

NORTHERN - CONTEXT AREA

NORTHERN - CONTEXT AREA

Landscape Character Summary

There are six sites within this Area. Site NO1 is located at an offset west of Lower Platts, (B2087) at Dale Hill, north east of Ticehurst. Site NO2 is situated east of the junction between London Road, (A21) and Hawkhurst Road, (A268), to the east of the village of Flimwell. Site NO3 is situated to the north-east of Hurst Green between London Road, (A21) to the west and Merriments Lane, (A229) to the north. Site NO4 is situated to the west of Etchingham village along the A265. Sites NO5 and NO6 are respectively located to the north and south-east of Robertsbridge village.

East Sussex Landscape Character Assessment (2016)

Sites NO1 are NO2 are located along the edge of Bewl Water Area, (LCA 7) with the Upper Rother Valley, (LCA 6) to the south.

Site NO3 lies along the western boundary of the Lower Rother Valley, (LCA 13) with the Upper Rother Valley, (LCA 6) beyond.

Sites NO4 and NO5 are situated within the Upper Rother Valley, (LCA 6), with Site NO4 bordering the Dudwell Valley, (LCA 8).

Site NO6 is located along the eastern edge of the Darwell Valley LCA 9 with LCA 13 beyond and LCA 6 to the north.

Bewl Water Area (LCA7)

Key positive landscape attributes of LCA 7 include:

- *'The large branching reservoir formed from the upper tributaries of the Bewl River is the largest artificial area of water in the south east;*
- *The tranquil southern banks and nature reserve which provide quiet informal access;*
- *A series of north south gentle spurs and valleys with streams feeding the Bewl Water reservoir;*
- *Wooded and hedge patterned slopes between the spurs of the reservoir;*
- *The steep wooded ghylls so characteristic of the High Weald have become narrow bays and inlets;*
- *A settlement pattern of ridgetop villages with distinctive churches and smaller hamlets around the periphery of the reservoir;*
- *The Registered parkland of Ticehurst House significant as a former hospital with grounds designed specifically for rehabilitation;*
- *Orchards and hop fields;*
- *'Picturesque' farms and cottages and scattered historic farmsteads which are a key characteristic of the High Weald;*
- *Areas of remote countryside on the undeveloped spurs around the reservoir.*

- *Many of the woods are ancient semi-natural woodland and steep inaccessible ghyll woods;*
- *Oak, hornbeam and ash predominate in the larger woodlands.*
- *Ancient coppice stools of chestnut and hornbeam;*
- *Other characteristic species are field maple, wild cherry with waterside willows and alders;*
- *A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them;*
- *Traditional building materials for the area are red brick, often laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories are typical;*
- *Oak timber framed and sandstone houses reflect the abundance of locally sourced timber and quarried stone.'*

The current condition of LCA7 is identified as including: *'a largely unspoilt and tranquil rural landscape with few intrusive features. The reservoir has become an established natural and recreational feature. The landscape is in generally good condition and well managed as farmland with a strong historic structure.'*

Upper Rother Valley (LCA 6)

Key positive landscape attributes of LCA 6 include:

- *'The broad valley of the River Rother dominates the landscape and is overlooked by bold ridges and spurs;*
- *Stunning views across the valley from the enclosing ridges, some of the finest views in the High Weald;*
- *The upper half of the largest valley system in the High Weald and the catchment and source of the western river Rother;*
- *Relatively open valley floor with small, winding, partly treelined river;*
- *Extensive areas of remote countryside and exceptional remoteness especially in the valleys and larger woods;*
- *The villages have great character and variety often with landmark churches and other historic buildings;*
- *'Picturesque' farms and cottages and scattered historic farmsteads which are a key characteristic of the High Weald;*
- *A strong pattern of linear ghyll woods as well as many larger woods on the valley slopes;*
- *Many of the woods are ancient semi-natural woodland with ancient coppice stools of chestnut and hornbeam;*
- *Many scattered farm ponds and larger hammer ponds as relics of the iron industry which thrived in this area e.g. Wadhurst Park Lake and Lakedown trout lake at Holmhurst Manor;*

- *A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them;*
- *Traditional building materials for the area are red brick, often laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories are typical;*
- *Oak timber framed and sandstone houses reflect the abundance of locally sourced timber and quarried stone.'*

The current condition of LCA6 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.'*

Lower Rother Valley (LCA13)

Key positive landscape attributes of LCA13 include:

- *'The broad valley of the lower reaches of the River Rother;*
- *The Tillingham Valley with a flat open floor and steep well wooded sides;*
- *Long dramatic views across both valleys from the enclosing ridges and spurs;*
- *The ancient inland sea cliffs at Rye and Playden;*
- *An intricate pattern of rectangular fields bounded by reed fringed ditches in the flood plains;*
- *A few remaining extensive areas of orchards and some remnants of hop growing;*
- *Exceptionally remote unspoilt areas away from the main roads and villages;*
- *The larger settlements are on the ridge tops with typical ribbon development extending along the main roads;*
- *Typical High Weald scattered development of farmsteads, hamlets and large country house estates;*
- *Significant houses and designed landscapes at Brickwall, Great Dexter and Peasmarsh Place;*
- *Bodiam Castle dominates the Rother Valley landscape;*
- *Oast houses are characteristic and found on most farmsteads, many now converted into houses;*
- *Typical High Weald white weatherboarding and some villages have more subtle weatherboarding of pastel shades giving a sea side feel;*
- *Scattered woodland across the valley slopes and higher ground, much of this is ancient woodland.;*
- *The central area is heavily wooded with the Beckley, and Flatropers woodland areas, much of which is publically accessible;*

NORTHERN - CONTEXT AREA

- Indigenous characteristic tree species are oak and ash with sweet chestnut coppice on drier slopes;
- Beech, lime and pine feature locally and other exotic specimens are found in gardens and villages;
- Swans, herons and other wetland birds are very much features in the landscape;
- Winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys;
- The Kent and East Sussex Steam Railway runs from Bodiam to Tenterden in Kent.'

The current condition of LCA13 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.'

Darwell Valley (LCA 9)

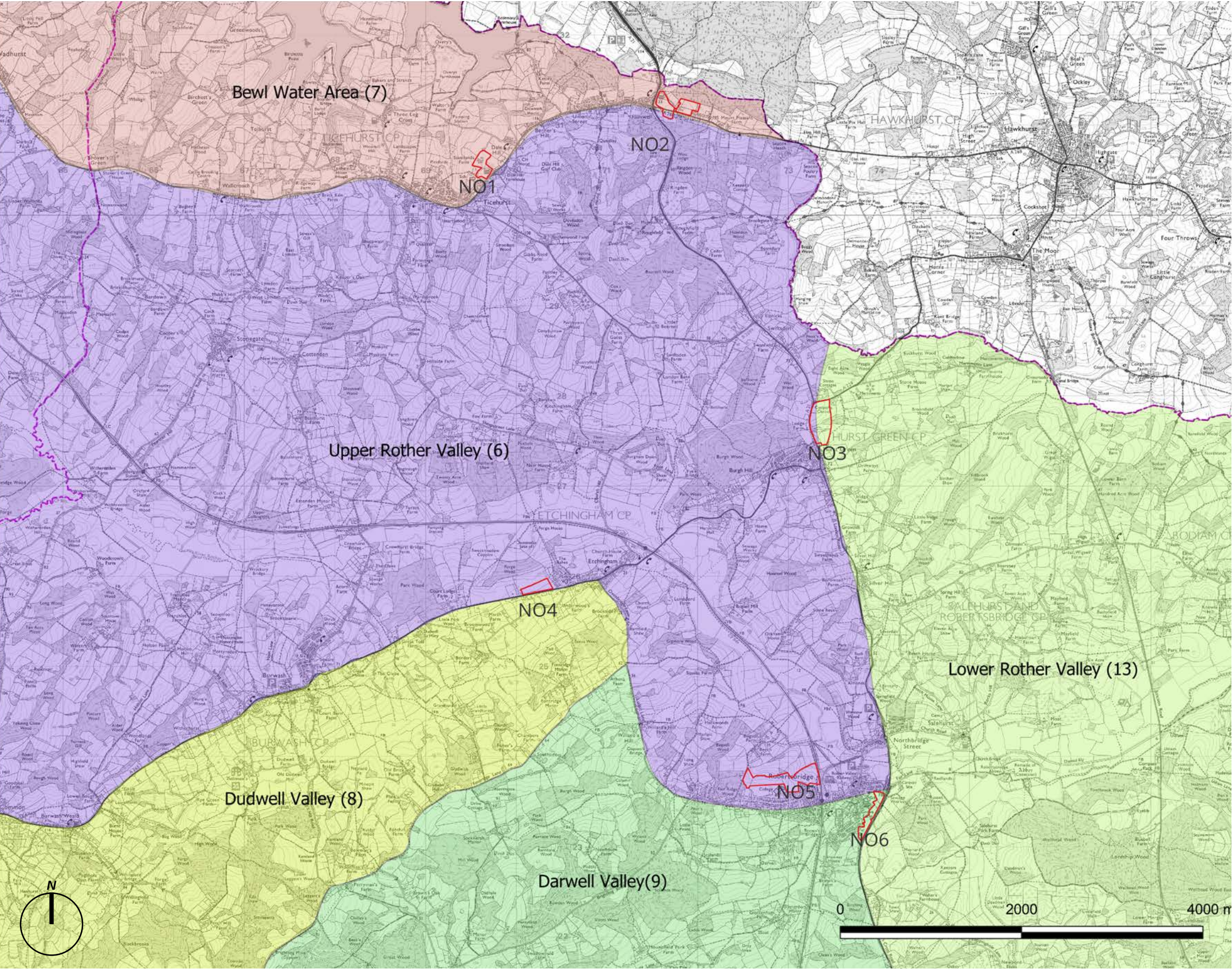
Key positive landscape attributes of LCA9 present within this Area include:

