

RYE - CONTEXT AREA

RYE - CONTEXT AREA

Landscape Character Summary

There are three sites within this Area. Site RY1 is located west of Broad Oak village along B2089 whilst Site RY2 lies to the north along the ribbon development of village Northiam. Site RY3 is situated north of the village Rye, at the junction of A268 and Houghton Green Lane.

East Sussex Landscape Character Assessment (2016)

Through reference to **Figure 1-RY**, Site RY1 is located within the Brede Valley Landscape Character Area (LCA 11). Site RY2 lies towards the north of the Lower Rother Valley LCA, (LCA 13) whilst Site RY3 is located along the edge of and within the Lower Rother Valley LCA, (LCA 13), immediately adjacent to the Rye LCA, (LCA 39).

Brede Valley (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.'*

Lower Rother Valley (LCA 13)

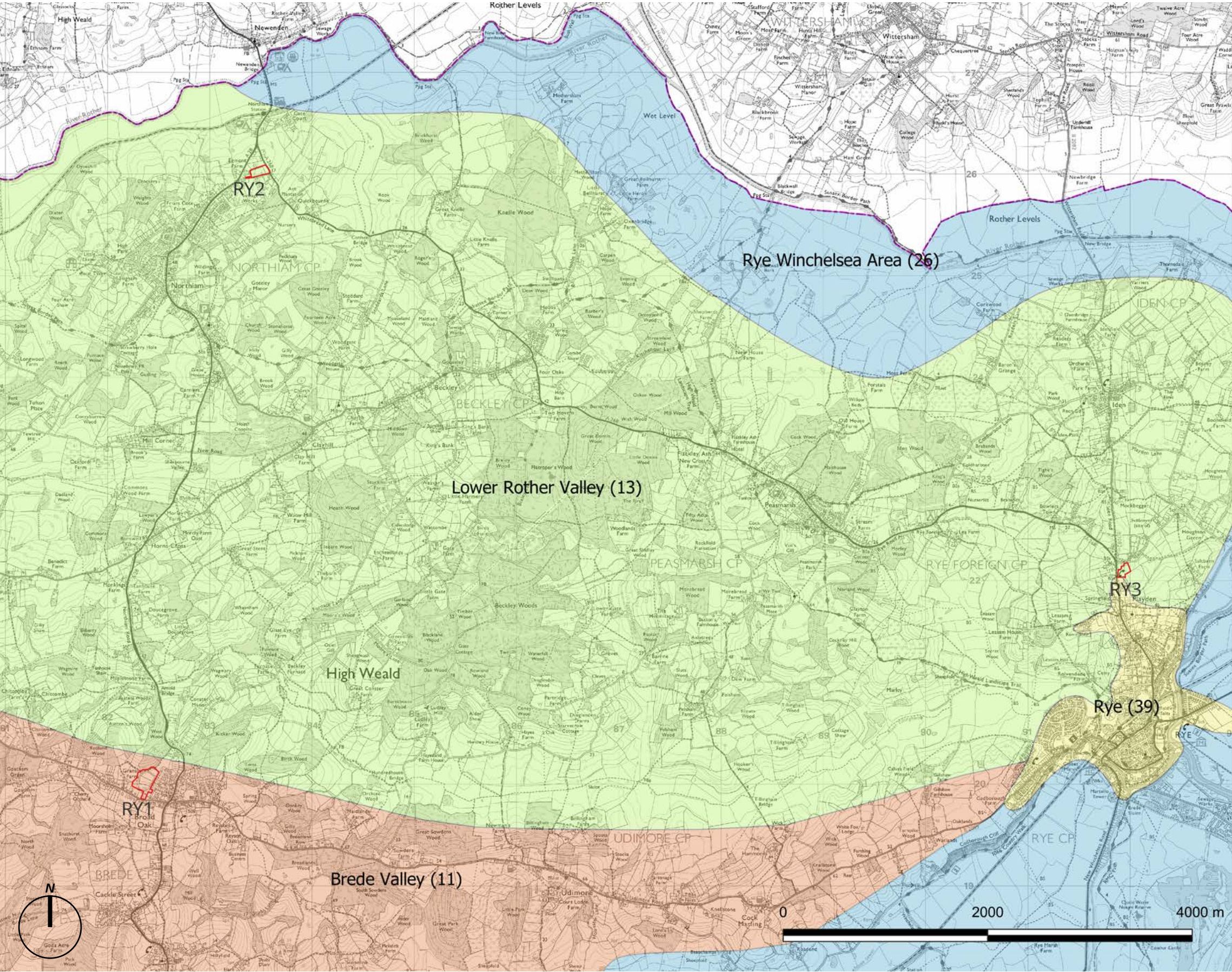
Key positive landscape attributes of LCA 13 include:

- '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 Dixter 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;
- 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 current condition of LCA 13 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.'*

RYE - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

RY1 Land west of Tillingham View

RY2 Land at Egmont Farm

RY3 Land south of Poppyfields

East Sussex Landscape Character Areas

Brede Valley (LCA 11)

Lower Rother Valley (LCA 13)

