

HASTINGS FRINGE - CONTEXT AREA

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Landscape Character Summary

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

East Sussex Landscape Character Assessment (2016)

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

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

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

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

Bexhill, (LCA 30)

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

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

Combe Haven Valley (LCA 10)

Key positive landscape attributes of LCA 10 include:

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

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

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

Hastings (LCA 31)

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

The vision for Hastings is identified including: 'A town of strong, highly distinctive character with equally strong and distinctive local communities. A town with good links to the countryside via a network of ghylls, linear open spaces and well designed transport networks worthy of the town.'

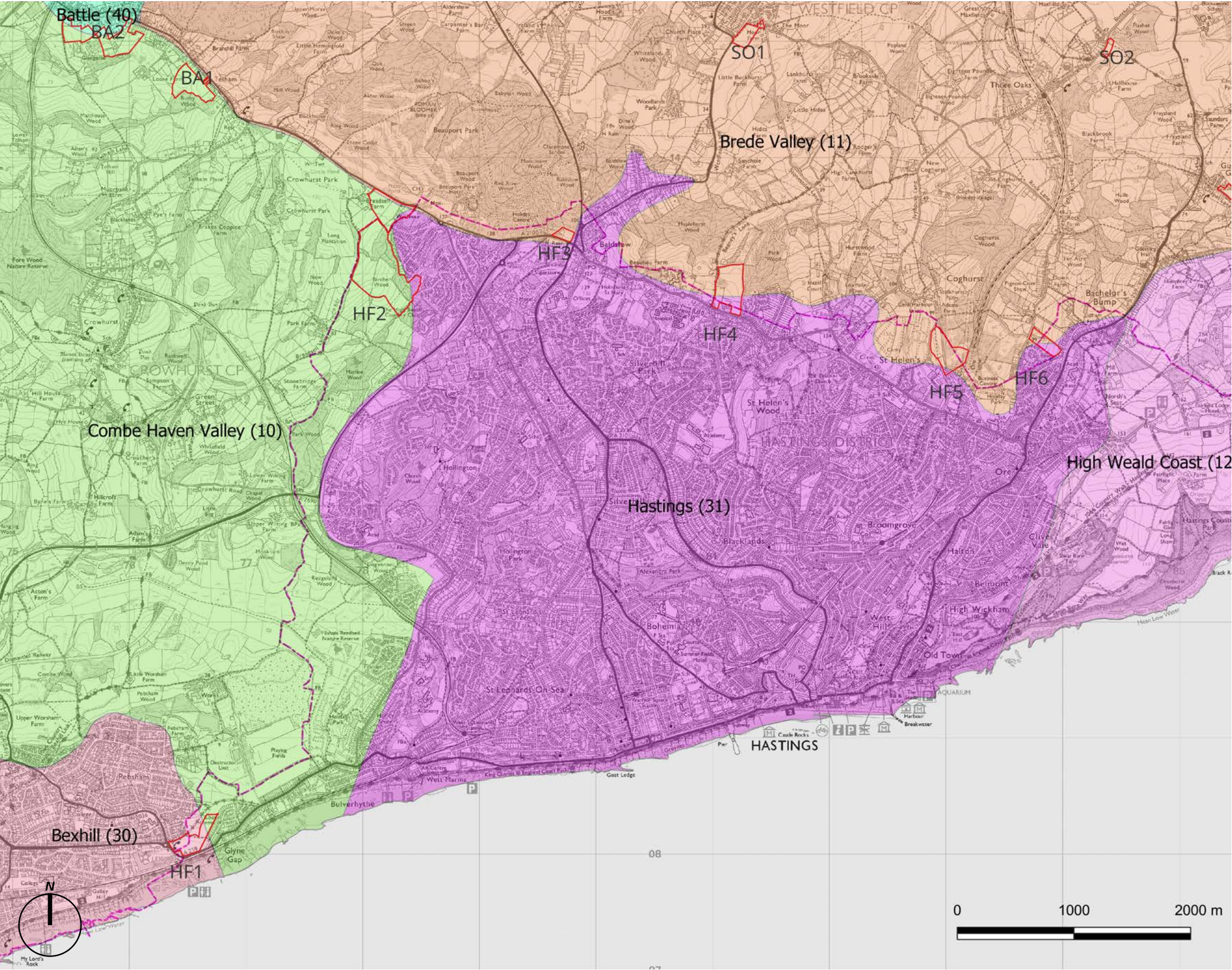
Brede Valley LCA (LCA 11)

Key positive landscape attributes of LCA 11 include:

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

The current condition of LCA 11 is identified as including: 'a largely unspoilt and tranquil rural landscape with few intrusive features. The landscape is in generally good condition and well managed as farmland with a strong historic structure. As with most of the High Weald landscape the historic field patterns of small fields and significant hedgerows remain intact.'

HASTINGS FRINGE - CONTEXT AREA



Legend

Rother / Hastings District Boundary

Assessment Sites

HF1 Land at Glyne Gap, Hastings Road

HF2 Land at Breadsell

HF3 Land at My Way Lodge

HF4 Land east of Beaney's Lane

HF5 Ivyhouse Lane, Northern Extension

HF6 Land between Rock Lane and Winchelsea Lane

East Sussex Landscape Character Areas

Combe Haven Valley (LCA 10)

Brede Valley (LCA 11)

High Weald Coast (LCA 12)