- 'A landscape of bold heavily wooded ridges and secluded valleys;
- One of the most densely wooded areas of the High Weald giving a sense of endless forest;
- A settlement pattern of small villages and hamlets and significant manor houses;
- 'Picturesque' farms and cottages and scattered historic farmsteads which are a key characteristic of the High Weald;
- A network of streams arising from springs in the south of the area and flowing northeast to the River Rother;
- Part of the Darwell valley is flooded to form the Darwell reservoir a smaller reservoir than Bewl which lies to the north west;
- Extensive areas of remote countryside and exceptional remoteness especially in the valleys and larger woods;
- The village of Brightling has a picturesque church with the pyramidal mausoleum of Mad Jack Fuller in its church yard;
- Brightling Park with other Mad Jack follies, the Sugar Loaf, the Temple, the Needle and the Observatory located at key vantage points in the landscape;
- Many of the woods are ancient semi-natural woodland with extensive areas replanted with chestnut coppice mixed with some extensive areas of conifers;

- One of the few areas of the High Weald where commercial forestry is active and provides employment;
- Oak, hornbeam and ash predominate in the larger woodlands with hazel understorey;
- Ancient coppice stools of chestnut and hornbeam which have not been managed for many years;
- A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them;
- Traditional building materials for the area are red brick, often laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories are typical;
- Oak timber framed and sandstone houses reflect the abundance of locally sourced timber and quarried stone;
- There are no main roads crossing the area and this reinforces the remote character.'

The current condition of LCA9 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. There is evidence of creeping suburbanisation around the villages and on country estates which detracts from local distinctiveness. The historic designed landscape contributes to the character of the area.'

NORTHERN - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

NO1 Land at Steellands Farm

NO2 Land at Hawkhurst Road, Flimwell

NO3 Land at The Lodge, London Road

NO4 Croft Field, west of Parsonage Croft

NO5 Land north of Knelle Road

NO6 Land at Grove Farm (Phase 2)

East Sussex Landscape Character Areas

Upper Rother Valley (LCA6)

Bewl Water Area (LCA7)

Dudwell Valley (LCA8)

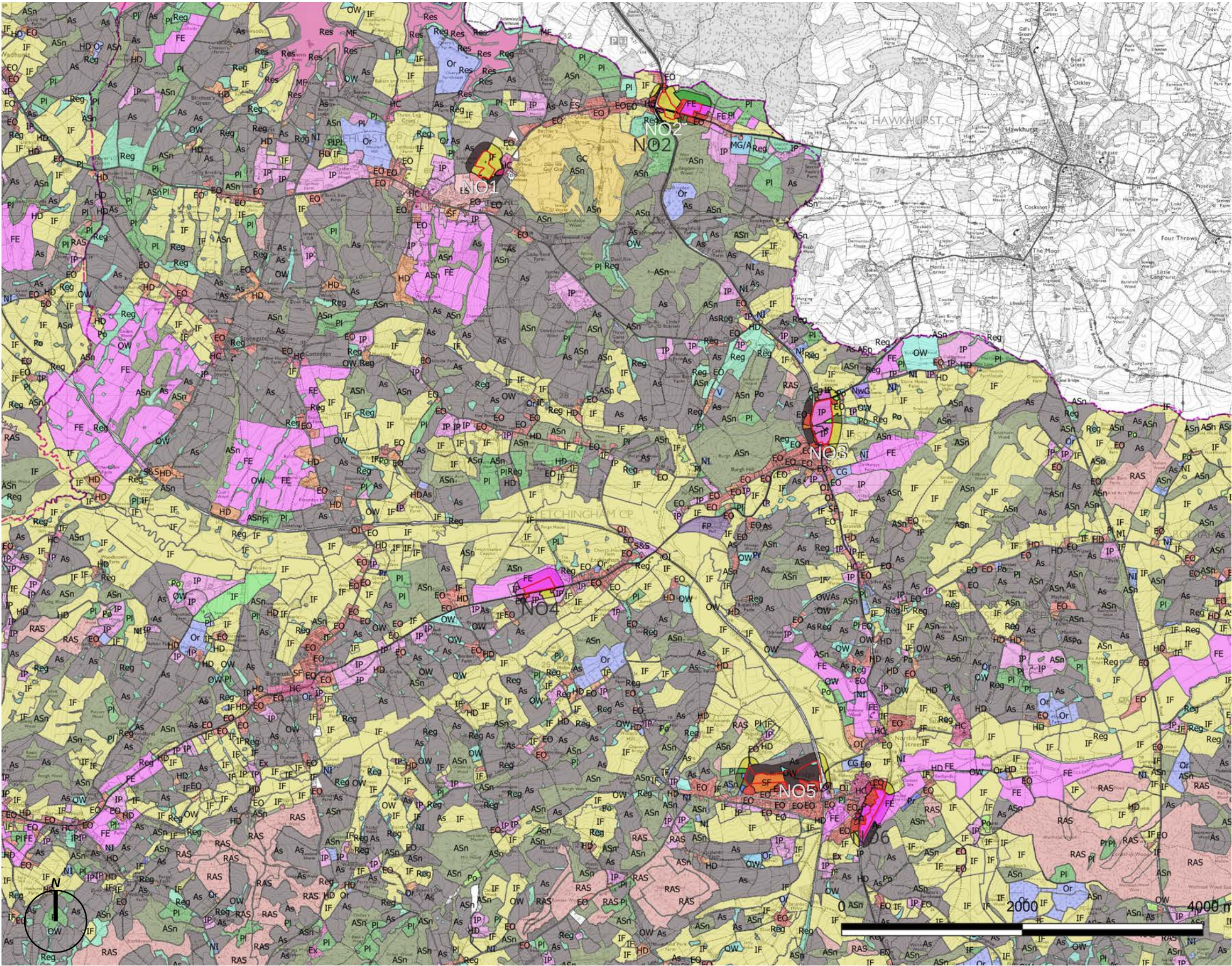
Darwell Valley (LCA9)

Lower Rother Valley (LCA13)

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
EAST SUSSEX LANDSCAPE CHARACTERISATION GIS DATASET: DATA COPYRIGHT © EAST SUSSEX COUNTY COUNCIL.

Figure 1-NO. East Sussex Landscape Character Areas (2016)

NORTHERN - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites. (See above)

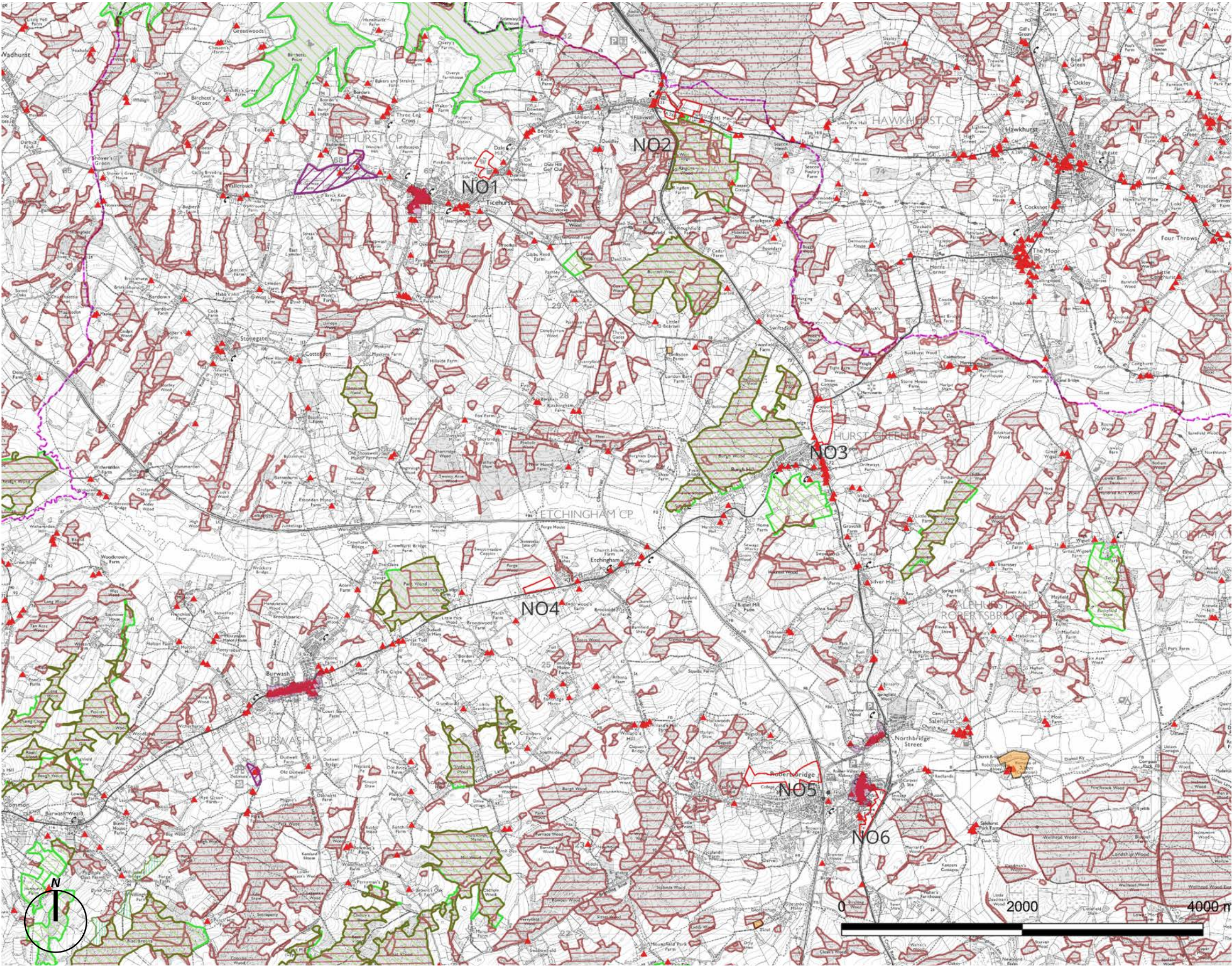
Sussex Historic Landscape Character (Broad Type / HLC Type)

