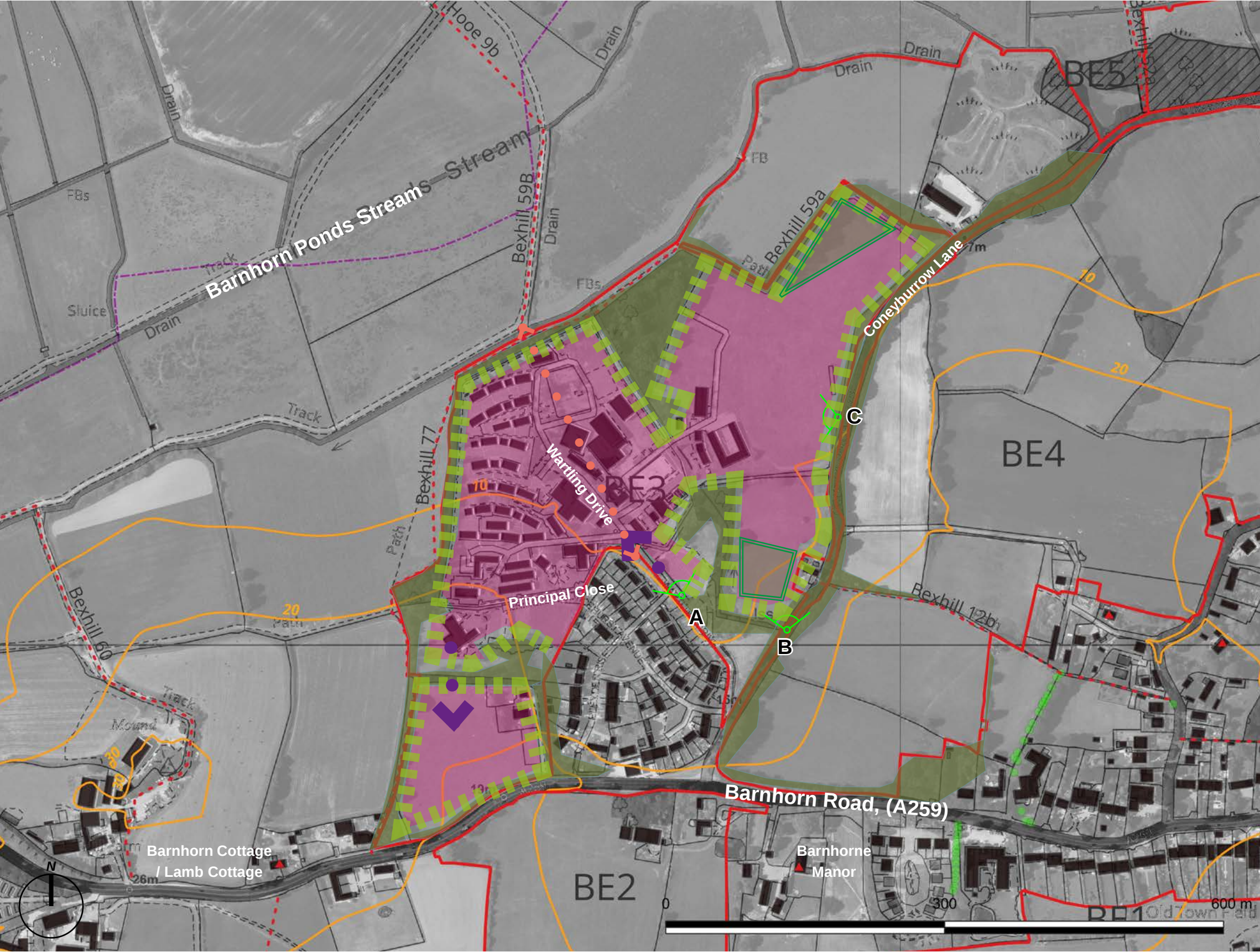
Site BE3 - Land at Northeye and adjoining land - Site Assessment	
Location and Landscape Character Summary	Site BE3 is located north of the Barnhorn Road, (A259) comprising of a former prison site / UAE Technical Training Project, and fields to north east and south west of this, which are located about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

BEXHILL - CONTEXT AREA

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

BEXHILL - CONTEXT AREA

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



Legend

BE3 Land at Northeye and adjoining land

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

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

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

Anticipated main access

Indicative buffer from existing tree belts and patches.

Indicative area for Residential - Low scale.

Potential Footway / Cycle / Emergency access path.

Indicative area recommended for Public Open Space / Habitat creation.

Figure BE3. Landscape Analysis for Site BE3.

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BEXHILL - CONTEXT AREA

Site BE3 - Land at Northeye and adjoining land - Photographs



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



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



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

BEXHILL - CONTEXT AREA

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

BEXHILL - CONTEXT AREA

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

BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Landscape Analysis



Legend

BE4 Beeches Farm / Barnhorn Road

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Rother Site Allocation BX23

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

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

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

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended tree belt with boundary scrub

Recommended hedgerow / hedge reinforcement with dispersed trees.