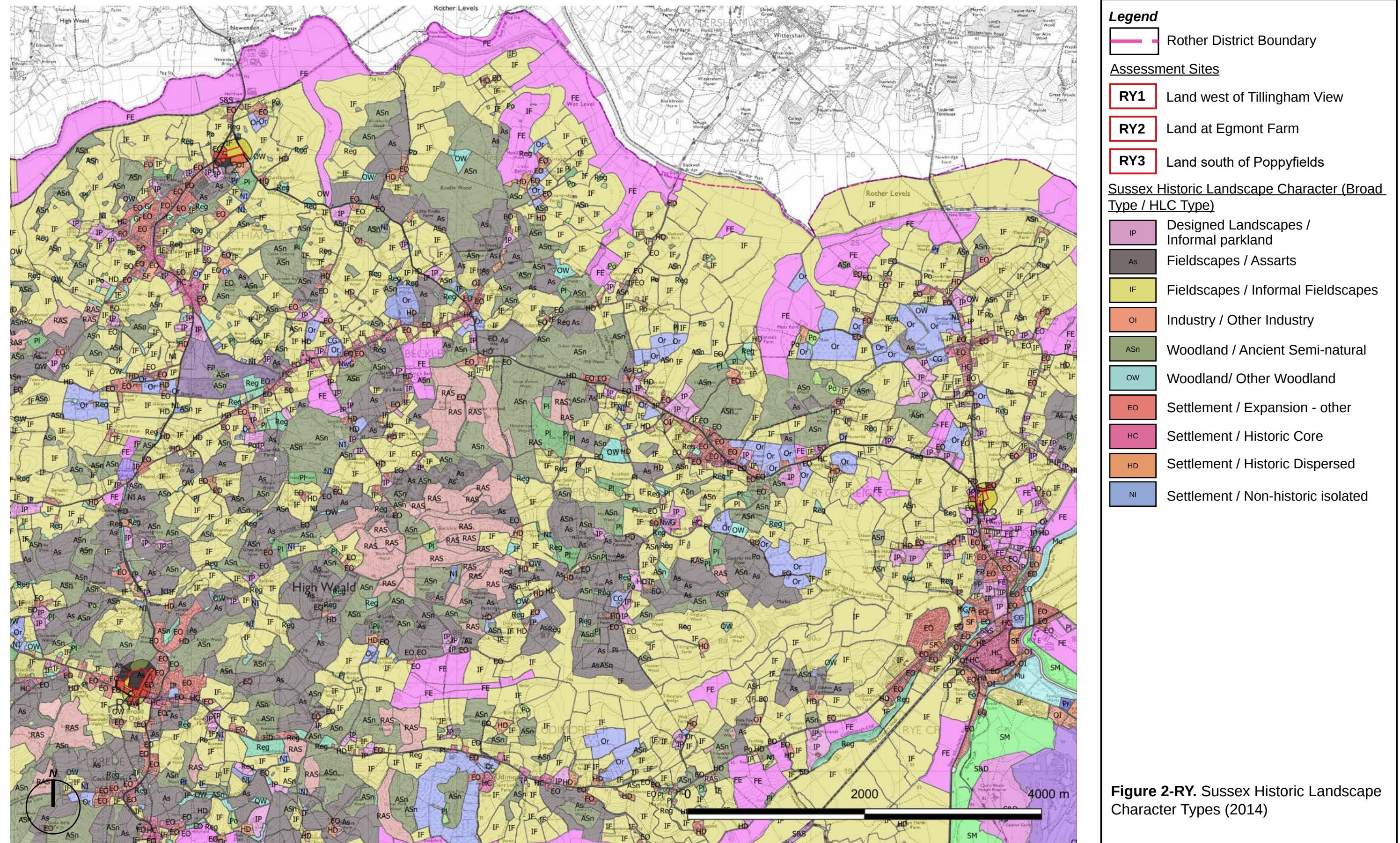
Rye Windchelsea Area (LCA 26)

Rye (LCA 39)

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

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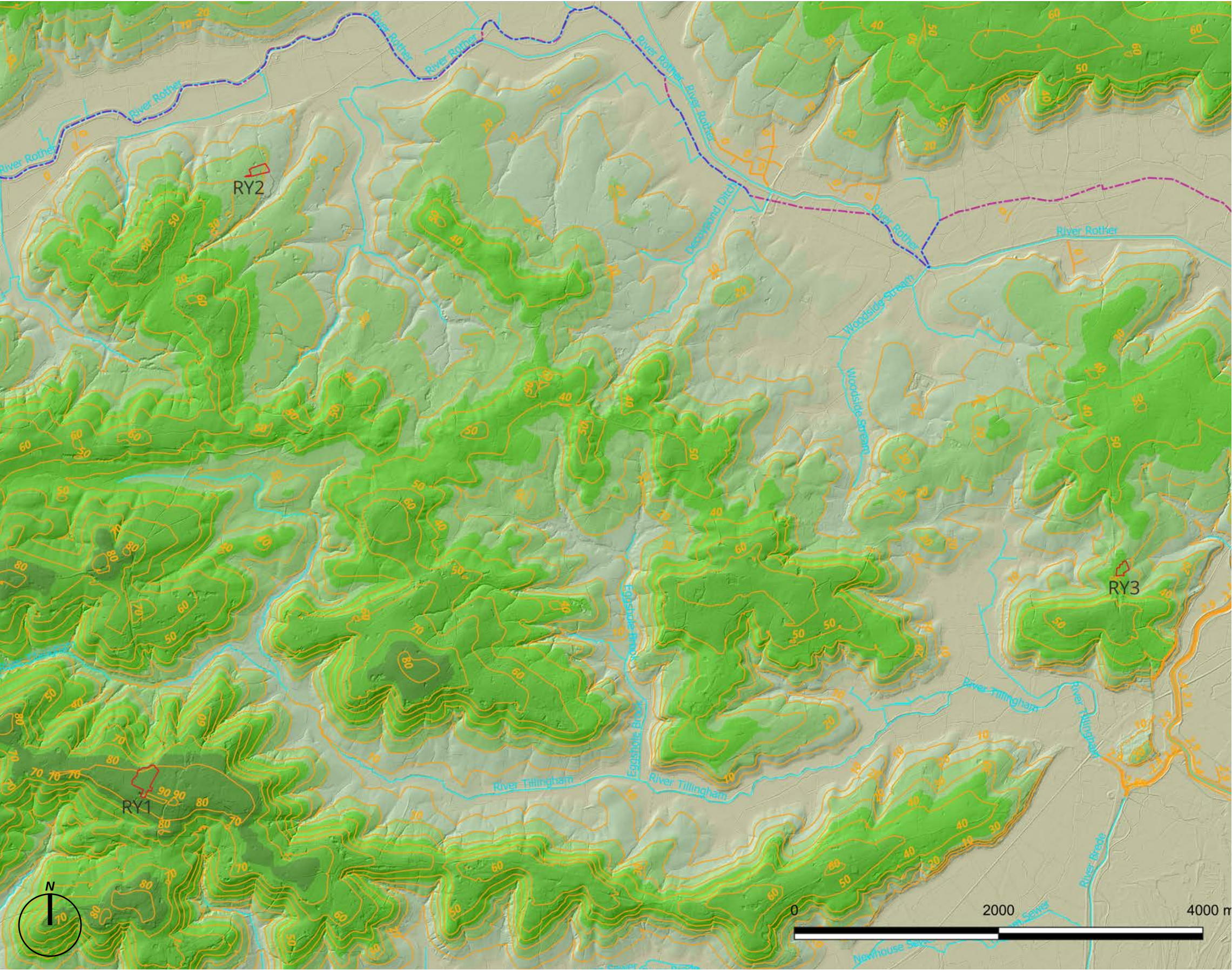
RYE - CONTEXT AREA