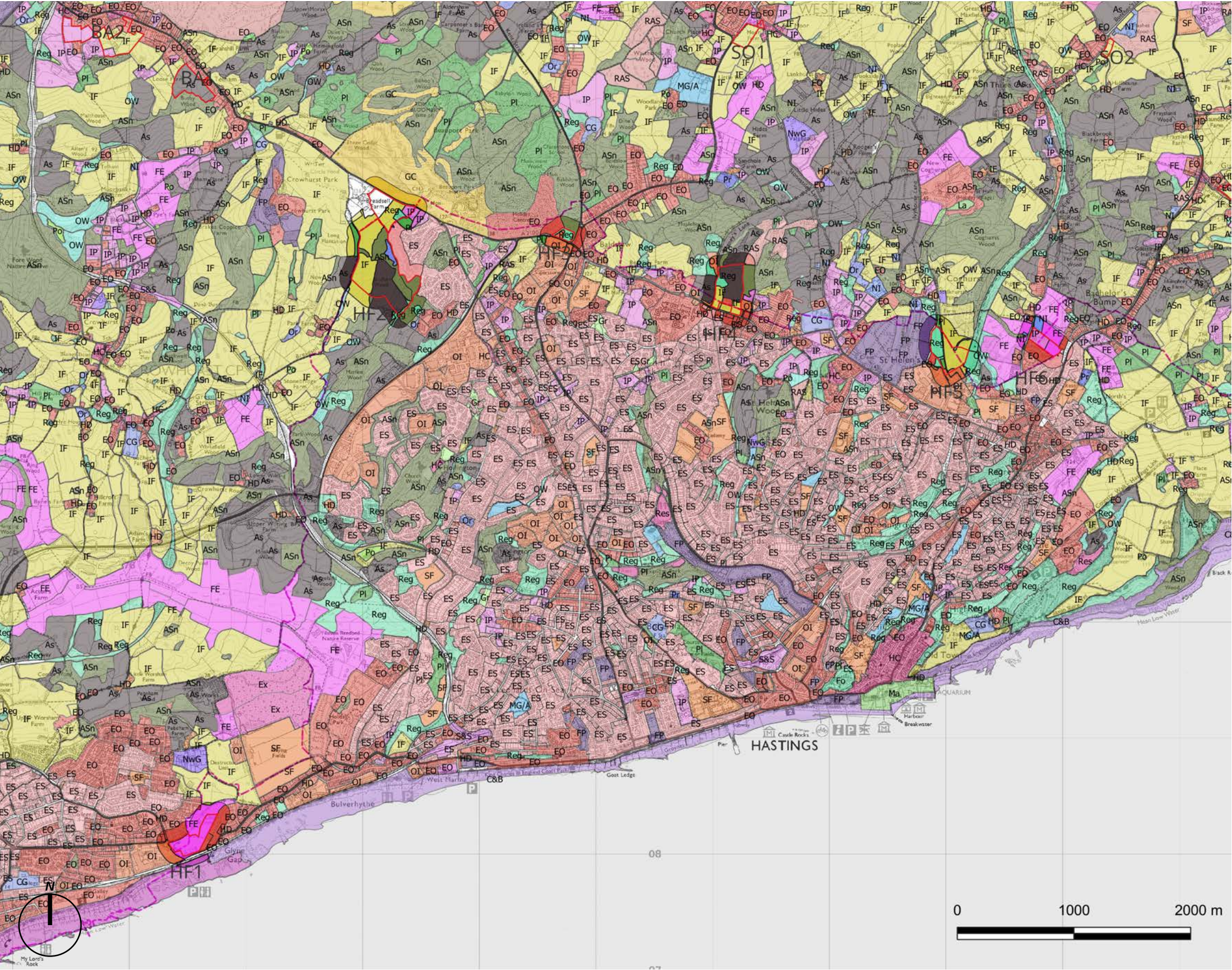
Bexhill (LCA 30)

Hastings (LCA 31)

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

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Sussex Historic Landscape Character (Broad Type / HLC Type)

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

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

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Rother / Hastings District Boundary

Assessment Sites

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Contour Lines and Watercourses

Contour lines, (10m increment)

Watercourse, (Source: OS Open Rivers)

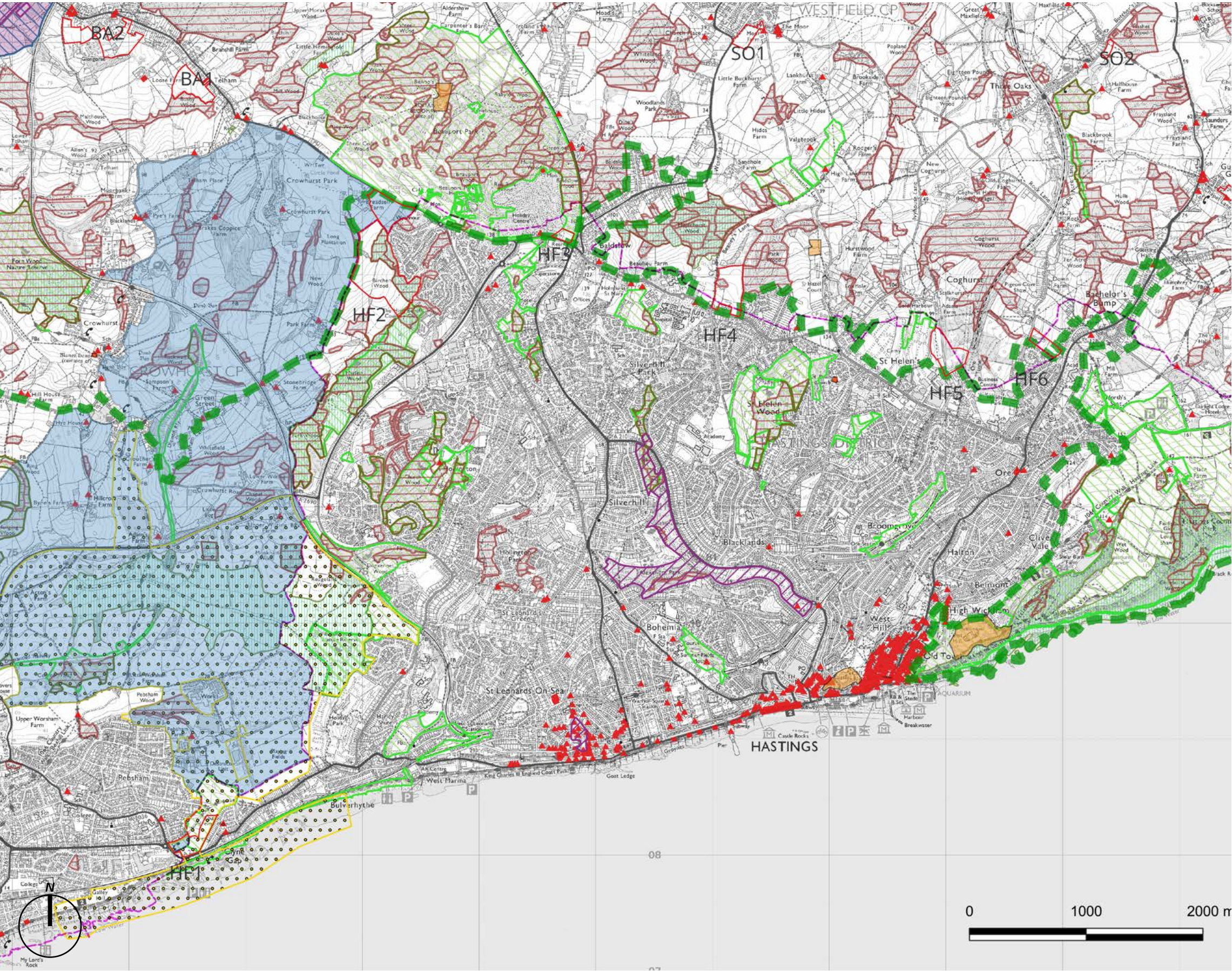
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