	Designed Landscapes / Informal Parkland
	Communications / Stations & Sidings
	Fields / Assarts
	Fields / Formal Enclosure (planned/private)
	Fields / Informal Fields
	Industry / Other Industry
	Settlement / Expansion - Other
	Settlement / Expansion - Suburbs
	Settlement / Historic Dispersed
	Settlement / Historic Core
	Settlement / Non-historic Isolated
	Water / Ponds
	Woodland / Ancient Semi-natural
	Woodland / Other Woodland
	Woodland / Plantations
	Woodland / Regenerated
	Recreation / Sports Fields

Figure 2-NO. Sussex Historic Landscape Character Types (2010)

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
HISTORIC LANDSCAPE CHARACTERISATION GIS DATASET: DATA COPYRIGHT © EAST SUSSEX COUNTY COUNCIL, HISTORIC ENGLAND

NORTHERN - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

- NO1 Land at Steellands Farm
- NO2 Land at Hawkhurst Road, Flimwell
- NO3 Land at The Lodge, London Road
- NO4 Croft Field, west of Parsonage Croft
- NO5 Land north of Knelle Road
- NO6 Land at Grove Farm (Phase 2)

Designations

The High Weald National Landscape extends across this area

- Scheduled Monument
- Listed Buildings
- Conservation Area
- Registered Park and Garden
- Local Nature Reserve

Figure 4-NO. Relevant Designations

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
© NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT.
LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2026.

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Site Assessment	
Location and Landscape Character Summary	Site NO1 comprises of two fields offset west of the historic core of the hamlet of Dale Hill, which is located about the split east and west bound roads of the B2087, (Lower Platts). The south-western edge of the historic core of Dale Hill is defined by the C18 Cherry Tree Public House, (Grade II Listed) which is located along the scrubby eastern boundary of the southern field within the Site, in painted brick to the ground floor, tile-hung uppers and a tiled roof. The western and northern edges of the southern field and southern half of the northern field are well defined with a tree belt of ash and oak, with remaining boundaries vegetated with native hedgerow or scrub with trees, other than the northern boundary of the northern field which is open to the field beyond and along the eastern edge of the southern field adjacent to the car park of the Cherry Tree Public House where the bank has been cut into for the car park and hedgerow lost in place of ruderal scrub here. Within the southern half of the northern field there is a cluster of C20th farm buildings, accessed off Steellands Rise to the south, past the modern pre-fabricated built form of Steellands Farm, which is located outside of the surrounding Site areas. The Site forms a part of the Draft Site Allocation Policy TC1. The Site and surrounding area are located within the High Weald NL.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform]</i> The landform falls across the Site from about the 120m contour of Dale Hill which extends across the north eastern corner of the northern field towards the 110m contour offset to the west, which turns about to cross inside of the southern edge of the southern field.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns / Partial historic boundaries in place]</i> Through reference to the Sussex Historic Landscape Characterisation (Bannister, 2014), the fields within the Site are characterised as part of a belt of informal fieldscape which extend from Ticehurst over Dale Hill, with assarted fields to the west and offset to the south-east beyond the B2087. The historic core of the hamlet of Dale Hill is located to the north-east of the southern field. More recent settlement expansion is characterised extending off the south-western boundary of the Site off Steellands Rise. Through reference to the High Weald NL Dataset the southern field within the site is defined as a historic field with partial sections of historic boundaries retained, with the same type identified outside of the Site to the north-east, north-west and south-east. Fields which are identified as retaining their original historic field boundaries are identified outside of the western, north western and south western Site boundaries.
3. 'Natural' character (< >)	<i>[Some occurrence of valued features such as trees and hedgerows]</i> The western and northern edges of the southern field and southern half of the northern field are well defined with a tree belt of ash and oak, with remaining boundaries vegetated with hedgerow or scrub with trees, other than the northern boundary of the northern field which is open to the field beyond and along the eastern edge of the southern field adjacent to the car park of the Cherry Tree Public House where the bank has been cut into for the car park and hedgerow lost in place of ruderal scrub here, (see Photograph E taken from an offset point to the south-west and Photograph D taken from the southern end of the access track to Steellands Farm). The southern edge of the southern field is defined with scrub dominated by hawthorn and maturing trees including birch. The northern half of the northern field is enclosed with mature hedgerows with tree groups to the north eastern corner and about a reservoir to the north-western corner. There are a couple of small ponds to the south-western corner of the southern field.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> There are dispersed Grade II Listed Buildings which variously contribute to the street scene along Lower Platts, including in closest proximity to the Site, the C18 Cherry Tree Public House, which is located along the scrubby eastern boundary of the southern field within the Site, described with painted brick to the ground floor, tile-hung above, with a tiled roof. The fields within the Site are modified, with more historic assarted fields outside of the western boundary and offset to the south-east of the Site. There is some sensitivity from the eastern part of the southern field, with vegetation to its eastern boundary and treeline to the west viewed over this, which contributes to the natural setting of the Cherry Tree Public House, (see Photograph F).
5. Recreational use (<)	<i>[Publicly inaccessible]</i> Public Footpath 21 runs outside the Site along Field Rise to meet Lower Platts offset to the south-west of the Site. There are no recreational features in and surrounding the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> Tree belts along the western edge contribute to the rural character and tranquillity. Hedgerows and tree belts along the south eastern boundary enclose the site from the B2087 and development beyond to the south. Some noise from the Ladybirds Nursery and Pre-School.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The historic core of the hamlet of Dale Hill is located about the split east and west bound roads of the B2087, the south-western edge of which is defined by the C18 Cherry Tree Public House, (Grade II Listed). The Public House is located along the scrubby eastern boundary of the southern field within the Site, with painted brick to the ground floor, tile-hung uppers and a tiled roof. The Dale Hill Hotel & Golf Club is located to the north-east of Dale Hill. C20th settlement expansion extends off the south-western boundary of the Site off Steellands Rise, where the Ladybirds Nursery and Pre School and suburban settlement expansion resulting from a planned estate extend north-east from the village of Ticehurst, west of Lower Platts.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by landform or land cover / Does not form a visually distinctive or prominent skyline]</i> As described above under natural character the tree belts and hedgerows about the perimeter and across the Site enclose the Site from the settlement and roads to the south and east. The north-eastern edge of the Site on the more elevated rising ground is without a boundary feature, continuing into the adjacent field. The rounded landform and continuing hedgerow and tree belts surrounding partly enclose this part of the Site from the surrounding area, but it remains more open than the remainder of the Site.

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Site Assessment		
9. Landscape Character strength of expression (< >)	[‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes.] Site NO1 is located along the edge of Bewl Water Area, (LCA 7, 2016) with the Upper Rother Valley, (LCA 6) to the south. Regarding strength of expression there is a limited contribution from the Site area and surrounds to the key positive landscape attributes, comprising of the ridge top settlement of Dale Hill, which is associated with the winding, partly sunken Lower Platts, which is a characteristic association within the LCA and the High Weald more generally. The tile hung upper stories of the adjacent Cherry Tree Public House is a characteristics of built form within the LCA. Core characteristics valued within the overlying High Weald NL include small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. All of which are contributed to a localised extent by the Site, albeit the fields are not historic, other than the southern field which is identified as partial historic boundaries retained within the High Weald NL Dataset. Through reference to the High Weald NL Dataset there are a couple of ponds to the south western site corner, which is a characteristic, albeit widespread component of the High Weald NL.	
10. Coalescence (< >)	[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements] The Site is located within the Ticehurst - Flimwell Green Gap, Policy R2, identified within the Ticehurst Neighbourhood Plan, within which a green gap should be maintained. However, the enclosed situation of the Site and presence of built form within, to the east and south results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively. This is due to the physical and visual enclosure of the two fields, with mature vegetation of tree belts and scrub other than to the northern half of the northern field, which is defined with a native hedgerow with tree groups to the corners, apart from the north-eastern edge. The eastern edge of the southern field is defined with mature scrub, other than adjacent to the car park of the Cherry Tree Public House where the bank has been cut into for the car park and hedgerow lost in place of ruderal scrub. There is some potential to reflect the historic settlement pattern of Dale Hill to the east through the alignment of the two fields which mirror the shape of this, albeit in a north-westerly alignment within a more peaceful context, rather than north-east along Lower Platts. Historic field boundaries associated with surrounding assarted fields to the west would be maintained as would the ponds to the south. There is some sensitivity from the eastern part of the southern field, with vegetation to its eastern boundary and treeline to the west viewed over this, which contributes to the natural setting of the Cherry Tree Public House, (see Photograph F).	
Landscape Guidelines	The field boundary vegetation should be maintained in place and subject to some reinforcement where absent, including to the north-eastern edge of the northern boundary and part eastern edge where presently more ruderal adjacent to the car park to the Cherry Tree Public House. An adjacent buffer to mature vegetation should be provided. Vehicular access should be gained using existing access and farm tracks which would avoid and reduce impact on existing vegetation. The ponds to the southern boundary should be maintained and enhanced further to the advice of an ecologist, as part of a naturalistic approach to surface water attenuation. The development of the two fields would reflect the historic settlement pattern of Dale Hill to the east through the alignment of the two fields which mirror the shape of this, albeit in a north-westerly alignment within a more tranquil, enclosed context away from the B2087. The recommended development area presents this approach, which would avoid impacting on the settlement pattern of the historic core of Dale Hill offset to the east, through avoiding residential development in the north / north-eastern half of each of the fields. The intentional approach associated with this would reinforce settlement pattern of Dale Hill through sympathetically reflecting it, whilst incorporating areas of habitat or public open space within the intervening areas, which would be both beneficial to the settlement and habitat corridors. The recommended offset and tree belt to the southern field would avoid impacting on the rural contribution of the eastern boundary vegetation and treeline viewed over this to the wider setting of the (Grade II Listed) Cherry Tree Public House. The continuation of this alignment to the northern field would avoid the higher ground to the northern part of this field. 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). Material use should reference positive examples of the local vernacular, with settlement pattern to the two field parcels reflecting a farmstead type approach to layout and materiality.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Landscape Analysis