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RYE - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

RY1 Land west of Tillingham View

RY2 Land at Egmont Farm

RY3 Land south of Poppyfields

Contour Lines and Watercourses

Contour lines, (10m increment)

Watercourse, (Source: OS Open Rivers)

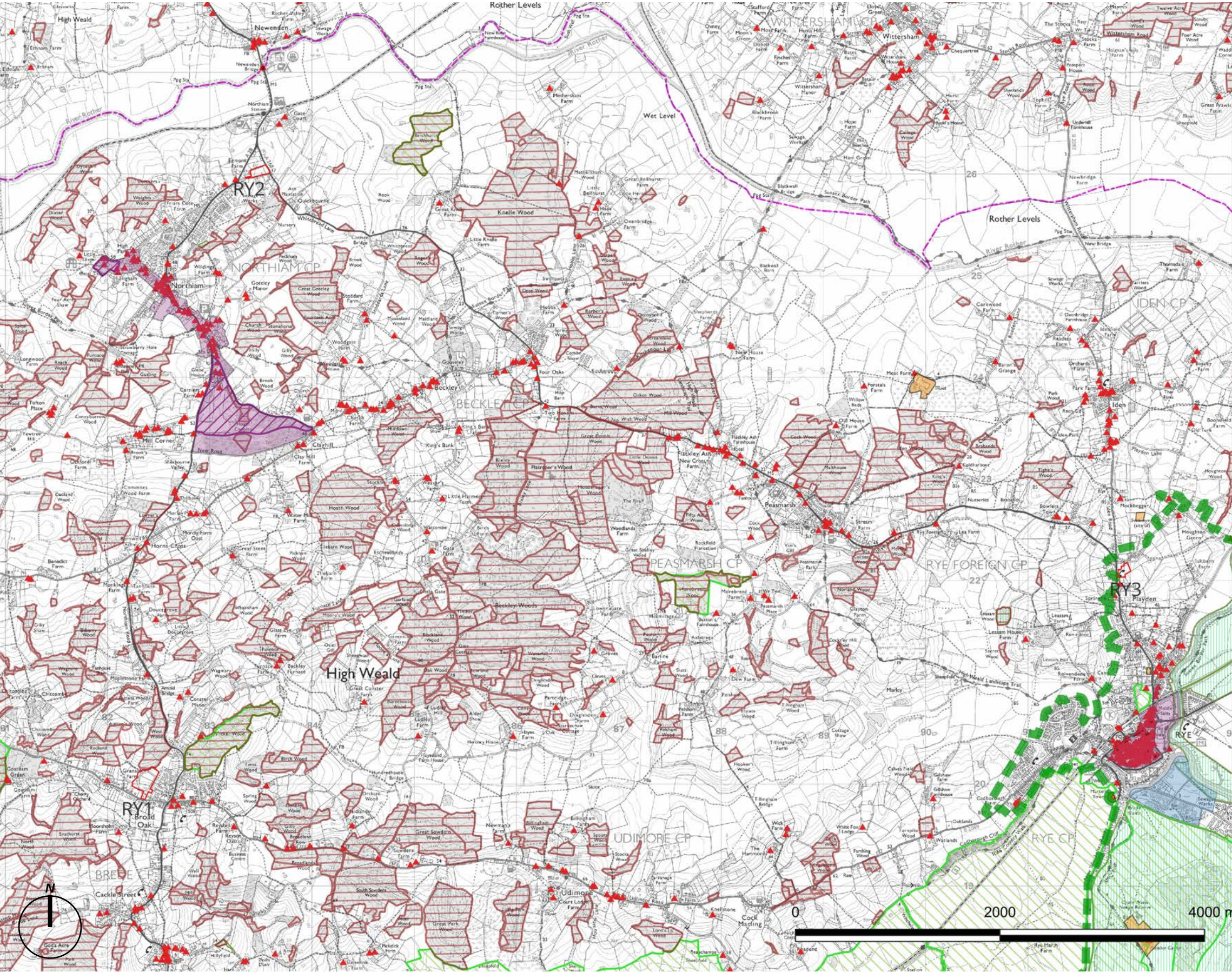
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

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-RY. Landform

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RYE - CONTEXT AREA



Legend

Rother District Boundary

Assessment Sites

RY1 Land west of Tillingham View

RY2 Land at Egmont Farm

RY3 Land south of Poppyfields

Designations

High Weald National Landscape (west of the line)

Strategic Gap (Policy)