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

Figure 3-HF. Landform

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HASTINGS FRINGE - CONTEXT AREA



Legend

Rother / Hastings District Boundary

Assessment Sites

- HF1** Land at Glyne Gap, Hastings Road
- HF2** Land at Breadsell
- HF3** Land at My Way Lodge
- HF4** Land east of Beaney's Lane
- HF5** Ivyhouse Lane, Northern Extension
- HF6** Land between Rock Lane and Winchelsea Lane

Designations

- High Weald National Landscape (north of the line)
- Strategic Gap (Policy)
- Combe Valley Countryside Park
- Scheduled Monument
- Listed Buildings
- Conservation Area
- Registered Battle Field
- Registered Park and Garden
- Site of Special Scientific Interest
- Ancient Woodland
- Local Wildlife Site / Local Nature Reserve

Figure 4-HF. Relevant Designations

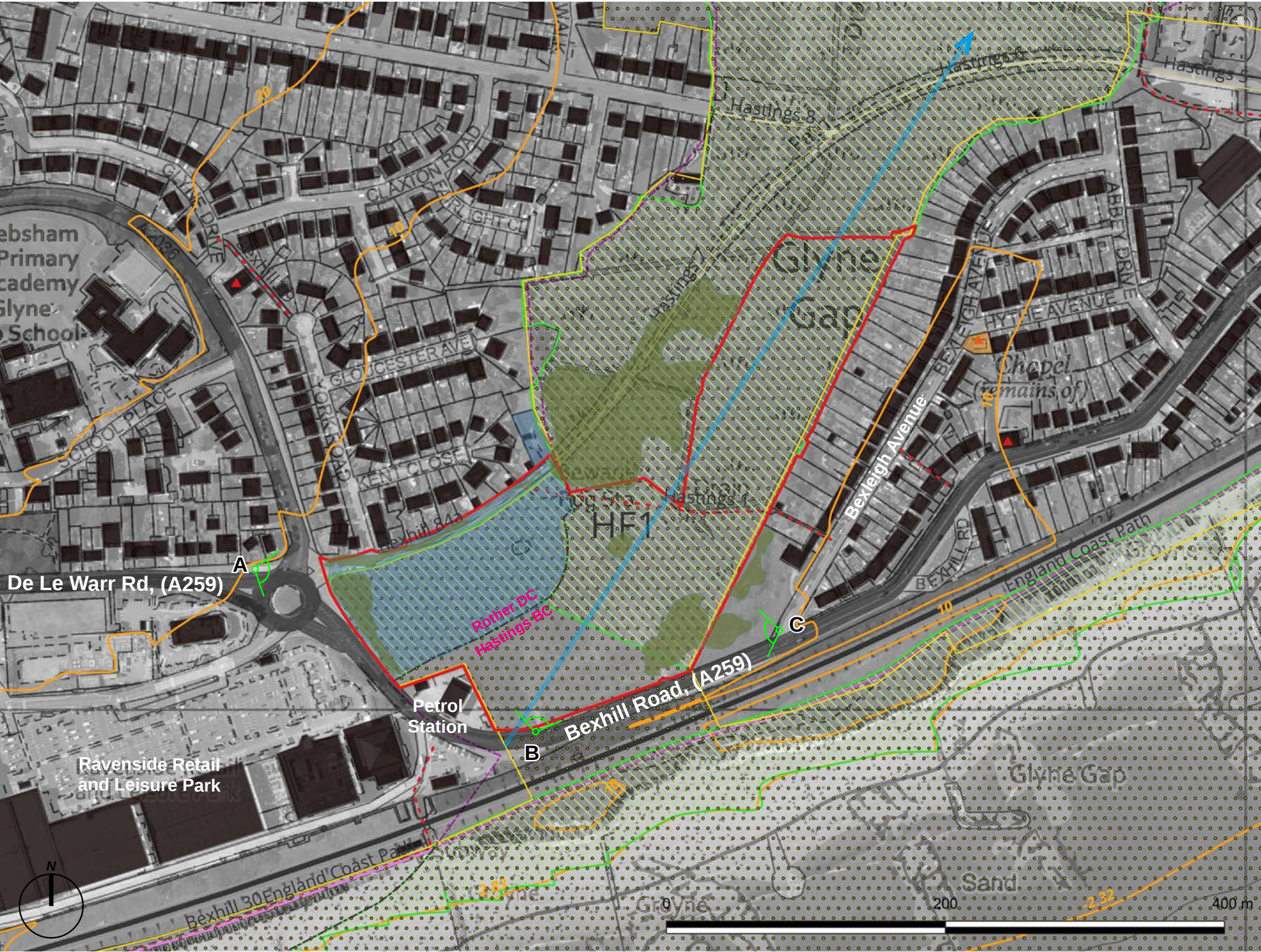
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HASTINGS FRINGE - CONTEXT AREA

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

HASTINGS FRINGE - CONTEXT AREA

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



Legend

HF1 Land at Glyne Gap, Hastings Road

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Strategic Gap (Policy)

Combe Valley Countryside Park

Scheduled Monument

Listed Buildings

Local Wildlife Site

Landscape Analysis - Schematic

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

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

Figure HF1. Landscape Analysis Plan for Site HF1.