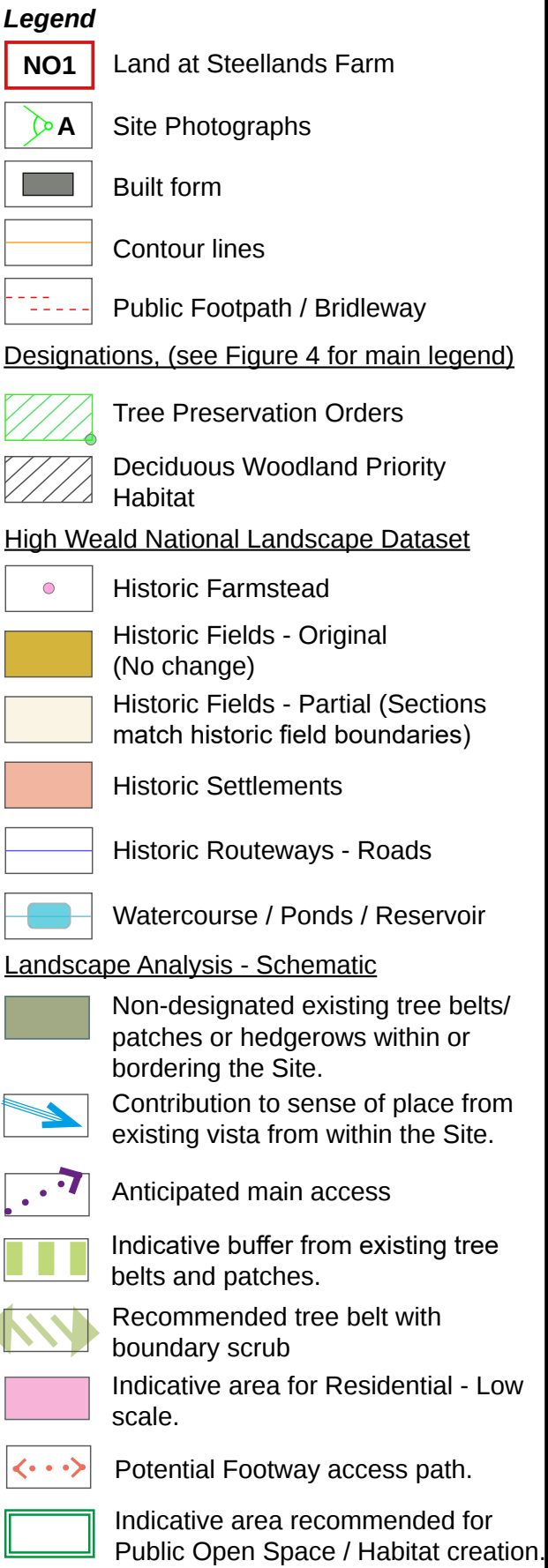
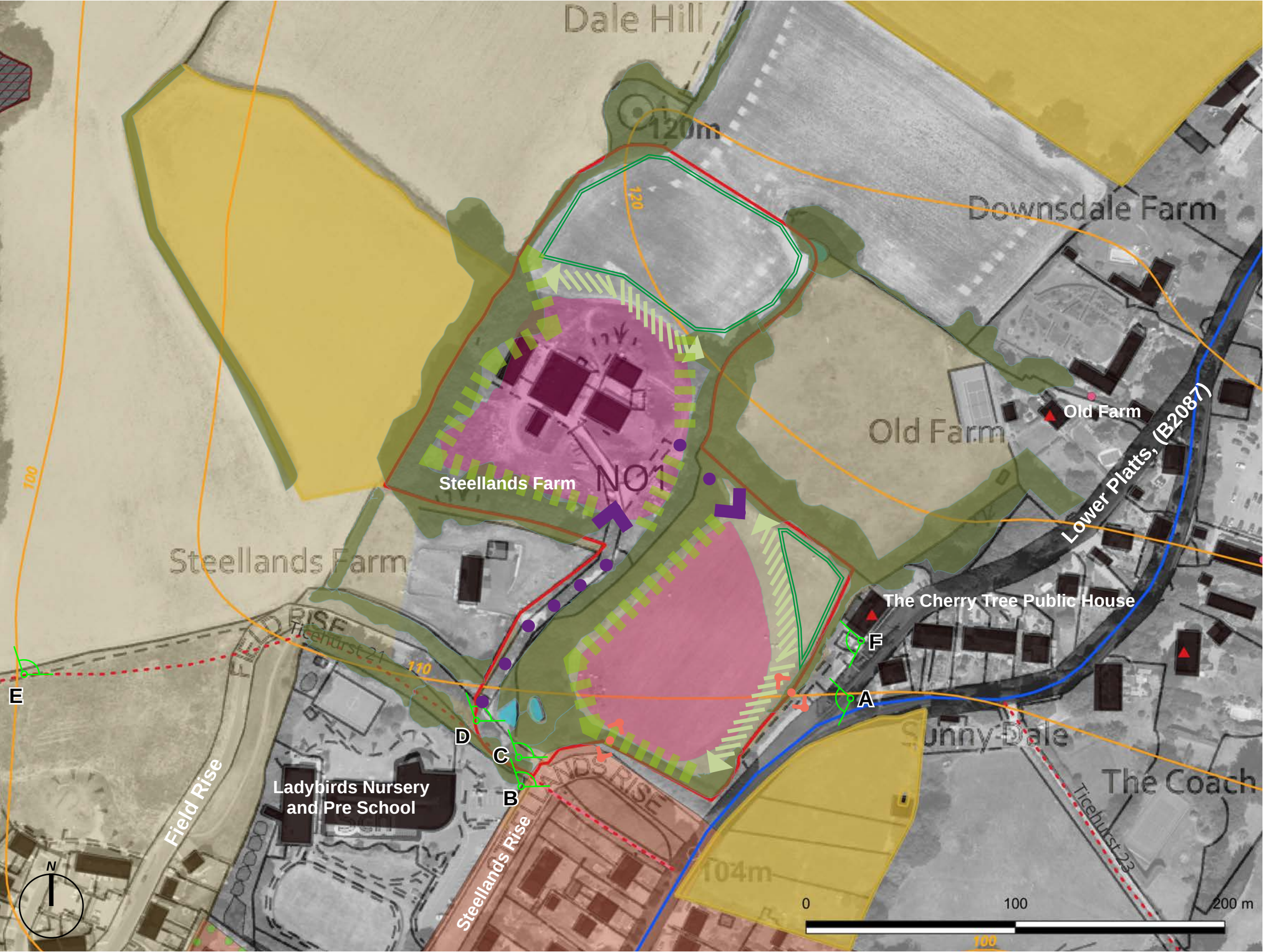


Figure NO1. Landscape Analysis for Site NO1.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
© NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT.
LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2026.
© HIGH WEALD NATIONAL LANDSCAPE PARTNERSHIP COPYRIGHT. CONTAINS / DERIVED FROM ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT [2026].

NORTHERN - CONTEXT AREA

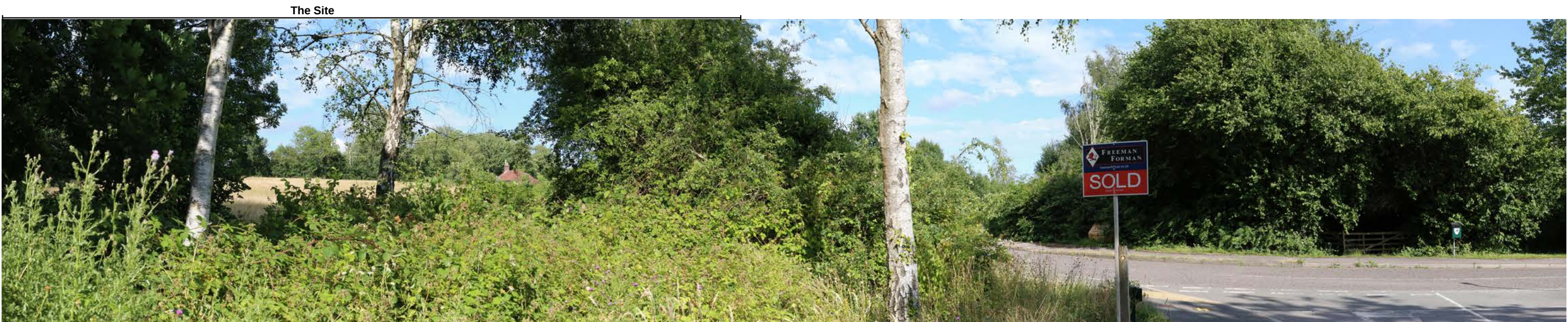
Site NO1 - Land at Steellands Farm - Photographs



Photograph A. Westerly view from the split in the Lower Platts, (B2087) offset south of the Cherry Tree Public House, (Grade II Listed).