Scheduled Monument

Listed Buildings

Conservation Area

Registered Park and Garden

Site of Special Scientific Interest

Ancient Woodland

Local Wildlife Site

Figure 4-RY. Relevant Designations

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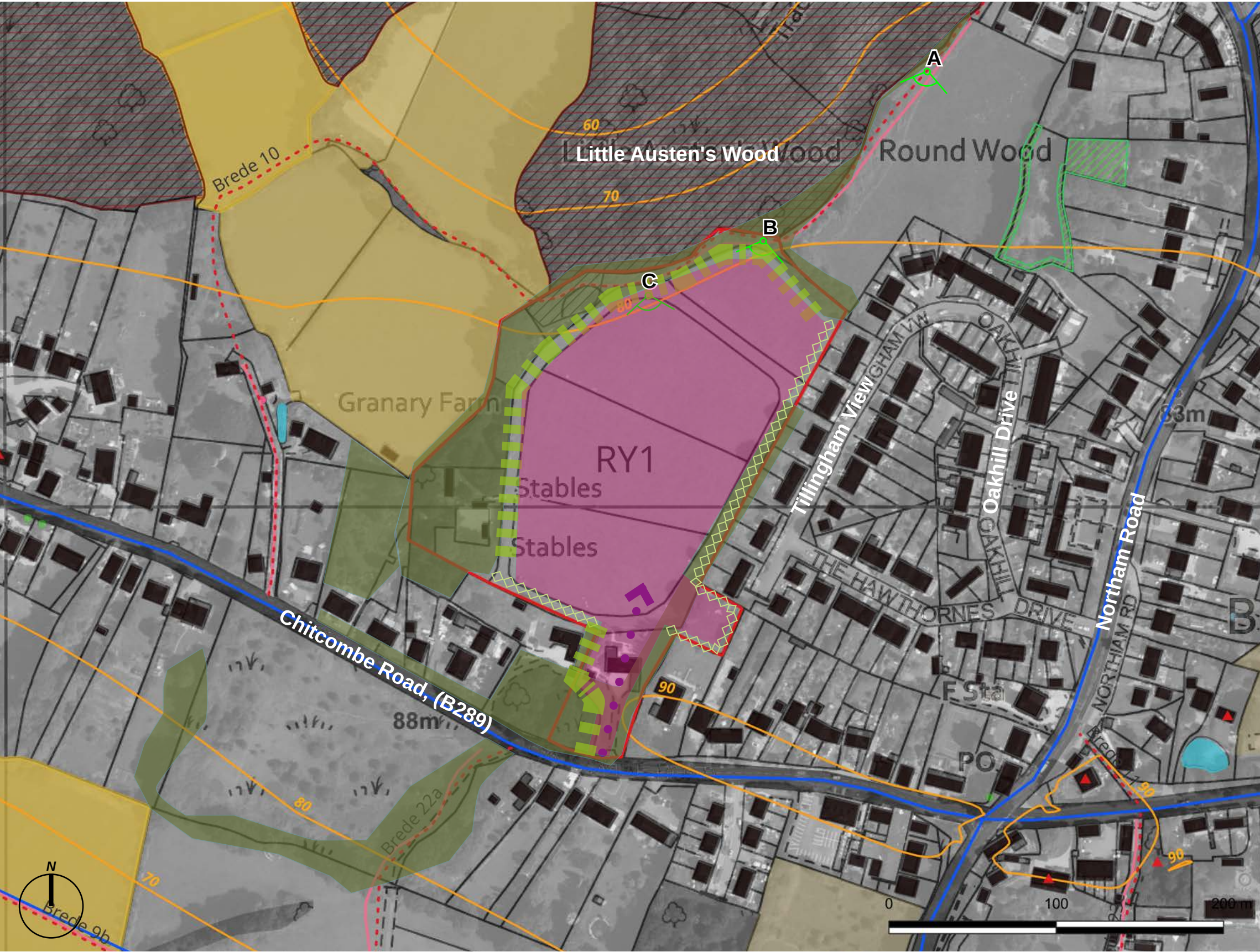
Site RY1 - Land west of Tillingham View - Site Assessment	
Location and Landscape Character Summary	The Site comprises of the irregular remains of an earlier field, the south-western edge of which has been expanded into by C20th residential development, from its original boundary with Chitcombe Road, (B289). The Little Austen's Wood borders to the north-west, which is designated as Ancient Woodland. A C20th planned estate off Northam Road extends along the eastern edge of the Site, with rear garden curtilages variously defined with some sections open, and others hedged or close board fenced. There are two mature oak trees along this boundary, with a line of smaller trees to the south. The same varied curtilage boundary type extends to the southern edge of the Site. The curved western boundary of the field is well tree'd with underlying scrub patches, which forms a strip along the western part of the Site, enclosing an area of stabling and a horse manege. Outside of the western boundary of the Site is an area of fields which fall to the north. The Site includes the northern end of a rear garden east of the tree belt along the eastern edge of the Site and a dwelling with garden to the south between Chitcombe Road and the field. The field is split into perhaps three or four paddocks. Public Footpath 10 extends along the north-western edge of the Site adjacent to the Ancient Woodland. The Site is situated atop the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy BR2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The Site is situated atop the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. Landform falls gently across the Site from the 90m contour about the southern edge of the Site to the 80m contour inside of the north-western edge of the Site adjacent to the boundary of Little Austen's Wood. Landform then falls away on a steeper gradient to the north of the more rounded ridge top.
2. Landscape pattern and time depth (>)	<i>[Assarted field patterns / presence of Ancient Woodland]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the majority of the Site is characterised as an assarted field associated with the Ancient Woodland to the north west. Further areas of assarted fields continue to the west of this outside of the Site about the western edge of the Ancient Woodland. Surrounding C20th settlement to the east is characterised as resulting from a planned estate, with that to the south-west from ribbon development. There is a thin strip of informal fieldscape characterised to the land outside of the south-west of the Site, (albeit now taken up by gardens). Through reference to the High Weald NL Dataset there is a merged historic field outside the Site to the west, with boundaries that match historic field boundaries. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.2&lat=50.95094&lon=0.59500&layers=6&b=ESRIWorld&o=23 >) the Site comprises of the irregular remains of an earlier field, which has been encroached upon by C20th residential development to the south-west, from its original boundary with Chitcombe Road, (B289).
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The Little Austen's Wood borders to the north-west, which is designated as Ancient Woodland. A line of trees with underlying scrub extends east of this along the northern boundary of the Site. There are two mature oak trees along the eastern boundary, with a line of smaller trees to the south. The curved western boundary of the field is well tree'd with underlying scrub patches, which forms a strip along the western part of the Site, enclosing an area of stabling and a horse manege. Mature trees extend about the perimeter of the garden to the southern extent of the Site adjacent to Chitcombe Road.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> There are no Listed Buildings in proximity to the Site. The assarted field outside of the north-western edge of the Site is identified within the High Weald NL Dataset as a merged historic field. Public Footpath 10 is recognised as a historic routeway which runs along the north western Site boundary along the ancient woodland. A C19 historic farmstead named Austens Farm is located at an offset west of the Site, recorded as being subject to significant loss. Chitcombe Road is identified by the NL as a historic road.
5. Recreational use (< >)	<i>[Some Public Rights of Way and footpaths]</i> A short section of Public Footpath 10 runs along the north-western Site boundary adjacent to Little Austen's Wood.
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 Little Austen's Wood Ancient Woodland to the north-west together with a tree belt and understorey scrub along the western section, albeit surrounded by housing along south and east introducing some signs of human activity.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site is situated atop the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. The Site is enclosed by a C20th planned estate off Northam Road to the east and by ribbon development off Chitcombe Road to the south.
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 built form, with visibility only from along the adjacent extent of Chitcombe Road where the southern property curtilage to the Site can be seen. The field within the Site is only visible from along the Public Footpath 10 to the north-western edge of the Site.
9. Landscape Character strength of expression (< >)	<i>[Frequent landscape with few key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016) there is a limited contribution from the Site area and surrounds to the key positive landscape attributes, comprising of the Little Austen's Wood to 'scattered areas of Semi-Natural Ancient Woodland on the valley slopes'. Core characteristics valued within the overlying High Weald NL include historic routeways, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site to an extent, primarily associated with the Ancient Woodland and Public Footpath to the north-western boundary and the association of this and the northern boundary tree line, with perhaps mature oak trees to the eastern boundary to the definition of the original assarted field shape. The further High Weald NL characteristic of ridge top settlement is also present in this location, with the Site forming part of the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated.