Indicative area for Residential - Low scale.

Potential Footway Link.

Indicative area recommended for Public Open Space / Habitat creation.

Figure BE4. Landscape Analysis for Site BE4.

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BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Photographs



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



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



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

BEXHILL - CONTEXT AREA

Site BE4 - Beeches Farm / Barnhorn Road - Photographs



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



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



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

BEXHILL - CONTEXT AREA

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

BEXHILL - CONTEXT AREA

Site BE5 - Land north of Coneyburrow Lane - Landscape Analysis



Legend

BE5 Land north of Coneyburrow Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Figure BE5. Landscape Analysis for Site BE5.

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BEXHILL - CONTEXT AREA

Site BE5 - Land north of Coneyburrow Lane - Photographs



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



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



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

BEXHILL - CONTEXT AREA

Site BE5 - Land north of Coneyburrow Lane - Photographs



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



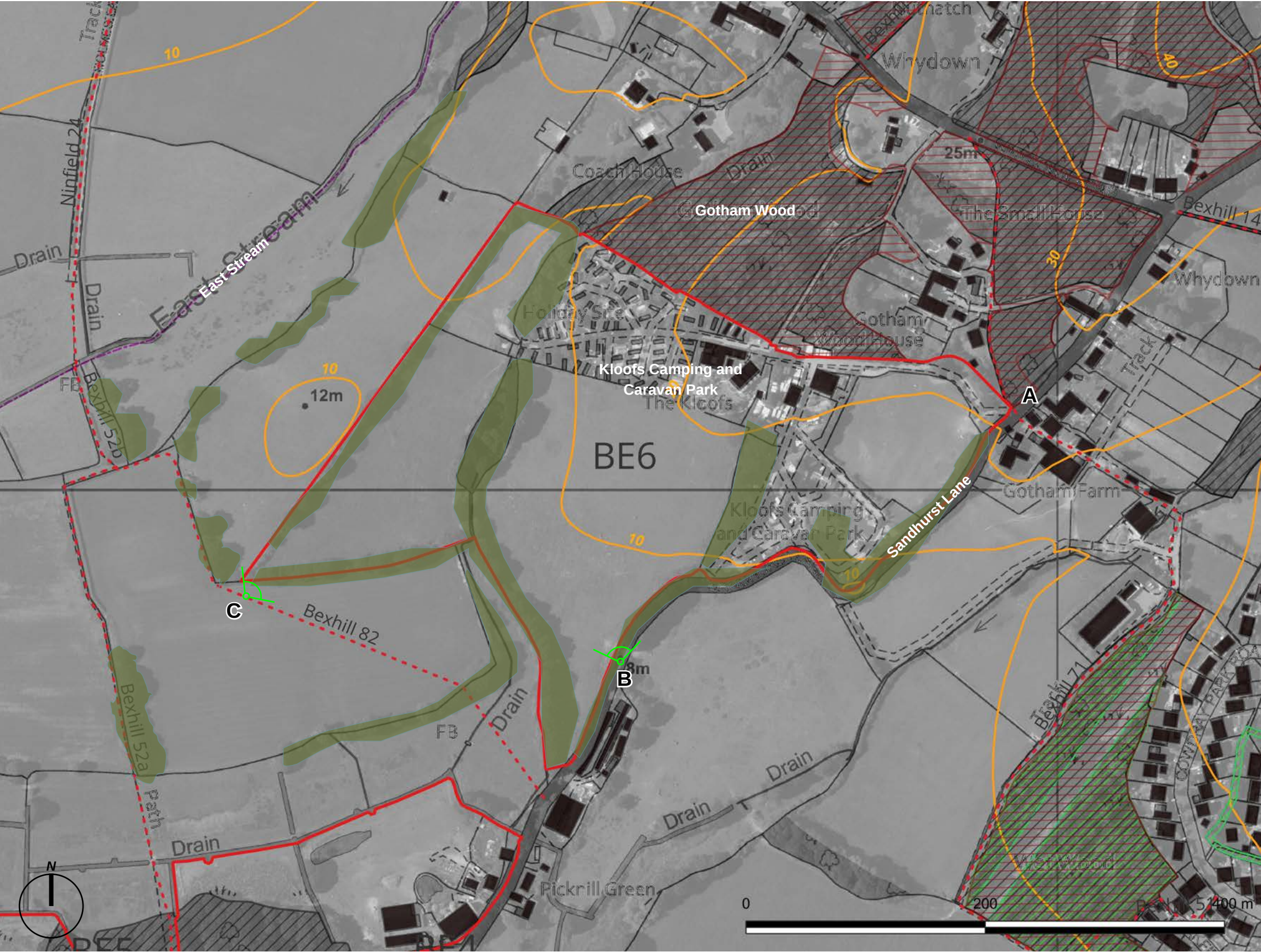
Photograph E. Northerly view from the junction of Coneyburrow Lane with Sandhurst Lane showing the agricultural buildings to the eastern part of this parcel.