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



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



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



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

HASTINGS FRINGE - CONTEXT AREA

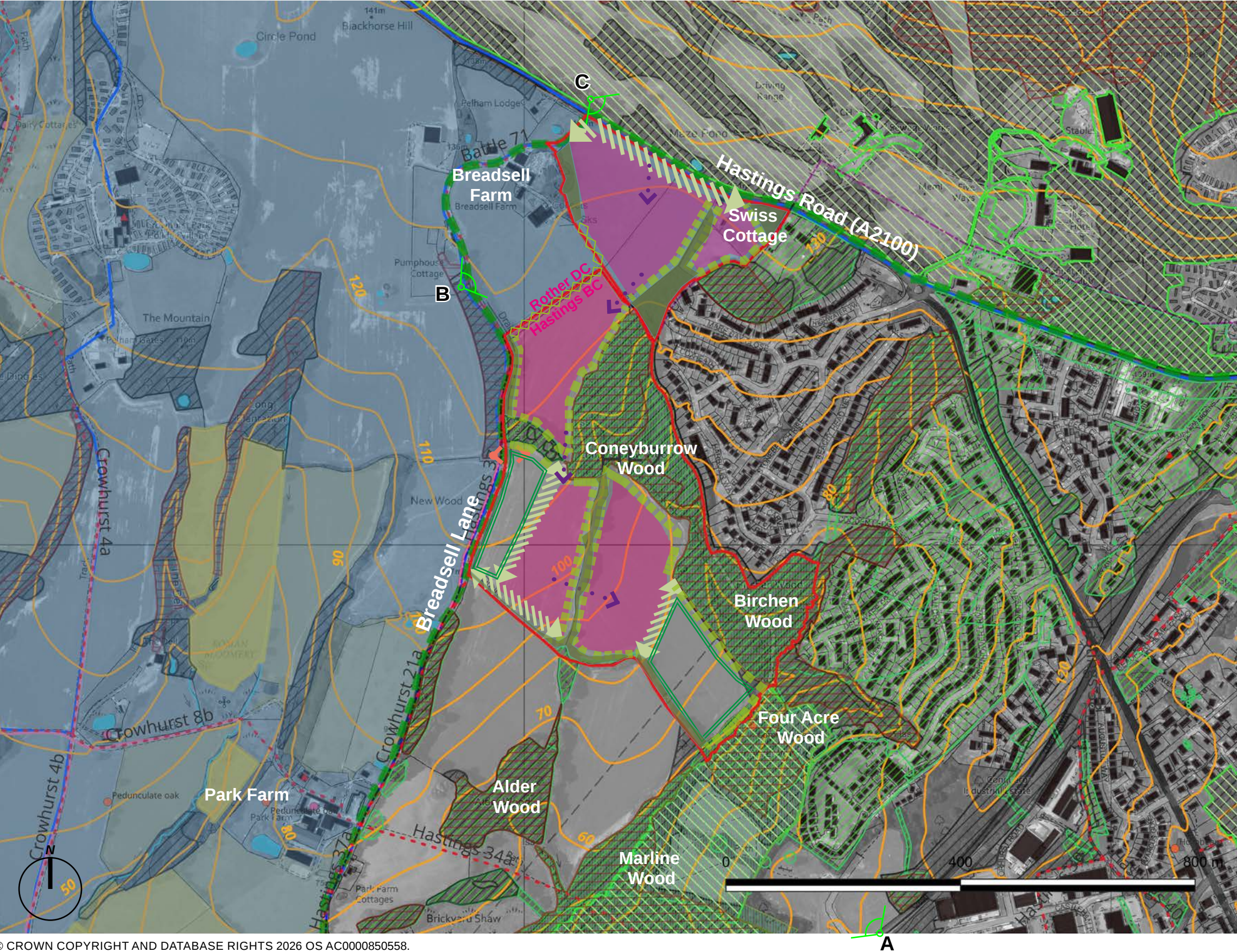
Site HF2 - Land at Breadsell - Site Assessment	
Location and Landscape Character Summary	Site HF2 extends across an area of four arable fields about the valley head of the Marline Valley, with landform turning about a ridge to the west. Breadsell Lane extends along the rounded ridge top, with a bordering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

HASTINGS FRINGE - CONTEXT AREA

Site HF2 - Land at Breadsell - Site Assessment		
9. Landscape Character strength of expression (< >)	[<i>Fairly frequent' landscape, perhaps with some key positive landscape attributes</i>] - Key positive landscape attributes of the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016) include the areas of Ancient Woodland and contribution of the undulating landform to the distinctive Marline valley and offset ghyll stream, which leads to the Combe Valley offset further to the south and a sense of tranquillity away from the main settlements and roads, with the strength of character primarily contributed from the southern fields, particularly that which is historic resulting from assarting and more typical of the High Wealden character of rolling landscape and historic field patterns.	
10. Coalescence (>)	[<i>The area plays an important role in settlement separation</i>] - The area forms part of the upper landform associated with the Combe Haven Valley and its tributaries, which provides a natural corridor between the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1/1.5km to the west. The northern field within the Site is designated as part of the Battle/Bexhill/Crowhurst and Hastings Strategic Gap.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The fields to the south of the shaw, west of Coneyburrow Wood have a higher sensitivity to change than those to the north. This is due to the closer association of these fields with the Marline valley landform and enclosure with Ancient Woodland, with historic assarted field pattern to the south eastern field. The northern of these fields is not characterised with the same time depth, but has some visual prominence, albeit within glimpsed north westerly views from west of Queensway, (A2690) over the head of the valley towards the wooded skyline within the High Weald NL beyond. This can be seen through reference to supporting photographs for this Assessment Site. Those to the north of the shaw are considered to have some capacity for low scale residential development as indicated on the Analysis Figure. This is due to the association with residential development to the east, beyond more recent woodland belts and dispersed agricultural and residential to the north west and north east off Hastings Road, (A2100), which reduces natural character. The contribution to coalescence remains highly susceptible to change, with the area forming part of a natural corridor between the settlements of Hastings/St Leonards to the east and Telham/Crowhurst offset some 1/1.5km to the west. A further indicative residential area is shown south of the shaw on the lower lying ground of the informal western field, where there is less influence on the field boundary from surrounding Ancient Woodland and some spatial continuity with the settlement pattern about the head of the Marline Valley landform. The wooded skyline and naturalistic context to this would remain in views from off Queensway to the south-east further to the guidelines provided below to offset development from the northern edge, whilst a recommended tree belt would further soften and integrate the anticipated rooflines below. A further area for residential is shown extending into the eastern field south of the shaw. Whilst development of this area would impact on the contribution of this field to the assarted field system which extends away to the south, the magnitude of impact on field pattern would be relatively limited taking into account the extent of assarted fields to the south along the valleyside, which would remain. The residential use would also conform more generally with settlement pattern about the valley head, with comparable areas developed for residential to the north and east beyond Birchen Wood. The presence of assarted fields is not weighted to the same extent in locations outside of the High Weald NL, albeit does contribute to the strength of character within the overlying Combe Haven Valley Landscape Character Area, (LCA10, 2016) forming a positive attribute typical of the High Wealden character of rolling landscape and historic field patterns.	
Landscape Guidelines	For the northern field a woodland shaw should be extended along Hastings Road to buffer visibility of built form for road users and reduce perception of coalescence. Access is anticipated to the north off Hastings Road. The rural character of Breadsell Lane should be maintained, with local access only for existing residents and farm use to maintain the contribution of the lane as a feature adjacent to the High Weald NL beyond. South of the shaw, the visual sensitivity to the western field should be responded to by drawing development back from the ridgetop to below the 110m contour and perhaps limiting the elevation of built form to this western edge, alongside of providing a tree belt to soften the built form outline below in glimpsed views from off Queensway, (see Photograph's A-1 and A-2). A recommended tree belt to the south-west of this area would reinforce the hedgerow along this boundary and further enclose the built development. South of the shaw, the landscape sensitivity of the eastern field should be taken into consideration by maintaining the south-eastern part of the field outside of development, whilst extending the curving tree belt to the south of this area to the south-western edge of Birchen Wood to the north. This would delineate the settlement edge, whilst reinforcing and extending the natural tree belt to the field boundary, with improved connectivity to areas of Ancient Woodland to north and south. The impact on the assarted field system which extends south along the lower valley side would be limited through minimising the developed area, with the field pattern substantially maintained. In line with the approach undertaken by Sussex Wildlife Trust for the Marline Wood SSSI protected area to the south-east, the south-eastern part of the field could be enhanced through management as meadows, perhaps through a combination of cutting and grazing with traditional breed cattle. A buffer of at least 15m of semi-natural habitat would be required to the area of Ancient Woodland, whilst surface water drainage should be introduced to buffer and maintain ecological connectivity and contribute to surface water regulation. Residential boundaries should primarily be defined with mixed species native hedgerows. Within the setting of the High Weald NL development should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report).	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