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Site RY1 - Land west of Tillingham View - Site Assessment		
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 to the south and east results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	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 enclosed character of the Site and association with the High Weald NL characteristic of ridge top settlement,, with the Site forming part of the ridgetop of a latitudinal ridge along which Chitcombe Road, (B289) extends and upon which the village of Broad Oak is situated. The field is not recognised as an historic field within the High Weald NL Dataset, with the sensitivity of the Site primarily associated with the Ancient Woodland and Public Footpath to the north-western boundary and the association of this and the northern boundary tree line, with perhaps mature oak trees to the eastern boundary to the definition of the original assarted field shape.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries. 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 lower lying land to the north-west of the Site and the minimum 15m buffer from the Little Austen's Wood Ancient Woodland boundary to the north-west should be avoided and maintained outside of private ownership, with suitable semi-natural habitat managed in these areas to maintain a naturalistic character for users of the Public Footpath. A belt of green space might extend alongside of the Footpath to form a more wooded character to the visual amenity for users of the footpath. A mixed species native hedgerow might be extended about the curtilages to the eastern and southern boundaries to better soften and ecologically connect this boundary towards the northern tree belt and Ancient woodland. The housing layout might reference a farmstead type pattern with reference to the C19 historic farmstead named Austens Farm, which is located at an offset west of the Site, but no longer present. This could result in an improved settlement edge.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

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Site RY1 - Land west of Tillingham View - Landscape Analysis



Legend

RY1 Land west of Tillingham View

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

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.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Figure RY1. Landscape Analysis for Site RY1.

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RYE - CONTEXT AREA

Site RY1 - Land west of Tillingham View - Photographs



Photograph A. Southerly view of the field outside the Site to the north from Public Footpath 10, along the south eastern boundary of Austen's Wood, looking towards the tree line with understorey scrub to the Site's northern boundary.



Photograph B. Southerly view from Public Footpath 10, to the northern corner of the Site, showing the two mature oak trees to the eastern edge of the Site and settled areas about.



Photograph C. Southerly view from Public Footpath 10, along the south eastern boundary of Austen's Wood of the field against the backdrop of houses off Tillingham View to the east.