Photograph B. North-easterly view from the junction between Stellands Rise and Field Rise.



Photograph C. North-easterly glimpsed view from Field Rise inside of the junction with Stellands Rise through a gap in the roadside vegetation from which the roofline to the Cherry Tree Public House, (Grade II Listed) can be glimpsed.

NORTHERN - CONTEXT AREA

Site NO1 - Land at Steellands Farm - Photographs

The Site



Photograph D. North-easterly view from Field Rise inside of the access drive to junction with Stellands Rise through a gap in the roadside vegetation from which the roofline to the Cherry Tree Public House, (Grade II Listed) can be glimpsed.

The Site



Photograph E. North-easterly view from Public Footpath 21, offset to the south-west of the south-western corner of the Site.

The Site



Photograph F. Westerly view from the upper seating area to the Cherry Tree Public House off the eastern edge of the Site.

NORTHERN - CONTEXT AREA

Site NO2 - Land at Hawkhurst Road, Flimwell - Site Assessment	
Location and Landscape Character Summary	Site NO2 comprises three parcels of land, situated east of the junction between London Road, (A21) and Hawkhurst Road, (A268). Two larger parcels are located north of the A268, with a smaller parcel to the south. The parcels are located about the more elevated eastern end of a sandstone ridge to the east of the village of Flimwell, falling from about the 140m contour to below the 130m contour. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy FW2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (<)	<i>[Absence of strong topographical variety / very gently undulating]</i> The three parcels within the Site are located about the more elevated eastern end of a sandstone ridge. The eastern parcel falls to the north-east, whilst the western parcels fall to the north-west and west / south-west respectively. That which falls to the south-west is relatively steeper to its southern part.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns. Within the High Weald NL: Partial historic boundaries in place]</i> Through reference to Sussex Historic Landscape Characterisation (Bannister, 2014), the western parcels are characterised as informal fields, resulting from piece meal enclosure, with the type extending outside of the Site to north and south, enclosed within woodland characterised as ancient semi natural to the north and as a regenerated woodland to the south. Beyond London Road to the west a belt of roadside settlement is characterised as either resulting from the historic core or C20 settlement expansion, resulting from infill development, with the latter type extending to either side of the road to the north. Settlement expansion from ribbon development occurs along Hawkhurst Road upon and east of the ridgetop, other than along the northern edge of the road coincident with the southern boundary of the eastern parcel. The type is shown extending along the western edge of the eastern parcel off the ridgetop associated with Mount Farm, which is located outside of the Site area. Whilst Mount Farm is identified as an Historic Farmstead within the High Weald NL dataset, it is noted as significantly lost. Through reference to the historic field boundary dataset from the High Weald NL, the north-western parcel is defined as a historic field with partial sections of historic boundary retained, likely primarily associated with the Ancient Woodland boundary to the north-east.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Adams Wood Ancient Woodland extends along the northern boundary of the two main parcels north of Hawkhurst Road. Ringden Wood forms the southern boundary to the southern parcel, which is identified as Deciduous Woodland Priority Habitat, but extends beyond into an area of Ancient Woodland named Ringden Wood. The boundary with Hawkhurst Road to the western parcels is tree lined with patchy underlying scrub, whilst the eastern parcel is defined with a mature native hedgerow. There are further hedgerows, tree belts and patches of scrub which variously delineate field boundaries across the parcels, with the western parcel north of Hawkhurst Road subdivided into two fields and that to the east subdivided into four.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> Offset west of the Site to the west of the A21, there is a line of Grade II Listed Buildings, including the former Colvin Bros. Filling Station, which are integrated into the ribbon development here. East of the ridge top there are a two, more dispersed Grade II Listed Buildings, including Old Timbers which are located south of Hawkhurst Road, again integrated as part of the ribbon development here, but presenting a facade including casement windows with diamond-shaped panes. The association of the Adams Wood Ancient Woodland to the north with the historic field contributes, as do the Grade II Listed Buildings, but without any cohesive relationship. Through reference to the NL Dataset there are a few historic farmsteads, located to the north west, south west about the junction of A21 and A268 and just to the north of Mount Farm, with the dataset identifying complete to significant loss. Hawkhurst Road to the southern edge and along the Site is identified as a historic route, through reference to dataset from the High Weald NL.
5. Recreational use(<)	<i>[Publicly inaccessible]</i> The Site is not publicly accessible. Public Footpath 54 extends some 100m offset to the north of the Site within the Adams Wood, beyond the intervening vegetation.
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 Site forms an enclosed area enclosed within woodland tree and scrub belts to north and south and west, albeit surrounded with the well trafficked London Road, (A21) along the western boundary and the Hawkhurst Road (A268) along the south. There is some contribution to a sense of rurality and tranquillity from the wooded boundaries to north and south.
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 site is enclosed within the wider landscape to the north and south and is associated with ribbon development, which extends outside of the Site along Hawkhurst Road (A268) and London Road. There is a glimpsed north-westerly view from west of the ridge top, where the offset wooded skyline beyond the Site can be seen for users of the A268 (See Photograph B).
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is located within an enclosed situation due to surrounding mature vegetation to the roadsides and woodland to north and south, whilst the increase in elevation to the ridgetop of some 10m from the 130 - 140m contour limits visibility from the surrounding area, albeit there is a glimpsed north-westerly view to an offset wooded skyline from across the north-western parcel from along the Hawkhurst Road, (A268), (see Photograph B taken from inside of the vegetation fringing the road).
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Through reference to the East Sussex Landscape Character Assessment, (2016) the majority of the Site is located within the Bewl Water Landscape Character Area, (LCA 7), but can be best characterised through reference to the Upper Rother Valley LCA, (LCA 6), with the boundary between the two aligned along Hawkhurst Road. LCA 6 is defined with key positive landscape attributes including 'Extensive areas of remote countryside and exceptional remoteness especially in the valleys and larger woods', which is contributed from the Adams Wood and Ringden Wood enclosing the site from the north and south respectively. Characteristics valued within the overlying High Weald NL include ancient woodland, intimacy of scale, rurality and tranquillity, which the edges of the Site contribute to away from the well trafficked roads. The further High Weald NL characteristic of ridge top settlement is also present in this location.

NORTHERN - CONTEXT AREA

Site NO2 - Land at Hawkhurst Road, Flimwell - Site Assessment			
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 limited contribution to separation of settlements, being enclosed within vegetation and the built form associated with the ribbon development along A268, with offset built form to the east and west. There is some limited physical contribution from the fields.		
Sensitivity Analysis			
Sensitivity Analysis Commentary	This area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the association with the existing settlement pattern of ribbon development, which extends outside of the Site along Hawkhurst Road (A268) and London Road east of their junction at the cross road and the enclosure of the irregular field parcels with woodland and tree belts. There is potential for enhancement through reinforcement of connecting vegetation and sense of place as described below. The southern parcel of land south of Hawkhurst Road, (A268) has some potential for the commercial / industrial scenario further to the association with Country Furniture Barns to the west and a .		
Landscape Guidelines	Retain and reinforce tree'd areas to the Site boundaries. Tree belts might be established across the Site boundaries to better connect the Ancient Woodlands of Adam's Wood to the north and Ringden Wood to the south, and reinforce the settlement edge. The glimpsed north-westerly view to an offset wooded skyline from across the north-western parcel from along the Hawkhurst Road, (A268) (see Photograph B taken from inside of the vegetation fringing the road) should be incorporated intentionally into the layout to make the most of the sense of place from this, perhaps coinciding with an area of Public Open Space. 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	Commercial / Industrial - Low-Medium scale
Landscape Sensitivity Rating	Moderate	High	Moderate – High

NORTHERN - CONTEXT AREA

Site NO2 - Land at Hawkhurst Road, Flimwell - Landscape Analysis



Legend

NO2 Land at Hawkhurst Road, Flimwell

A Site Photographs

Built form

Contour lines

Public Footpath

Designations. (see above for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Heathland

Landscape Analysis

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

Indicative area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure NO2. Landscape Analysis for Site NO2.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
© NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT.
LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2026.
© HIGH WEALD NATIONAL LANDSCAPE PARTNERSHIP COPYRIGHT. CONTAINS / DERIVED FROM ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT [2026].

NORTHERN - CONTEXT AREA

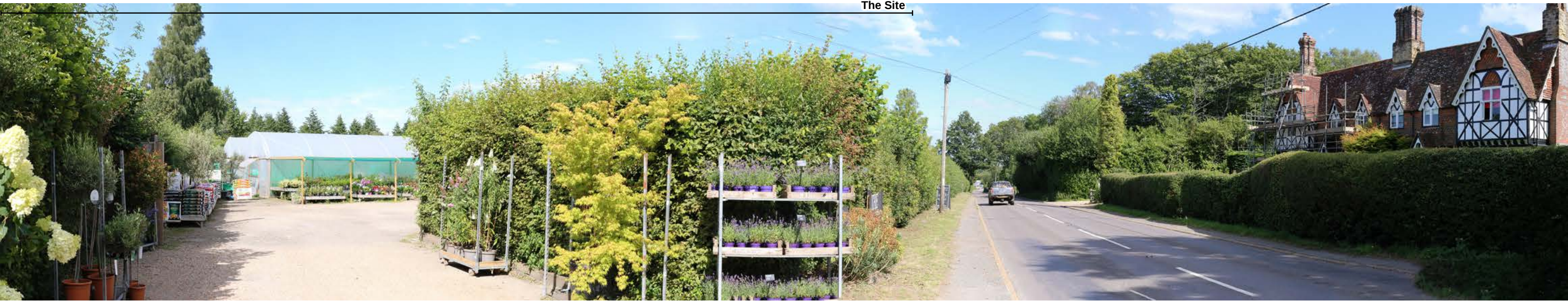
Site NO2 - Land at Hawkhurst Road, Flimwell - Photographs



Photograph A. North-easterly view from the south-western corner of the road junction between London Road, (A21) and Hawkhurst Road, (A268) offset north-east of Flimwell Village Hall.