HASTINGS FRINGE - CONTEXT AREA

Site HF2 - Land at Breadsell - Landscape Analysis



Legend

HF2 Land at Breadsell

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape

Strategic Gap (Policy)

Site of Special Scientific Interest

Ancient Woodland

Tree Preservation Orders

High Weald National Landscape Dataset

Historic Farmstead

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

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

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended tree belt with boundary scrub.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Potential Footway Link.

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure HF2. Landscape Analysis Plan for Site HF2.

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HASTINGS FRINGE - CONTEXT AREA

Site HF2 - Land at Breadsell - Photographs



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



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



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



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

HASTINGS FRINGE - CONTEXT AREA

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

HASTINGS FRINGE - CONTEXT AREA

Site HF3 - Land at My Way Lodge - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area forms an enclosed parcel of land associated with or upon the footprint of the built form of Myway Lodge, which is considered to be susceptible to change. It may be able to accommodate the relevant type of development but only in limited situations without potential for substantial adverse harm to the defining characteristics and valued qualities at the local landscape level. The northern edge of the Site is defined by the southern edge of a wooded area, which is designated as a Local Wildlife Site, which continues in a belt along the eastern edge of the Site. There is some weighting of this component relative to its contribution to rurality within the High Weald NL. There is some contribution to perceptual aspects within the High Weald NL, from the glimpsed view towards wooded skylines from the high ground to the eastern part of the Site, albeit this is substantially private.	
Landscape Guidelines	The contribution to sense of place from the existing vista towards the far wooded skyline to the north east, gained through intervening trees from the high ground to the southern boundary of the eastern part of the Site, should be made the most of. This could be by drawing the vista more intentionally into the public realm along the A2100 through positioning of site access road and position and design of built form beyond. The presence of the replaced historic farmstead should be referenced in considering layout options, perhaps replicating a farmstead type layout. Tree'd areas and hedgerows should otherwise be retained to the Site boundaries, whilst the row of non-designated assets in the form of WWII anti-tank blocks along the woodland edge to the northern Site boundary should be maintained as part of a buffer outside of private ownership. Development should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report).	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

HASTINGS FRINGE - CONTEXT AREA

Site HF3 - Land at My Way Lodge - Landscape Analysis



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Legend

HF3 Land at My Way Lodge

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

High Weald National Landscape

Listed Buildings

Local Wildlife Site

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Routeways - Roads

Landscape Analysis - Schematic

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

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

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Indicative area for Residential - Low scale.

Figure HF3. Landscape Analysis Plan for Site HF3.

HASTINGS FRINGE - CONTEXT AREA

Site HF3 - Land at My Way Lodge - Photographs



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



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



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

HASTINGS FRINGE - CONTEXT AREA

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

HASTINGS FRINGE - CONTEXT AREA

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

HASTINGS FRINGE - CONTEXT AREA

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



Legend

HF4 Land east of Beaney's Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape

Site of Special Scientific Interest

Ancient Woodland

Tree Preservation Orders

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Wildflower Grassland

Landscape Analysis - Schematic

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

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended tree belt with boundary scrub.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure HF4. Landscape Analysis Plan for Site HF4.

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HASTINGS FRINGE - CONTEXT AREA