RYE - CONTEXT AREA

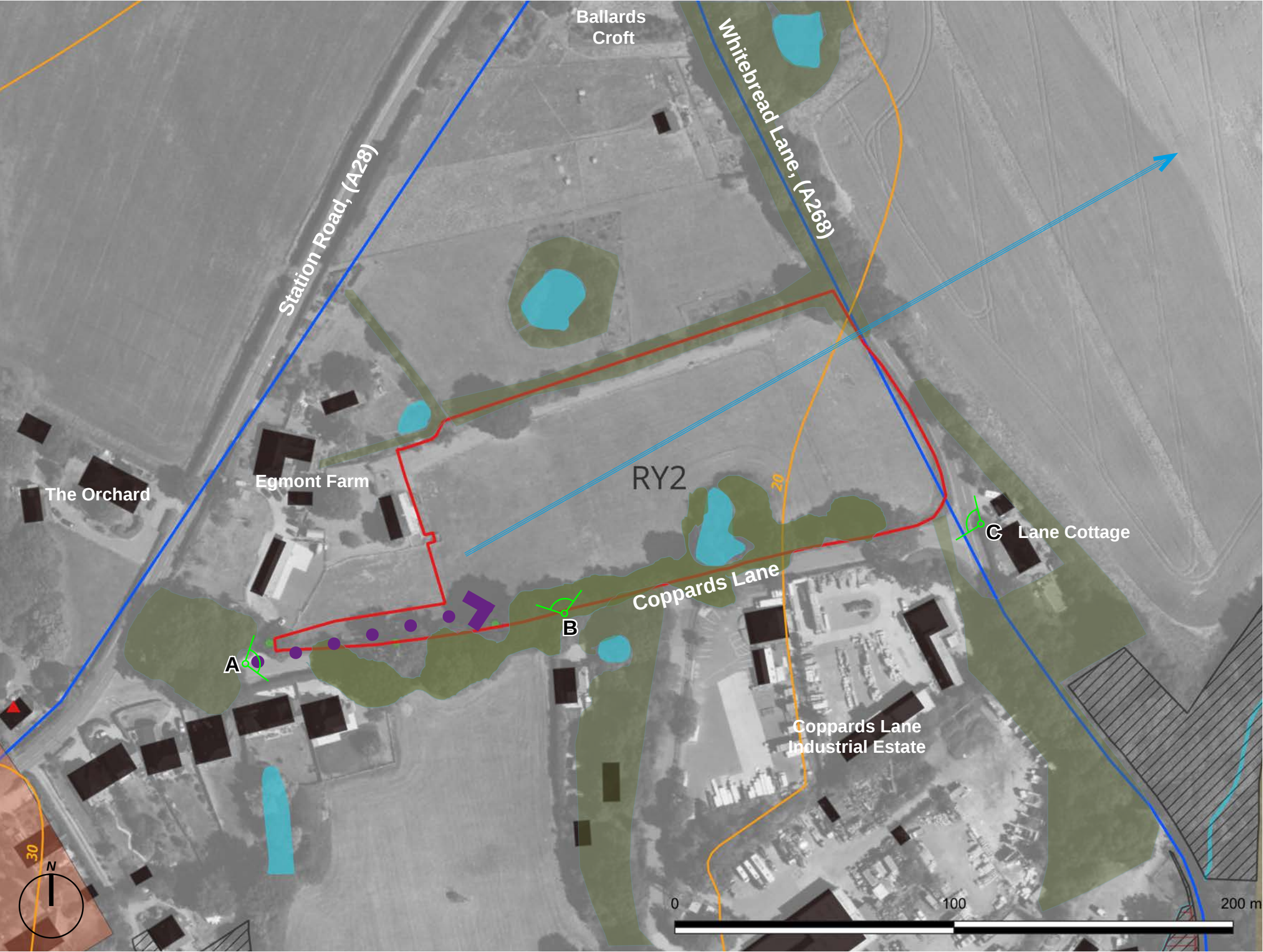
Site RY2 - Land at Egmont Farm - Site Assessment	
Location and Landscape Character Summary	Site RY2 comprises of a rectangular shaped field to the north of Coppards Lane and west of Whitebread Lane, (A268). The field is in use as a paddock. Stabling units and a horse manege are located outside of the western edge of the Site alongside of Egmont Farm Holiday Cottages. The Site and stabling units are accessed from an access drive from south of Egmont Farm off Coppards Lane. The residential access to Egmont Farm is gained from Station Road, (A28) to the west. On the south side of Coppards Lane ribbon development continues about from Station Road to the west, terminating adjacent to the Site entrance. There is then a small gap before the Coppards Lane Industrial Estate, which continues east to the junction with Whitebread Lane. The southern boundary of the Site is well defined by a mature treeline with dense understorey scrub, which is raised from the adjacent partly sunken profile of Coppards Lane. There are three oak trees which are subject to Tree Preservation Orders to the western end of the southern boundary, east of the access track. There is a pond surrounded by trees and understorey scrub off the centre of the southern boundary. There are several dispersed ponds in the immediately surrounding area, with two off the northern boundary and one off the southern. The eastern boundary is more open with a maintained hedgerow, which has some gaps defining this boundary along Whitebread Lane. The northern boundary is defined by an over mature hedgerow which comprises of small trees with some gaps between, with a mature oak tree to the eastern end of this boundary. The Site is located on falling ground forming part of the undulating southern valleyside to the Rother valley, with an easterly aspect to the Site associated with an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site. Landform within the Site rises from some 20m to the east to some 25m to the west, continuing to rise along the strip of land leading to the access point at some 27m aOD. The ribbon development offset to the south extends as part of a pattern of C20th settlement either side of Station Road from the historic core of Nothiam, which is located upon the high ground some 1km to the south-west. The Site and surrounding area are located within the High Weald. The Site forms a part of the Draft Site Allocation Policy NR2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> The Site is located on falling ground forming part of the undulating southern valleyside to the Rother valley, with the easterly aligned profile to the Site associated with the upper landform of an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site. Landform within the Site rises from some 20m to the east to some 25m to the west, continuing to rise along the strip of land leading to the access point at some 27m aOD.
2. Landscape pattern and time depth (<)	<i>[Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the field forms the southern part of an informal fieldscape resulting from regular piece meal enclosure, which extends to the north and beyond Station Road to the north-west. To the west of the Site area the landscape is characterised as settlement expansion resulting from a large farmstead. The Coppards Lane Industrial Estate offset south of Coppards Lane is characterised as other industry associated with a factory. Offset from the south-east of the Site on the eastern side of Whitebread Lane is an area of settlement expansion resulting from a small farmstead / cottage, with a further pocket of non historic isolated settlement further north along Whitebread Lane. Through reference to the High Weald NL Dataset there are no historic fields identified within or about the immediate context of the Site. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=51.00470&lon=0.61411&layers=6&b=ESRIWorld&o=35 >) the Site forms the southern part of an earlier, triangular shaped field enclosed by Coppards Lane to the south, Whitebread Lane to the north-east and Station Road to the north-west.
3. 'Natural' character (< >)	<i>[Some occurrence of valued features (such as trees and hedgerows)]</i> The southern boundary of the Site is well defined by a mature treeline with dense understorey scrub, which is raised from the adjacent partly sunken profile of Coppards Lane. There are three oak trees which are subject to Tree Preservation Orders to the western end of the southern boundary, east of the access track. There is a pond surrounded by trees and understorey scrub off the centre of the southern boundary and several dispersed ponds in the immediately surrounding area, with two off the northern boundary and one off the southern, which are a characteristic, albeit widespread component of the High Weald NL The eastern boundary is more open with a maintained hedgerow, which has some gaps defining this boundary along Whitebread Lane. The northern boundary is defined my an over mature hedgerow which comprises of small trees with some gaps between, with a mature oak tree to the eastern end of this boundary.
4. Historic features (< >)	<i>[Adjacent historic features in the area that contribute to landscape character]</i> Through reference to the High Weald NL Dataset, Whitebread Lane (A268) and Station Road (A28) are recognised as historic roads. A Grade II Listed building The Little House is located about 100m to the south-west of the Site.
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. Relative tranquillity associated with rural character]</i> The natural character of the Site contributes to a relative sense of rurality and tranquillity - Primarily resulting from the tree belt along the southern boundary of the Site. However, heavy truck usage of Coppards Lane associated with the Industrial Estate impacts on this contribution, as does traffic along Whitebread Lane. There is visibility towards the broad valley of the lower reaches of the River Rother to the north-east from within the more elevated western part of the Site.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The ribbon development offset to the south-west of the Site along the southern edge of Coppards Lane extends as part of a pattern of C20th settlement either side of Station Road from the historic core of Nothiam, which is located upon the high ground some 1km to the south-west. There is otherwise dispersed settlement to each corner of the former triangular field, with Egmont Farm about the south-western corner, and cottages off the eastern and northern edges along Whitebread Lane.
8. Visual prominence (< >)	<i>[Some enclosed and some open areas]</i> The Site is located within an enclosed situation due to surrounding mature hedgerow's and trees and settlement along the north, south and west. The eastern edge of the Site is bordered by a multi species hedgerow with some gaps, through which views are gained into the Site, (see Photograph C).