BEXHILL - CONTEXT AREA

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

BEXHILL - CONTEXT AREA

Site BE6 - Land west of Sandhurst - Landscape Analysis



Legend

BE6 Land west of Sandhurst Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

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

Figure BE6. Landscape Analysis for Site BE6.

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BEXHILL - CONTEXT AREA

Site BE6 - Land west of Sandhurst - Photographs

The Site



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

The Site



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

The Site



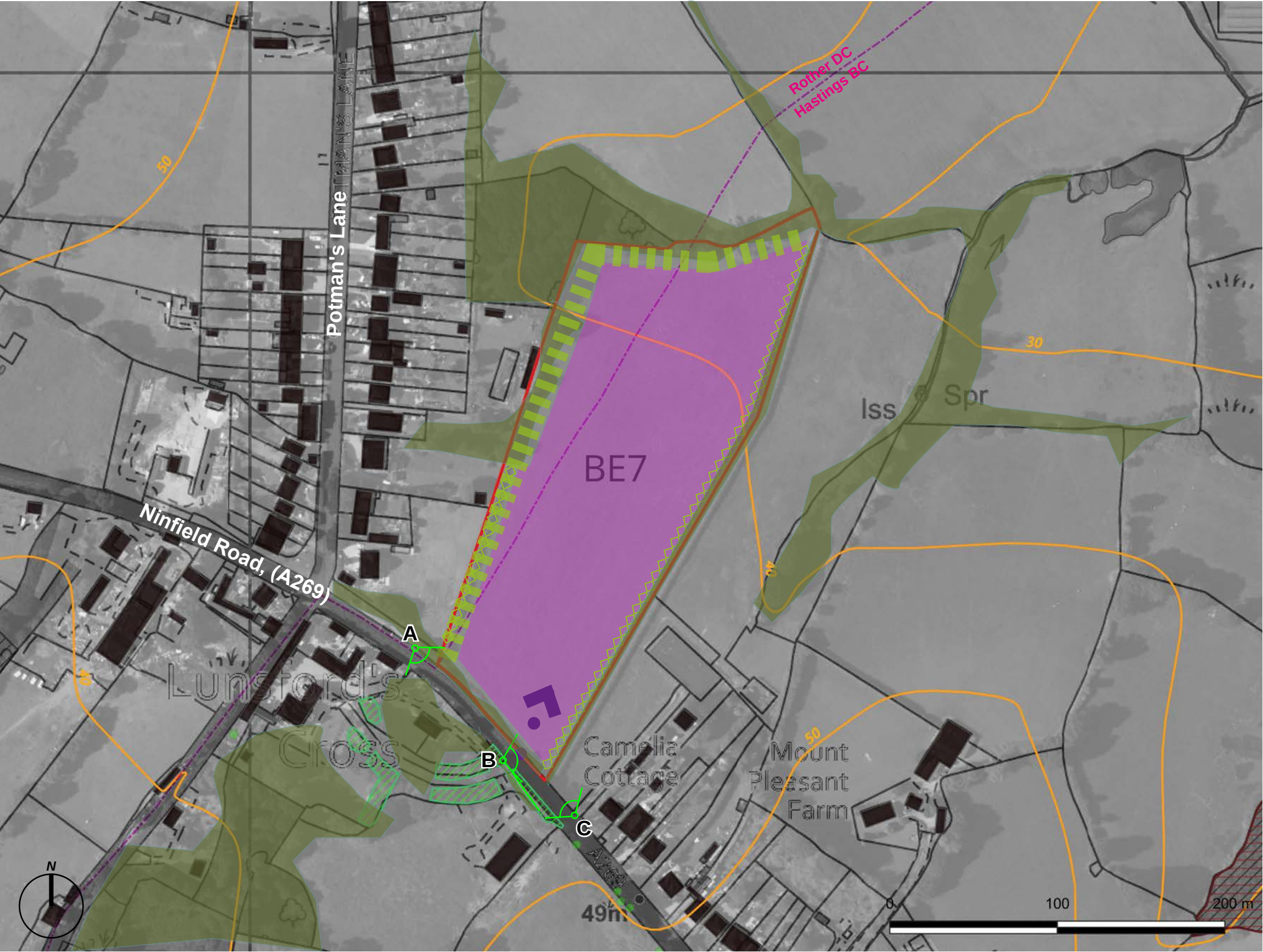
Photograph C. North-easterly view from off the south-western corner of the Site along Public Footpath 82 of the southern boundary tree line and landform galling across the south-western field within the Site.

BEXHILL - CONTEXT AREA

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

BEXHILL - CONTEXT AREA

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



Legend

BE7 St Francis Farm, Potmans Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Landscape Analysis - Schematic

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

Anticipated main access

Indicative buffer from existing tree belts and patches.

Indicative area for Residential - Low scale.

Recommended hedge reinforcement with dispersed trees.

Figure BE7. Landscape Analysis for Site BE7.

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BEXHILL - CONTEXT AREA

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



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



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



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