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



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



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



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

HASTINGS FRINGE - CONTEXT AREA

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



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



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



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

HASTINGS FRINGE - CONTEXT AREA

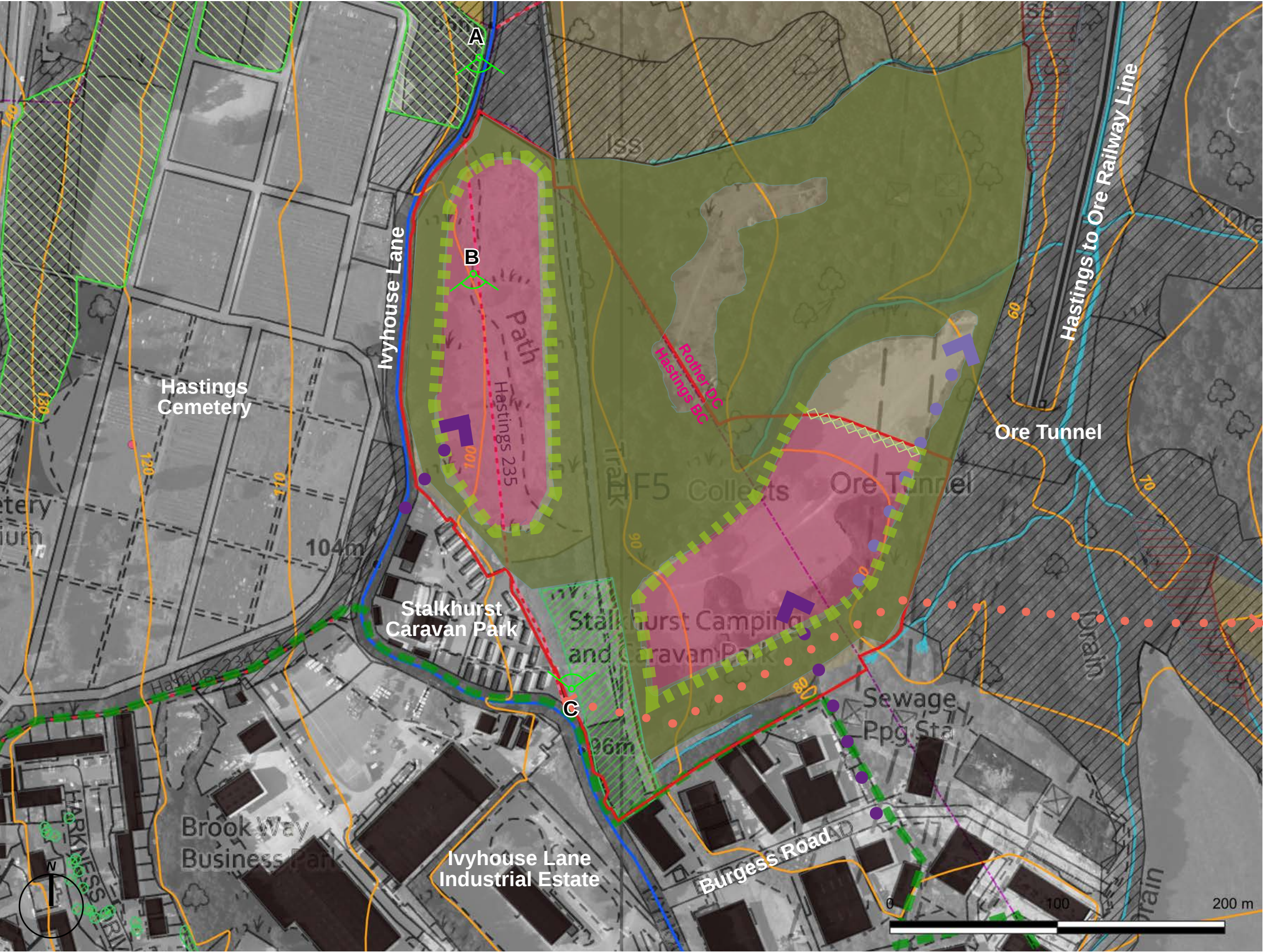
Site HF5 - Ivyhouse Lane, Northern Extension - Site Assessment	
Location and Landscape Character Summary	Site HF6 forms an irregularly shaped area defined by a smaller field to the west and the southern part of a larger field to the east, both of which have been subject to regenerating scrub and trees about and off the original field boundaries. Landform falls east across the Site from about the 100m contour to the 80m contour to the east, forming part of the a tributary valley head to a tributary stream to the north of the sandstone ridge about Hastings. The tributary stream arises within a gill form some 250m north-east of the Site, with the low cut at some 60m aOD having been engineered to function as the head to the Ore Tunnel of the Hastings to Ore Railway Line. The two historic fields have been subject to boundary modification, but retain a disused sunken track between them, which formerly functioned as a formal trackway towards the now lost Coghurst Hall offset some 2km to the north. The Site forms part of that allocated for Employment / B use classes within the Hastings Development Management Plan (2015) Section Three, under Policy HOV11, Ivyhouse Lane, Northern Extension, whilst the eastern part of the eastern field forms a part of the Rother DC Draft Site Allocation Policy GU1. The Site is coincident with that considered under Units 6-1 and 6-2 combined within the Hastings Sensitivity Study, (December 2024). The Site is located along the southern edge of the High Weald NL.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform / Some distinct landform features]</i> Landform falls from about the 100m contour inset from the western edge of the Site off Ivyhouse Lane to a low about the 85m contour to the eastern edge, with a gently undulating profile associated with tributary streams which drain from off the eastern edge of the Site towards the ghyll type landform utilised by the Hastings to Rye Railway Line, as this exits from the Ore Tunnel to the south. A sunken lane extends longitudinally through the centre of the Site.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the western part of the Site east of Ivyhouse Lane, is historically characterised as regenerated woodland, which extends in a belt north from the Ivyhouse Lane Industrial Area, with an area of mixed woodland plantation, (which is subject to a TPO) to the south of this. The Stalkhurst Caravan Park, located outside of the south-western boundary of the Site is characterised as settlement expansion resulting from a large farmstead. Outside of the Site beyond Ivyhouse Lane to the west is an area of formal parkland resulting from the Hastings cemetery. The eastern part of the Site is characterised as an area of informal fieldscape, which extends away in a belt to the north, (albeit fairly well regenerated with woodland in 2026). An extensive area of other industry is characterised to the southern boundary. The area classified as regenerated woodland to the western part of the Site is separated from the area classified as informal fieldscape to the larger eastern part of the Site by a sunken track which extends longitudinally through the centre of the Site. From reference to historic maps from 1888, (see: < https://maps.nls.uk/geo/explore/#zoom=16.4&lat=50.88119&lon=0.60029&layers=6&b=ESRIWorld&o=55 >) the sunken track extended towards the now lost Coghurst Hall offset some 2km to the north. Regarding the historic field boundary dataset from the High Weald AONB, the fields within the Site are defined as partly maintaining their historic boundary, albeit with some modification.
3. 'Natural' character (>)	<i>[Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland) / Presence of larger areas of semi-natural habitats]</i> Patches of scrub and woodland alongside of loosely defined fields, which are in the process of being colonised with scrub and trees contribute to natural character. A belt of trees to the south western edge of the Site is protected under a TPO.
4. Historic feature (< >)	<i>[Presence of historic features that contribute to landscape character]</i> Through reference to the High Weald NL Dataset the High Weald AONB, the fields within the Site are defined as partly maintaining their historic boundary, (albeit these are subject to regeneration of scrub and trees and some boundary changes). Ivyhouse Lane and Public Footpath 235 are identified as historic routes.
5. Recreational use (< >)	<i>[Some Public Rights of Way]</i> Public Footpath No. 235, extends at an offset from Ivyhouse Lane within the western part of the Site from the southern corner of the Site to an inset from the northern corner, along a worn path which is becoming overgrown in places with bramble.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character]</i> There is some contribution to a tranquil rural landscape character from the scrub, trees and remnant fields on falling ground, but unmanaged and without legibility, with overhead electricity power lines and falling landform towards the train track in place of the natural ghyll type feature which would have been there prior. Some noise from the Ivyhouse Lane Industrial Estate.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The trees about and across the Site contributes to the wider setting of the settlement which rises up the valley side offset to the east. Stalkhurst Caravan Park is located to the south-west of the Site. A substantial industrial area named the Ivyhouse Lane Industrial Estate is located to the south of the Site off Burgess Road, continuing beyond Ivyhouse Lane to the south-west of the Site.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The belts of trees and scrub about the perimeter and across the Site encloses the Site from visibility, whilst not forming part of a visually distinctive or prominent skyline.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016) which extends across the Site there is some contribution from the woodland edges to north and east to the key positive landscape attributes of well wooded sides slopes as a result of the areas of regenerating woodland to the north and into the Site. Characteristics valued within the overlying High Weald NL include intimacy of scale, rurality and tranquillity, which the Site has some contribution to, albeit primarily to the north away from the industrial estate, whilst Ivyhouse Lane and Public Footpath 235 are identified by the High Weald as historic routeways, which contribute to the time depth.
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements]</i> The enclosure within vegetation and landform, with railway line to east and industrial areas to the south-west limits contribution.