RYE - CONTEXT AREA

Site RY2 - Land at Egmont Farm - Site Assessment		
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent' landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Lower Rother Valley, (LCA13, 2016) there is some contribution from the Site area or surrounds to the key positive landscape attributes, comprising of the association of ribbon development extending along Station Road to the south-western corner of the Site, to the settlement pattern of Northiam, with the historic core upon the ridge top some 1km to the south-west, beyond which scattered development of farmsteads occur, such as that of Egmont Farm, Lane Cottage and The Orchard about and offset from the Site. There is some contribution from Coppards Lane and Whitebread Lane to the characteristic of 'winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys.' That is on the basis that these are lanes which drop down into the Rother valley, albeit they are not single carriage and only partially sunk. Core characteristics valued within the overlying High Weald NL include historic routeways, with Whitebread Lane and Station Road identified as historic roads within the High Weald NL Dataset. Regarding intimacy of scale, rurality and tranquillity, there is some contribution, primarily resulting from the tree belt along the southern boundary of the Site and the visibility towards the broad valley of the lower reaches of the River Rother to the north-east from within the more elevated western part of the Site. However, heavy truck usage of Coppards Lane associated with the Industrial Estate to the south-east impacts on this contribution, as does traffic along Whitebread Lane. The deeply incised, ridged and faulted landform with gill streams is present within the surrounds from an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site, with the easterly aligned profile to the Site associated with the upper landform of this. There is a pond surrounded by trees and understorey scrub off the centre of the southern boundary and several dispersed ponds in the immediately surrounding area, with two off the northern boundary and one off the southern, which are a characteristic, albeit widespread component of the High Weald NL.	
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 enclosed situation of the Site and presence of built form to the west and south-east results in limited perceptual contribution to separation of settlement. However, the change in landform and more dispersed settlement pattern about present a situation which is outside of that more coherently associated with that of Northiam along and off the falling ridge top. There is some limited physical contribution from the field.	
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. The settlement pattern within the local area transitions from ribbon development off Station Road along Coppards Lane to opposite the Site entrance to a more dispersed rural settlement pattern about the Site, The landform and easterly aspect to the Site is not in keeping with the ridgetop alignment of this from the historic core of Nothiam, which is located upon the high ground some 1km to the south-west. The landform across the Site is associated with the falling landform off the ridge towards the Rother Valley, with the easterly aspect of the Site falling towards an incised tributary gill which extends on a south-westerly alignment some 150m to the east of the Site. The line of oak trees along Coppards Lane to the southern edge of the Site and the pond to the central point along the southern boundary are considered sensitive features, as is the distant visibility from within the more elevated western part of the Site towards the broad valley of the lower reaches of the River Rother to the north-east. Whilst the Site is relatively enclosed, the southern boundary of the Site with mature oak trees would be highly susceptible to changes to ground levels and compaction associated with the anticipated access.	
Landscape Guidelines	N/A	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	High	High

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Site RY2 - Land at Egmont Farm - Landscape Analysis



Legend

RY2 Land at Egmont Farm

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

Historic Fields - Partial (Sections match historic field boundaries)

Historic Settlements

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

Figure RY2. Landscape Analysis for Site RY2.

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RYE - CONTEXT AREA

Site RY2 - Land at Egmont Farm - Photographs



Photograph A. Easterly view along Coppards Lane, adjacent to Egmont Farm Holiday Cottages offset south-west of the western corner of the Site.



Photograph B. Northerly view into the north western parcel from a field gap along the Site's southern edge along Coppards Lane.



Photograph C. North-westerly view into the eastern parcel offset south east of the Site along Whitebread Lane, (A268) with Coppards Lane Industrial Estate located outside the Site to the left of view along Coppards Lane.