Photograph B. South-westerly view from within the elevated southern edge of the northern field off Hawkhurst Road, showing a glimpse through and over trees towards a far wooded skyline.



Photograph A. South-easterly view from Hawkhurst Road, (A268) at the access to a Nursery adjacent to the Old Smoke Cafe, adjacent to the, (Grade II Listed) Old Timbers and adjoining house.

NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Site Assessment	
Location and Landscape Character Summary	Site NO3 comprises of an enclosed parcel of some five fields, situated to the north of Hurst Green, about The Lodge, which is accessed off London Road, (A21) to the west and bordered with Merriments Lane, (A229) to the north. All boundaries are defined with tree lines with understorey scrub or mature hedgerows. A ponded area is defined within the informal parkland character east of The Lodge at some 60m aOD, with its eastern boundary bunded to retain water. Landform falls towards this from across the Site from lenses of high ground about the 80m contour offset from the north-western and further offset from the south-western corners of the Site, with the associated landform to the Site's south-western boundary at some 75m aOD. The headwater in this location continues to the east to combine with other ditches, which eventually drain to the Kent Ditch some 4km to the east. The fields within the Site are historically characterised as an area of informal parkland, associated with The Lodge. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy HG4.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features.]</i> A ponded area is defined within the informal parkland character east of The Lodge at some 60m aOD, with its eastern boundary bunded to retain water. Landform falls towards this from across the Site from lenses of high ground about the 80m contour offset from the north-western and further offset from the south-western corners of the Site, with the associated landform to the Site's south-western boundary at some 75m aOD.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns. Fields where the overall external boundary still replicates the historic boundary but has lost an internal feature which would previously have divided the field in two (or more) individual units]</i> Through reference to Sussex Historic Landscape Characterisation (Bannister, 2014), the Site is characterised as informal parkland associated with The Lodge, with a fish pond to the centre of the eastern boundary, beyond which outside of the Site is an area of semi natural ancient woodland. Through reference to the High Weald NL Dataset there are no historic fields identified within the Site. There is a field to the south east of the Site which has been defined as an historic field with continuous matching historic field boundaries but with internal changes. There are further field parcels outside of the north-western and south-western edges of the Site where the fields are identified with significant sections of current boundaries matching historic field boundaries. There are historic farmsteads noted outside of the northern edge and south-western edge of the Site, with Coopers Farm and Stone Cottage to the north noted as subject to partial loss and Ponds House to the north-east remaining. Lodge Farm outside to the south-west is noted as subject to partial loss, within a village setting.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> Boundaries are defined with tree lines with understorey scrub or mature hedgerows. A ponded area is defined within the informal parkland character east of The Lodge, with its eastern boundary bunded to retain water, beyond which outside of the Site is an area of semi natural ancient woodland. There are various patches of woodland and tree groups dispersed about the Site and enclosing the ponded area.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> There are three Grade II Listed Buildings off the south-western edge of the Site along the western edge of London Road which contribute to the quality of the street scene and local landscape character, including Yew Tree House, The Woolpack Inn, and Hawthorne Cottage, whilst the Grade II Listed Cooper's Corner Farmhouse and Coopers's Farm Oast and Bellhurst Oast are located off the northern edge of the Site, beyond the hedgerow lined northern roadside to Merriments Lane, (A229). There is a sense of historic character which these buildings contribute to alongside of London Road and Merriments Lane, which are identified within the High Weald NL dataset as historic roads. Historic field pattern is otherwise dispersed within the surrounding area, albeit that outside of the south-east of the Site is associated with Public Footpath 33, which is identified within the NL dataset as a historic path. The designed landscape within the Site is associated with The Lodge.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site. Outside of the southern edge and south-east of the Site is Public Footpath 33, which provides a connection between London Road and Merriments Lane.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a relative sense of rurality and tranquillity. However the proximity of London Road, (A21) to the west and Merriments Lane, (A229) to the north, and settlement to the south limits the contribution when in proximity to these edges, as does the built form within the centre of the Site including The Lodge.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The southern edge of the Site has some association with planned settlement about the northern edge of Hurst Green, both from recent planned estates beyond the Public Footpath to the south-west and more historic ribbon development along the opposing side of London Road to the south-west, beyond which the Holy Trinity Church is located. There is then a more dispersed settlement pattern to the centre of the western boundary, both within the Site about The Lodge and outside along London Road, before a pocket of settlement about the northern edge of the Site, described as Cooper's Corner, which comprises of farm cottages and buildings.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline]</i> 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.

NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Site Assessment		
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Through reference to the East Sussex Landscape Character Assessment, (2016) the Site lies along the western boundary of the Lower Rother Valley LCA (LCA 13, 2016) with the Upper Rother Valley, (LCA 6) beyond. Key positive landscape attributes identified within LCA 13 which have some strength of expression associated with the Site include: <i>'The larger settlements are on the ridge tops with typical ribbon development extending along the main roads'</i> relative to the ridge top situation of Hurst Green to the south-west, with the Site being situated just off the ridge top as with that to the south; <i>'Typical High Weald scattered development of farmsteads, hamlets and large country house estates'</i> , with the ribbon development north of Hurst Green to the south-west of the Site along London Road and The Lodge in its grounds being something of a country house estate; <i>'Oast houses are characteristic and found on most farmsteads, many now converted into houses'</i> , As is the case of Coopers's Farm Oast and Bellhurst Oast, located off the northern edge of the Site, beyond the hedgerow lined northern roadside to Merriments Lane, (A229). <i>'Beech, lime and pine feature locally and other exotic specimens are found in gardens and villages'</i> , Lime trees were noted to the eastern boundary of the Site; <i>'Winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys'</i> , Merrimans Lane to the north drops off the ridge further to the east. Core characteristics valued within the overlying High Weald NL include historic routeways such as that of London Road to the western boundary and Merriments Lane to the north and intimacy of scale, rurality and tranquillity, to which there is some contribution away from the roads to north and west and settlement to south.	
10. Coalescence (< >)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site and presence of built form within and to the south / south west results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the fields.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the enclosed situation with mature tree belts and hedgerows and shared settlement characteristic of being about the ridge top, consistent with that of Hurst Green to the south / south-west. The historic character of the Site as a discrete designed landscape about The Lodge and associated buildings further separates the site from surrounding field pattern, alongside of presence of lime trees and designed landscape elements of fish pond and tree groups.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development. 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). The tree belts and mature hedgerows which surround the Site should be maintained to protect the contribution of this to the character of the adjacent roads and wider setting of the offset Grade II Listed Buildings. The fishpond might be incorporated into the layout as a wildlife pond which could function to attenuate surface water drainage. The 15m buffer from the Ancient Woodland patch east of the pond should be maintained and enhanced with semi-natural habitat.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Landscape Analysis



Legend

NO3

Land at The Lodge, London Road

A

Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Merged (Boundaries match but with internal change)

Historic Fields - Partial (Sections match historic field boundaries)

Historic Routeways - PRoW

Historic Routeways - Roads

Watercourse / Ponds / Reservoir

Landscape Analysis

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

Indicative buffer from existing tree belts and patches.

Anticipated main access

Indicative area for Residential - Low scale.

Potential Footpath Link.

Indicative area recommended for Public Open Space / Habitat creation.

Figure NO3. Landscape Analysis for Site NO3.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
© NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT.
LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2026.
© HIGH WEALD NATIONAL LANDSCAPE PARTNERSHIP COPYRIGHT. CONTAINS / DERIVED FROM ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT [2026].

NORTHERN - CONTEXT AREA

Site NO3 - Land at The Lodge, London Road - Photographs



Photograph A. North-easterly view from off the south-western corner of the Site along London Road, (A21), showing the well vegetated boundary, adjacent to the Woolpack Inn, (Grade II Listed).



Photograph B. North-easterly view from north of the access to the Eggs to Apples Farm Shop & Cafe along London Road, (A21), showing the well vegetated Site boundary with dense hedgerow and trees.



Photograph C. Westerly view into the Site from off Public Footpath 33, through vegetation into the south-eastern field within the Site.

NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Site Assessment	
Location and Landscape Character Summary	Site NO4 is situated along the rising ridge to the west of Etchingham village, north of High Street, (A265). A recent residential development accessed off Parsonge Croft is located to the eastern edge of the Site, with some bordering scrub, whilst a block of deciduous woodland is located to the western boundary. The southern boundary with the A264 is defined with a hawthorn hedgerow, whilst the northern boundary along the ridge top is defined with a dispersed tree line. The Site forms part of a series of historic fields, albeit subject to replacement and redefinition resulting from the housing estate to the east and woodland block to the west, recognised as a Wildflower Meadow habitat by the High Weald NL, with potential for improvement identified within the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026). Dispersed settlement extends along the southern edge of the A265. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy EC3.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Some distinct landform features]</i> The Site is located just south of the ridge top of a landform which extends eastwards into an incised valley landform, with the upper Rother Valley to the north and a more minor tributary valley to the River Linden to the south, with the confluence of both offset east of the linear settlement of Etchingham at some 25m aOD some 1.3km east of the Site. At the Site level landform falls by some 7m across the Site from west at 51m aOD to east at some 44m aOD, whilst rising by some 3m in elevation from south to north to levels of about 54m aOD to east and 51m aOD to west.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns. Within the High Weald NL: Partial historic boundaries in place.]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms part of an fieldscape resulting from planned private enclosure, consistent with parcels outside of the northern and eastern edges of the Site, albeit those to the east have been recently developed for housing. Areas of informal parkland, resulting from large landscaped gardens occur to the western boundary of the Site and to the south beyond High Street, (A265). Through reference to the High Weald NL Dataset the field within the Site has been defined as an historic field where significant sections of current boundaries match historic field boundaries, which would be those boundaries to north and east associated with fields identified as original, with no change to historic field boundaries. It is worth noting that High Street, (A265) to the southern boundary is not recognised as a historic route. It is also worth noting that the eastern field parcel defined as original has been subject to residential development off Parsonage Croft. This means that the field within the Site has been subject to modification to at least two of its boundaries. From reference to the historic map from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.7&lat=51.00655&lon=0.42673&layers=6&b=ESRIWorld&o=19 >) the western and eastern boundaries have been subject to modification from woodland and housing respectively.
3. 'Natural' character (>)	<i>[Presence of larger areas of semi-natural habitats]</i> Through reference to the High Weald NL Dataset the field within which the Site is located is identified as comprising of Wildflower grassland habitat. Through reference to the Natural England Priority Habitat Inventory, (hosted by MAGiC, Mar 2025 version) the same area is recorded as comprising of (Non priority) Good quality semi improved grassland. Through reference to the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026) the Site is identified as a field recommended for enhancement with species rich grassland, whilst that to the north of the Site is recommended for creation of new species rich grassland. The recommendation would suggest that the grassland habitat within the Site is not presently of high quality. The hedgerow along the southern boundary of the Site with the A265 is single species hawthorn with some bramble. There is a patch of Deciduous Woodland recorded as priority habitat to the western edge of the Site, within which there is a pond, recorded within the HWNL Dataset. There is a dispersed mature treeline to the northern boundary of the Site.
4. Historic features (<)	<i>[Absence of historic features in or adjacent to the area that contribute to landscape character]</i> There are no historic features present. There is a block of ancient woodland located some 400m north of the Site The Grade II Listed Underwood Farm is located some 250m south of the Site along Borders Lane, which is noted as a historic road within the High Weald NL Dataset.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a sense of rurality and tranquillity, including the dispersed treeline to the northern edge of the Site, the deciduous woodland block to the western boundary and the hawthorn hedgerow along the roadside to the south. The meadow grassland within the Site would also contribute when in flower. The proximity of built form to the east and along the road to south would limit tranquillity here.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> Site NO4 is situated along the rising ridge to the west of Etchingham village, north of High Street, (A265), which can be appreciated from along the adjacent A285 when vegetation is out of leaf or from the lower cut hedgerow off the south-western or south-eastern corner of the Site. A recent residential development accessed off Parsonge Croft is located to the eastern edge of the Site, with some bordering scrub. Dispersed settlement extends along the southern edge of the A265.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The dispersed treeline along the northern edge of the Site approximates to the ridgetop, with the trees or upper canopy visible over the roadside hedgerow or when out of leaf for road users of High Street, (A265). However, this is a limited and localised view towards the ridge. Woodland on falling landform beyond to the north screens the location from offset views to the opposing valleyside further to the north. The Site is otherwise enclosed with woodland to west and settlement to the east.

NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Site Assessment		
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 Site is situated along the southern edge of the Upper Rother Valley LCA, (LCA 6), bordering the Dudwell Valley LCA, (LCA 8). There are no key positive landscape attributes identified which are associated with the Site, other than perhaps the pond offset west of the Site within the woodland forming part of the many scattered farm ponds. Core characteristics valued within the overlying High Weald NL include small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity, which the Site contributes to away from the road to the south. Etchingham village is on the falling ground to the east of the ridge, so not as representative of the High Weald characteristic of ridge top settlement as might otherwise be the case.	
10. Coalescence (< >)	[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements] The part enclosed situation of the Site and presence of built form to the east and along the roadside to south results in some perceptual contribution to separation of settlement perceived from along the adjacent road, particularly to the west of the field. There is some physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The eastern part of the field adjacent to the settlement edge may be able to accommodate the low scale residential scenario without adverse change or significant effects as indicated on the Analysis Figure. The partial historic field boundaries on the Site have already been subject to modification, as has those of the former original field to the east which has been developed for housing off Parsonage Croft. Regarding the identification of the field as a Wildflower Meadow habitat by the High Weald NL, the quality of this is informed by the potential for improvement identified within the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026). Visibility of the dispersed treeline along the ridgetop to the north of the Site is best appreciated from off the south-east and south-western corners of the Site.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with an adjacent buffer to development. 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). This would be subject to the maintenance of the wildflower grassland habitat to the west of the Site and anticipated improvement of this. Perhaps where viable further meadow creation could extend outside of the Site to north as recommended within the GIS Dataset for the Local Nature Recovery Strategy for East Sussex and Brighton & Hove, (June 2026). The relative visual prominence from localised views towards the tree line to the ridge top as shown on the analysis figure could be intentionally reinforced through maintaining these free of development - Anticipated as likely to be maintained alongside of enhancement of the existing meadow grassland area on Site.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Landscape Analysis



Legend

NO4 Croft Field, west of Parsonage Croft

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see above for main legend)

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

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.

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.

Recommended tree belt with boundary scrub

Indicative area for Residential - Low scale.

Figure NO4. Landscape Analysis for Site NO4.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
© NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT.
LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2026.
© HIGH WEALD NATIONAL LANDSCAPE PARTNERSHIP COPYRIGHT. CONTAINS / DERIVED FROM ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT [2026].

NORTHERN - CONTEXT AREA

Site NO4 - Croft Field, west of Parsonage Croft - Photographs



Photograph A. Westerly view from along High Street, off the south-eastern corner of the Site.



Photograph B. Westerly view from the south-eastern corner of the Site.



Photograph A. Easterly view from along High Street, off the south-western corner of the Site.

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Site Assessment	
Location and Landscape Character Summary	Site NO5 is located to the north of Robertsbridge village, beyond Robertsbridge Community College on falling ground north / north-east of an easterly aligned ridge which extends towards the wide valley floor of the River Rother to the north-east / east. The Site comprises of some four irregularly shaped fields which extend latitudinally, with one of the fields including just the northern part. The eastern most field falls from about the 50m contour to the 15m contour, whilst the western three fall from about the 65m contour to the 50 contour. A woodland shaws extends along the northern edge and part of the southern boundary of the eastern most field and the northern boundary of the field west of this, extending westwards as a scrubbier area with dispersed trees along the northern edge of the larger central field towards the Ancient Woodland patch to the south-west of the western field. A hedgerow extends along Bugsell Lane to the western boundary of the Site. Public Footpath 26a extends along the eastern edge of the Site. The Site and surrounding area are located within the High Weald NL.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (>)	<i>[Presence of strong topographical variety]</i> The Site is located on falling ground north / north-east of an easterly aligned ridge which extends towards the wide valley floor of the River Rother to the north-east / east. The eastern most field falls from about the 50m contour to the 15m contour, whilst the western three fall from about the 65m contour to the 50 contour.
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. Within the High Weald NL: Fields that still retain the medieval pattern]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the fields form part of a system of field along the valleyside resulting from the process of assarting, or cutting out from original woodland, which results in curved field pattern and associated time depth. The larger central field north of Robertsbridge Community College is classified as defined by recreation resulting from a sports field, which is applied through association with the definition and use to the south of the Community College. A woodland shaws is characterised extending along part of the southern boundary of the eastern most field and the northern boundary of the field west of this. A patch of Ancient Woodland is defined to the south-western boundary of the western most field. The built form of the Community College and surrounding settlement, including that south of the eastern most field is defined as settlement expansion resulting respectively from a school and a planned estate. Through reference to the High Weald NL Dataset the western most field remains unchanged as a historic field, whilst the eastern most field is identified as having boundaries which partially match historic field boundaries. Those north of the Site are variously defined as historic unchanged or with partial changes.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> A woodland shaws extends along the northern edge and part of the southern boundary of the eastern most field and the northern boundary of the field west of this, extending westwards as a scrubbier area with dispersed trees along the northern edge of the larger central field towards the Ancient Woodland patch to the south-west of the western field. A hedgerow extends along Bugsell Lane to the western boundary of the Site. The eastern boundary of the Site is defined by a patchy tree belt with scrub along the edge of the Rother Valley Railway. Further smaller patches of Ancient Woodland are offset north of the Site about field boundary corners.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> There are no Listed Buildings within or adjacent to the Site. The historic field pattern with intervening woodland and shaws does however contribute to time depth within the landscape important to the character of the landscape.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site beyond Public Footpath 26a which extends along the eastern edge of the Site. Bugsell Lane extends along the western boundary of the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the Site contributes to a sense of rurality and tranquillity, associated with the natural field pattern and vegetated boundaries within the Rother valley, with views across the valley landform to the opposing valleyside to the north-east. The Robertsbridge Railway Turntable can be seen from the elevated part of the eastern most field. The far skylines about the Rother valley can be appreciated from the elevated south-westerly part of the central field, (see Photograph D).
7. Settlement pattern and setting (>)	<i>[The area does not have any association with surrounding settlement pattern / The area contributes to views that are important to the character of a settlement]</i> Robertsbridge is located within a bowl, with the northern extent of settlement associated with the southern edge of the ridge beyond the Community College or upon southerly - south-easterly aligned landform where planned estates occur off the south-eastern edge of the Site. Views from the opposing valleyside would not have visibility of the existing settlement which is enclosed within the 'bowl'.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is located within a relatively enclosed situation due to surrounding mature hedgerow's and trees despite the presence of strong topographical variety, from falling landform off the ridge. The upper landform forms part of the natural wooded / tree'd ridgeline, which can be appreciated from the opposing valleyside to the north / north-east and east, and in glimpses from the more immediate lower valleyside, (see Photograph C).