HASTINGS FRINGE - CONTEXT AREA

Site HF5 - Ivyhouse Lane, Northern Extension - Site Assessment			
Sensitivity Analysis			
Sensitivity Analysis Commentary	The western field is located off the western boundary of the Site east of Ivyhouse Lane, north of an area in use as Stalkhurst Caravan Park, within a more rural setting. This area is less associated with the industrial uses offset to the south of the High Weald NL boundary and is perceived from the Public Footpath 235 which extends through it as part of the rural landscape surrounding, albeit associated with the Caravan Park to the south and with road noise from Ivyhouse Lane to the west. The Public Footpath is identified within the High Weald NL GIS Dataset as an historic routeway, which contributes to time depth within the landscape. The eastern field is more associated with the offset Ivyhouse Lane Industrial Estate, south-west of the Ore Tunnel of the Hastings to Ore Railway Line, within a more settlement edge situation, and over which electricity pylons extend.		
	Both fields may be able to accommodate the low scale residential scenario without potential for substantially damaging a sensitive landscape as indicated on the Analysis Figure if sited and designed sensitively. However only the eastern field adjacent to the Industrial Estate is considered able to accommodate medium scale residential and commercial / industrial as well, due to its proximity and association with the adjacent industrial area and electricity pylons, subject to the recommended landscape guidelines.		
Landscape Guidelines	Wooded areas and field boundaries should be maintained as part of the development with suitable offsets identified and incorporated.		
	Low scale housing should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report).		
	Development within the western field should maintain the TPO belt of trees along the south western edge of the Site. A naturalistic corridor for Public Footpath No. 235 should be maintained across the Site - Alternatively the footpath might be realigned to extend along or aside the historic, sunken tree lined track, which should be retained as a natural feature. A belt of trees to the western boundary with Ivyhouse Lane should be maintained at some 20m in width to maintain rural character of the historic lane.		
	Development within the eastern field should take into account the overhead power lines to the east of the Site and an easement maintained for the maintenance of the Ore Railway Tunnel. A naturalistic wooded area should be retained about the northern edge of the Site and about the tributary stream head to continue to contribute to the natural character of the High Weald NL and buffer this from the development within the Site. If developed for housing, there should be a natural buffer maintained and reinforced against the Industrial Estate to the south.		
	There may be an opportunity to better connect the naturalistic landscapes about the edge of Hastings in this area to provide non motorised access from Ivyhouse Lane across to Rock Lane as an enhancement within the High Weald NL, creating a revitalised urban fringe with improved legibility.		
Sensitivity Judgement			
	Development Scenario		
	Residential - Low scale	Residential - Medium scale	Commercial / Industrial - Low-Medium scale
Landscape Sensitivity Rating	Moderate – High	Moderate – High	Moderate – High

HASTINGS FRINGE - CONTEXT AREA

Site HF5 - Ivyhouse Lane, Northern Extension - Landscape Analysis



Legend

HF5 Ivyhouse Lane, Northern Extension

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape

Local Wildlife Site

Tree Preservation Orders

Deciduous Woodland Priority Habitat

Ancient Woodland

High Weald National Landscape Dataset

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

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

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

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Potential Footway / Cycle path.

Indicative area for development.

Easement maintained for Ore Tunnel maintenance.

Figure HF5. Landscape Analysis Plan for Site HF5.

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HASTINGS FRINGE - CONTEXT AREA

Site HF5 - Ivyhouse Lane, Northern Extension - Photographs



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



Photograph B. Southerly view from the middle of the Site along Public Footpath No. 235, where a glimpse of a barn at Stalkhust Caravan Park can be made within the scrubby vegetation with young trees.



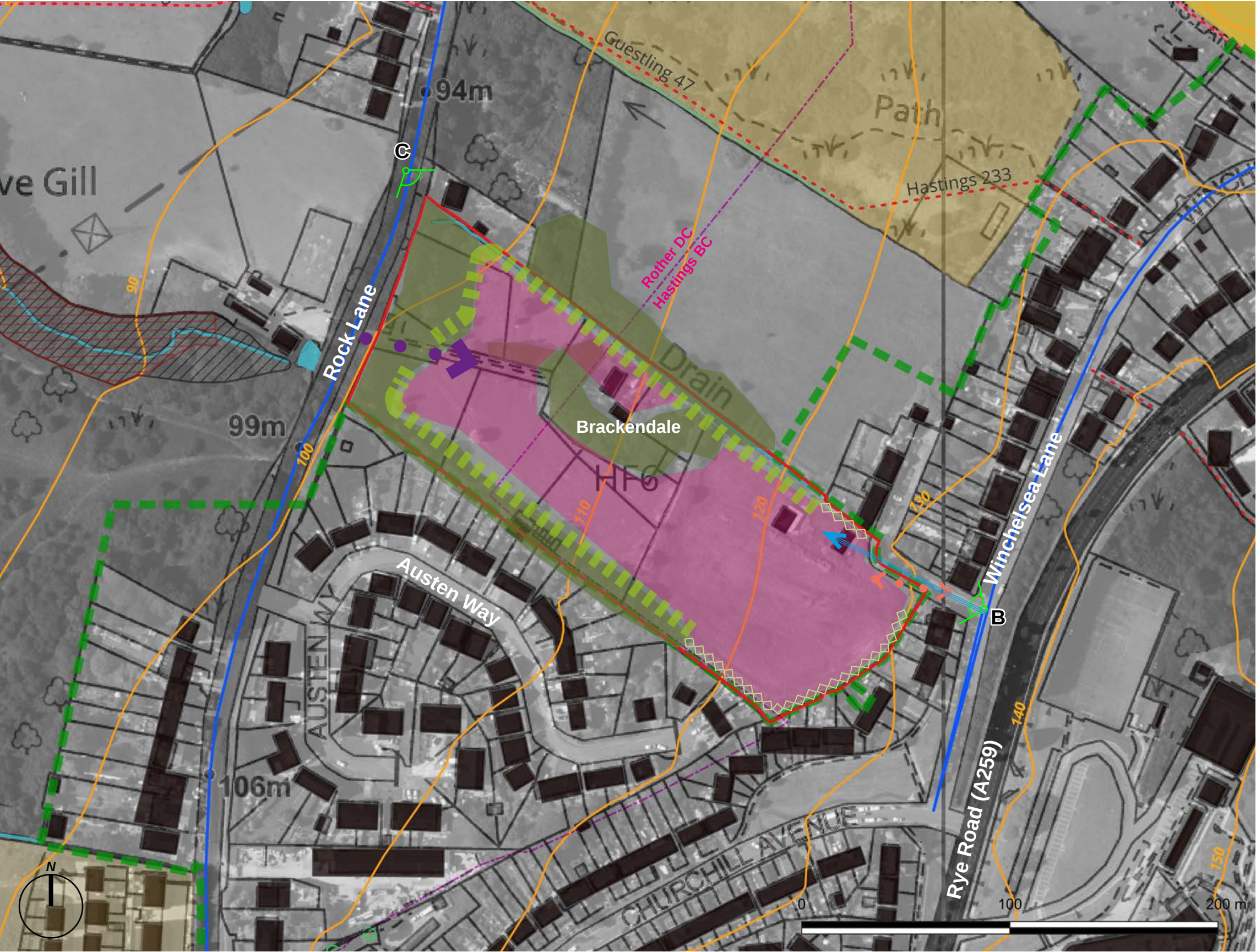
Photograph C. Northerly view from the southern end of the Site off Public Footpath No. 235, where static caravans within Stalkhust Caravan Park are situated adjacent to a wooded area to the east.