RYE - CONTEXT AREA

Site RY3 - Land south of Poppyfields - Site Assessment

Location and Landscape Character Summary	The Site comprises of an irregularly shaped field, in use as a paddock for horses, defined to the west by a mature hedgerow with trees, east of an elevated pavement along the sunken profile to Rye Road, (A268). The northern boundary to the field is defined by the rounded curtilage to the garden of The Corner House. With the remainder of the field in use by Reggie's Place Doggy Daycare, with various assorted sheds between the northern boundary of the Site and Houghton Green Lane. The Site extends across the hedgerow boundary to the east of this field to include the western, more elevated part of a further irregularly shaped field, which is located to the south of a car parking area for the Playden Womens Institute, with the Hall situated adjacent to the north of Houghton Green Lane, forming part of a line of dwellings along the northern edge of the Lane. The southern boundary of the Site is defined by a belt of mature trees which forms the northern curtilage to built form in use by the Playden Oasts Inn. The Site is located outside the High Weald NL, which is on the opposite side of the road to the west. The Site forms a part of the Draft Site Allocation Policy PL1.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (<)	<i>[Very gently undulating landform]</i> The Site and surrounding built form are situated to the northern end of the ridgetop which extends north from the town of Rye across Playden, with the historic oast houses offset to the south located about the 40m contour and the cluster of built form to the north about the junction with Houghton Green Lane located about the 36m contour. Landform falls from some 38m aOD to the south-western corner of the Site to some 37m aOD to the south-eastern corner and from 36m aOD to the north-western corner to some 35m aOD to the north-east, forming a relatively flat area, with a gentle fall to the north and east. Landform then falls away to the east off the rounded ridgetop.
2. Landscape pattern and time depth (<)	<i>[Simple / Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Landscape Characterisation (Bannister, 2014) the fields within the Site form part of an area of informal fields resulting from piece meal enclosure which extend to the east. The area about the Playden Oasts Hotel beyond the southern boundary of the Site is characterised as part of the historic core of a hamlet, with the same type including the curtilage to the Corner House off the north-western edge of the Site and then north of this beyond the junction with Houghton Green Lane. Settlement east of this along Houghton Green Lane is characterised as C20 settlement expansion resulting from ribbon development. A patch of planned housing estate extends eastwards of this on lower lying ground.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The western boundary of the Site is defined by a mature hedgerow with trees, with a comparable boundary definition to the south. A mature hedgerow divides the Site into east and west, with a further mature hedgerow along the boundary with the car parking area for the Playden Womens Institute.
4. Historic features (< >)	<i>[Adjacent historic features in the area that contribute to landscape character]</i> There is a Grade II Listed Building called Playden Oasts Hotel located some 75m south of the Site, south of intervening modern built form. The LB is described as three round oasthouses C19, now converted into a house and hotel, in red brick with tarred roof. Through reference to the High Weald NL Dataset, Houghton Green Lane and Rye Road, (A268) are recognised as historic roads, although the Site is not within the High Weald NL, but just outside.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> There are no Public Rights of Way across the Site. A pavement extends along the western edge of the Site, at an elevation from the adjacent level of Rye Road.
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 boundaries and internal hedgerow definition contributes to a sense of rurality and relative tranquillity, albeit the presence of Rye Road to the west limits this, as does the Houghton Green Lane and doggy day care to the north.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The Site is located north of the village of Playden, surrounded with built form to the south, and offset to west and north beyond Rye Road and Houghton Green Lane. The built form in this location is clustered about the junction, forming a northerly extent of built development about the northern end of the ridgetop associated with Playden and more general settlement expansion north of Rye along Rye Road, (A268). Surrounding uses alongside of residential include the Rye Waterworks Brewery to the west and the Playden Womens Institute Hall to the north, with the associated car park forming the northern part of the Site. The Playden Oasts Hotel is located some 75m south of the Site, beyond modern built form.
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. The north-eastern part of the Site is open to a larger informal field, although the field is well enclosed by mature vegetation along Houghton Green Lane, which falls into a sunken profile to the east on falling ground.
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 Lower Rother Valley, (LCA13, 2016) there is some contribution from the Site area or surrounds to the key positive landscape attributes, comprising of the association of ribbon development extending along Houghton Green Lane to the north from the historic core of the hamlet and settlement infill from the Old Dairy and Springfield Cottages offset to the south-west along Rye Road. There is some contribution from Houghton Green Lane to the characteristic of 'winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys.
10. Coalescence (<)	<i>[The area does not play a particularly important role in settlement separation]</i> The enclosed situation of the Site within well vegetated boundaries and presence of surrounding built form results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

RYE - CONTEXT AREA

Site RY3 - Land south of Poppyfields - Site Assessment		
Sensitivity Analysis		
Sensitivity Analysis Commentary	This area is considered to have some capacity for low scale residential development as indicated on the Analysis Figure, if sited and designed sensitively, due to its enclosed situation and association with surrounding settlement pattern, located upon the rounded ridgetop to the north of the village of Playden. The vegetated boundaries are considered to be sensitive to change, albeit the encroachment onto the two fields from various uses to the north, including the curtilage of the Corner House, the Doggy Day Care use and the WI car park have removed the historic boundaries in these locations. The dense intervening vegetation along the western boundary of the Site and Rye Road would result in no perceptual change to the setting of the High Weald NL to the western edge of Rye Road.	
Landscape Guidelines	Development should be of high quality and landscape-led. Retain tree'd areas and reinforce hedgerows to the Site boundaries, with a new hedgerow with tree proposed to the newly defined eastern boundary and to compensate for that lost to the west. The approach to the layout might take reference to a farmstead type layout to reflect the proximity of the former Hook's Farm to the south, associated with the retained oast houses here. This would engage a countryside edge narrative, with built form and materiality in keeping with that. A footway access might be provided through the hedgerow to the western boundary to connect with the pavement here, offset east of Rye Road, (A268).	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

RYE - CONTEXT AREA

Site RY3 - Land south of Poppyfields - Landscape Analysis



Legend

RY3 Land south of Poppyfields

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

High Weald National Landscape (west of the line)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

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

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.

Anticipated main access

Indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Potential Footway / Cycle / access path.

Figure RY3. Landscape Analysis for Site RY3.

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RYE - CONTEXT AREA

Site RY3- Land south of Poppyfields - Photographs



Photograph A. South-easterly view along Houghton Green Lane towards Womens Institute Car Park also to be the north-western field within the Site.



Photograph B. South-easterly view towards the Site located beyond the field located to the north-west of the Site.



Photograph C. North-easterly view along Rye Road, (A268) offset south west from the Site towards the southern field bound by mature trees.



Photograph D. Easterly view of the western field from a field gap along the Site's western edge along Rye Road, (A268).