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Site Assessment		
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 Site is situated within the southern part of the Upper Rother Valley LCA, (LCA 6). Key positive landscape attributes of LCA 6 within or associated with the Site include the broad valley of the River Rother which dominates the landscape and is overlooked by bold ridges and spurs, of which the fields across the Site form part of, and from which stunning views across the valley from the enclosing ridges can be gained, particularly from the eastern most field where topographic change is greatest. The woodland patches and shaws form part of a strong pattern of linear ghyll woods as well as many larger woods on the valley slopes, whilst the ancient semi-natural woodland to the south-west and connectivity with those offset to the north of the Site can be noted. Core characteristics valued within the overlying High Weald NL include small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity, which the Site contributes to.	
10. Coalescence (>)	[The area plays an important role in settlement separation] The identity of Robertsbridge is one of an enclosed situation, within a relative bowl in the landscape upstream of the confluence of the Darwell Stream with the more open floodplain of the River Rother to the north. The Site is located on falling ground north / north-east of the enclosing ridge offset to the north-west of Robertsbridge forming part of the natural skyline perceived from the opposing valleyside. There is a physical and perceptual contribution to separation of settlement from the Site.	
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 due to the falling landform of historic fields within the Rother valley, which are located outside of the enclosed situation of the settlement of Robertsbridge, which contribute to field pattern and wooded ridgelines within the High Weald NL.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Landscape Analysis



Legend

NO5 Land north of Knelle Road

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations

Listed Buildings

Ancient Woodland

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Merged (Boundaries match but with internal change)

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.

Figure NO5. Landscape Analysis for Site NO5.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
© NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT.
LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2026.
© HIGH WEALD NATIONAL LANDSCAPE PARTNERSHIP COPYRIGHT. CONTAINS / DERIVED FROM ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT [2026].

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Photographs



Photograph A. North-easterly view from inside of the elevated south-western corner of the north-eastern field within the Site.



Photograph B. Northerly view from the southern edge of the central field along the northern edge of Robertsbridge Community College.



Photograph C. South-easterly view from along Bugsell Lane, offset north-west of the Site beyond the vegetated skyline.

NORTHERN - CONTEXT AREA

Site NO5 - Land north of Knelle Road - Photographs



Photograph D. North-easterly view from inside of the elevated south-western corner of the central field within the Site.

NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Site Assessment	
Location and Landscape Character Summary	Site NO6 is located to the south-east of Robertsbridge village outside of C20th settlement expansion east of the historic core of Robertsbridge, defined by uses such as the Salehurst CoE Primary School and residential infill. The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site which are vegetated with a tree belt, which extends to the junction with George Hill to the southern corner of the Site. George Hill continues along the south-western edge of the Site defined with a hedgerow atop a hedge bank, with the same boundary definition to the northern boundary of the Site with Fair Lane. Landform rises from some 25m aOD along the boundary with Fair Lane to some 40m aOD to the junction of London Road with George Hill to the south. There is a latitudinal change in level to the central part of the Site, where landform falls from some 35m aOD to some 28 aOD to the west. The historic core to Robertsbridge is offset to the north-west, which is protected as a Conservation Area, (CA) albeit the CA extends further east along Fair Lane, offset from part of the northern Site boundary. The CA also extends south-eastwards from the historic core to include the Barn at Grove Farm (Grade II Listed) which is located within a vegetated context, (see Photograph C). Public Footpath 46c extends across the northern field within the Site from London Road to Fair Lane, albeit this is presently fenced off along the edge of the Salehurst CoE Primary School. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy RB3.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform]</i> The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site. Landform rises from some 25m aOD along the boundary with Fair Lane to some 40m aOD to the junction of London Road with George Hill to the south. There is a latitudinal change in level to the central part of the Site, where landform falls from some 35m aOD to some 28 aOD to the west. The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site.
2. Landscape pattern and time depth (<)	<i>[Uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms part of an extensive area of planned private enclosure which extends south-east of C20th settlement expansion from Robertsbridge, which was subdivided by the A21, (London Road) within the C20th. More historic assarted field systems extend south of this, east of the A21. Areas of C20th settlement expansion include that of the Salehurst CoE Primary School and residential infill, which are located between the Site and George Hill. About the northern end of George Hill is settlement characterised as the historic core of Robertsbridge village. Areas of C20th settlement expansion continue to the north of the Site beyond Fair Lane. Through reference to the High Weald NL Dataset there are no historic fields within or associated with the Site, with original or partial fields located at an offset to the south-east and south-west beyond intervening roads.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows)]</i> The banks to the sunken profile of the A21, (London Road) extends along the eastern boundary of the Site which are vegetated with a tree belt, which extends to the junction with George Hill to the southern corner of the Site. George Hill continues along the south-western edge of the Site defined with a hedgerow atop a hedge bank, with the same boundary definition to the northern boundary of the Site with Fair Lane. A treeline with understorey scrub extends along the boundary to the north-west with the Salehurst CoE Primary School and the boundary of agricultural buildings offset east of the Barn at Grove Farm.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> The historic core to Robertsbridge is offset to the north-west on lower lying ground within a vegetated or expanded settlement setting, which is protected as a Conservation Area, (CA) albeit the CA extends further east along Fair Lane, offset from part of the northern Site boundary. The CA also extends south-eastwards from the historic core to include the Barn at Grove Farm (Grade II Listed) which is located within a vegetated context, (see Photograph C) offset beyond intervening vegetated boundaries of modern agricultural buildings.
5. Recreational use (<)	<i>[Limited provision of access routes]</i> Public Footpath 46c extends across the northern field within the Site from London Road to Fair Lane, albeit this is presently fenced off along the edge of the Salehurst CoE Primary School.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> The natural character of the fields in places and vegetated boundaries contributes to a sense of rurality, with tranquillity contributed from visibility to offset wooded skylines in places, but limited by the presence of settlement expansion and the Salehurst CoE Primary School and the proximity of the A21, (London Road).
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 enclosed fields have as much in keeping with the adjacent irregular edge presented by C20th settlement expansion from the school and settlement infill as the landscape beyond the A21 to the south-east.
8. Visual prominence (<)	<i>[Visually enclosed landscape screened by land cover / Does not form a visually distinctive or prominent skyline]</i> 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 (<)	<i>[Frequent' landscape with few key positive landscape attributes]</i> The Site is located along the eastern edge of the Darwell Valley LCA 9 with LCA 13 beyond and LCA 6 to the north. Regarding strength of expression associated with the Darwell Valley LCA, (LCA 9, 2016) the settlement pattern of small villages and scattered historic farmsteads are present within the context of the Site, albeit Robertsbridge is perhaps a larger village, and Grove Farm is enclosed within C20th settlement to the south of this. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the Site has a limited contribution to from the hedgerow boundaries to north and south-west and the glimpses of wooded skyline to sense of place within parts of the Site.
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site associated with C20th settlement expansion east of Robertsbridge and the vegetated embankment to the A21 to east results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	The Site area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, due to the enclosed situation of the Site associated with C20th settlement expansion east of Robertsbridge and the vegetated embankment to the A21 to east. There is a limited contribution to from the hedgerow boundaries to north and south-west and the glimpses of wooded skyline to sense of place within parts of the Site which contribute to characteristics valued within the overlying High Weald NL.	
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, being guided by the High Weald AONB Management Plan 2024-2029, (see Generic Guidance provided within the Report). There is an opportunity to improve recreational access and sense of place associated with this from views out over Robertsbridge as indicated on the Analysis Figure. With this potential to reinstate footway connectivity to Fair Lane to the north. Potential for layout to provide a more sympathetic edge to Roberstbridge in this location, with reference to farmstead layout settlement pattern and to reference local material use within Roberstbridge Conservation Area.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Landscape Analysis



Legend

NO6 Land at Grove Farm (Phase 2)

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see above for main legend)

Conservation Area

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Farmstead

Historic Fields - Original (No change)

Historic Fields - Merged (Boundaries match but with internal change)

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.

Indicative area for Residential - Low scale.

Potential Footway / Cycle / Emergency access path.

Indicative area recommended for Public Open Space / Habitat creation.

Figure NO6. Landscape Analysis for Site NO6.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2026 OS AC0000850558.
© NATURAL ENGLAND COPYRIGHT / © HISTORIC ENGLAND COPYRIGHT.
LOCAL WILDLIFE SITE DATA PROVIDED BY THE SUSSEX BIODIVERSITY RECORD CENTRE 2026.
© HIGH WEALD NATIONAL LANDSCAPE PARTNERSHIP COPYRIGHT. CONTAINS / DERIVED FROM ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT [2026].

NORTHERN - CONTEXT AREA

Site NO6 - Land at Grove Farm (Phase 2) - Photographs



Photograph A. Northerly view from offset south of Public Footpath 46c, viewing across the northern field within the Site towards the skyline to the far side of the Rother Valley.



Photograph B. South-westerly view from south of Photograph A, viewing across the two southern fields within the Site.



Photograph C. North-westerly view from elevated ground within the northern end of the southern most field, viewing across the immediate rooflines within settlement expansion south-east of Robertsbridge towards the wooded skyline of the opposing Rother valley side. The tiled roof to the Barn at Grove Farm (Grade II Listed) which is located within a vegetated context to the south-eastern edge of the Conservation Area can be seen to centre right of the photograph.