HASTINGS FRINGE - CONTEXT AREA

Site HF6 - Land between Rock Lane and Winchelsea Lane - Site Assessment		
Location and Landscape Character Summary	Site BA1 is located over the mid-upper, west facing valleyside between Rock Lane to the west, a planned estate off Austen Way to the south and ribbon development along Winchelsea Lane to the east. A dwelling named Brackendale is located to the centre of the Site, accessed off Rock Lane to the west, coincident with the northerly extent of a roadside pavement. The Site otherwise comprises of an area of paddocks, part enclosed within tree lines and hedgerows, with the largest paddock to the eastern third of the Site, accessed off Winchelsea Lane to the east and divided from the remainder of the Site to the west by a deep ditch to some 2m depth, which extends cross slope to connect with a stream within a shallow ditch to the northern Site boundary. The western third of the Site is located within Rother District, with the eastern third in Hastings Borough. Site HF6 comprises the southern quarter of that considered under Unit 6-4 within the Hastings Sensitivity Study, (December 2024). The north-western field of the Site forms a part of the Rother DC Draft Site Allocation Policy GU2.	
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.		
1. Landform (< >)	<i>[Undulating landform / Some distinct landform features]</i> Sloping, west facing landform forming part of the undulating valley landform about a tributary stream to the broader River Brede River Valley to the north. Landform rises across the Site from about the 100m contour along Rock Lane to about the 130m boundary along the eastern edge with gardens of properties accessed off Winchelsea Lane to the east. The largest paddock to the eastern third of the Site is divided from the remainder of the Site to the west by a deep ditch to some 2m depth, which extends cross slope to connect with a stream within a shallow ditch to the northern Site boundary. A silted up pond is located mid way along the cross ditch, which is not noted within the High Weald NL GIS Dataset.	
2. Landscape pattern and time depth (<)	<i>[Simple / Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the eastern third of the Site is characterised as fields resulting from formal enclosure, with the western two thirds characterised as informal parkland associated with the large landscaped garden of Brackendale. However, the paddock fields continue about the more central property and garden. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.2&lat=50.84819&lon=0.41139&layers=6&b=ESRIWorld&o=64 >) the pond to the cross ditch can be seen, as can an area of Brick Works offset to the south within the current housing estate off Austen Way.	
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The paddocks and landscaped garden are bordered with hedgerows and trees. A tributary stream to the River Brede extends along the northern boundary of the Site. The trees surrounding Brackendale form a patch of trees.	
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> Rock Lane to the western edge of the Site is identified as a historic route along and within the edge of the High Weald NL.	
5. Recreational use (<)	<i>[Publicly inaccessible]</i> Public Footpath 233 extends some 100m offset to the north of the Site, beyond an intervening field boundary. A pavement extends along the eastern edge of Rock Lane up to the access drive with Brackendale to the centre of the western boundary of the Site. A grassed pathway extends north of this, representing sustained use further to the north.	
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The enclosure with housing development to the east and south and more dispersed ribbon development along Rock Lane to the western edge of the Site result in settlement forming part of the context of the Site both when within and where viewed from the eastern facing valleyside, (see Photograph A). The entrance driveway to the west of the Site is of an ad-hoc functional appearance.	
7. Settlement pattern and setting (<)	<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> - There are areas of 20th Century settlement expansion upon the western facing valley slopes to the south and east of the Site off Austen Way and Winchelsea Lane, and more dispersed ribbon development along Rock Lane to the western edge of the Site. More cohesive areas of 20th Century planned estates of semi-detached and terraced housing offset to the south off Rye Road.	
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by landform or land cover / Does not form a visually distinctive or prominent skyline]</i> Where viewed from the eastern facing valleyside, (see Photograph A) a sliver of grassland between trees and settlement to the elevated eastern edge of the Site off Winchelsea Lane can be glimpsed.	
9. Landscape Character strength of expression (< >)	<i>[‘Frequent’ landscape with few key positive landscape attributes]</i> Landscape attributes within the Site of the Brede Valley, (LCA 11, 2016) comprise well wooded sides slopes with scattered farmsteads. There is some contribution to perceptual aspects within the High Weald NL, from the relative tranquillity contributed from the natural character to parts of the Site, albeit limited by surrounding settlement and roads.	
10. Coalescence (< >)	<i>The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements</i> - The enclosure within vegetation to the west and settlement to the east, north-east and south upon the west facing landform limits contribution.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The relatively natural character of the paddocks on falling ground to the east of the Site, enclosed within hedgerows and trees has some limited contribution to rural qualities and relative tranquillity within the southern edge of the High Weald NL. This area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure due to the association with surrounding residential development to east and south and the enclosure from tree belts and patches. Suitability extends to the centre of the Site about the large landscaped garden of Brackendale towards the tree belt to the western edge of the Site. There is some constraint presented by the cross slope ditch to the western edge of the main paddock and the stream to the northern boundary	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with a buffer along the tributary water course to the north and the cross ditch leading to this. The silted up pond might be restored and perhaps enhanced to provide a nature conservation feature, whilst supporting its use as an attenuation feature. Development should be of high quality and landscape-led, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report). Access into the Site is anticipated on the alignment of the existing driveway off Rock Lane, up to which present pedestrian access is provided along a roadside pavement.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

HASTINGS FRINGE - CONTEXT AREA

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



Legend

HF6 Land between Rock Lane and Winchelsea Lane

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

Built form

Contour lines

Public Footpath / Bridleway

Designations

High Weald National Landscape

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis - Schematic

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

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

Anticipated main access.

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Potential Footway / Cycle / Emergency access path.

Indicative area for Residential - Low scale.

Figure HF6. Landscape Analysis Plan for Site HF6.

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HASTINGS FRINGE - CONTEXT AREA

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

Site



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



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



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