

SOUTHERN - CONTEXT AREA

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Landscape Character Summary

There are five sites within this Area. Site SO1 is located south of village Westfield, off Westfield Lane at Moor Farm whilst Site SO2 lies along the ribbon development, northwest of Three Oaks Village. Sites SO3 and SO4 are situated along A259, to the west of Icklesham village. Site SO5 is located along Chapel Lane, within the village of Guestling Green.

East Sussex Landscape Character Assessment (2016)

Through reference to **Figure 1-SO**, all the Sites (SO1, SO2, SO3, SO4 and SO5) are located within the Brede Valley Landscape Character Area (LCA 11).

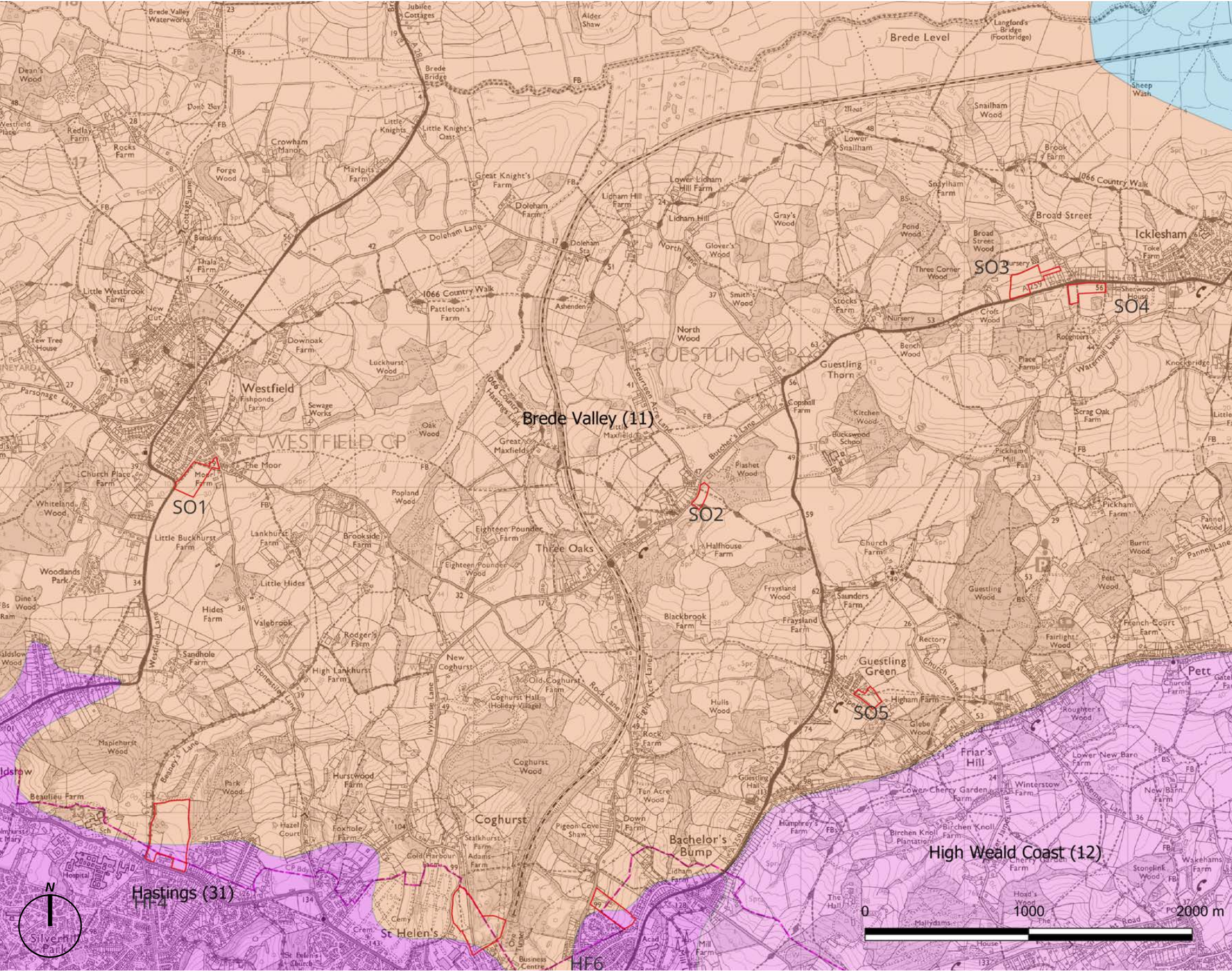
Brede Valley (LCA 11)

Key positive landscape attributes of LCA 11 present within this Area 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.'*

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Legend

Assessment Sites

- S01** Land at Moor Farm, Westfield
- S02** Field at Halfhouse, Butchers Lane
- S03** Land adjacent to Orchard Close
- S04** Land adjacent to Little Sherwood Industry Park
- S05** Wild Meadows, Chapel Lane Industry Park

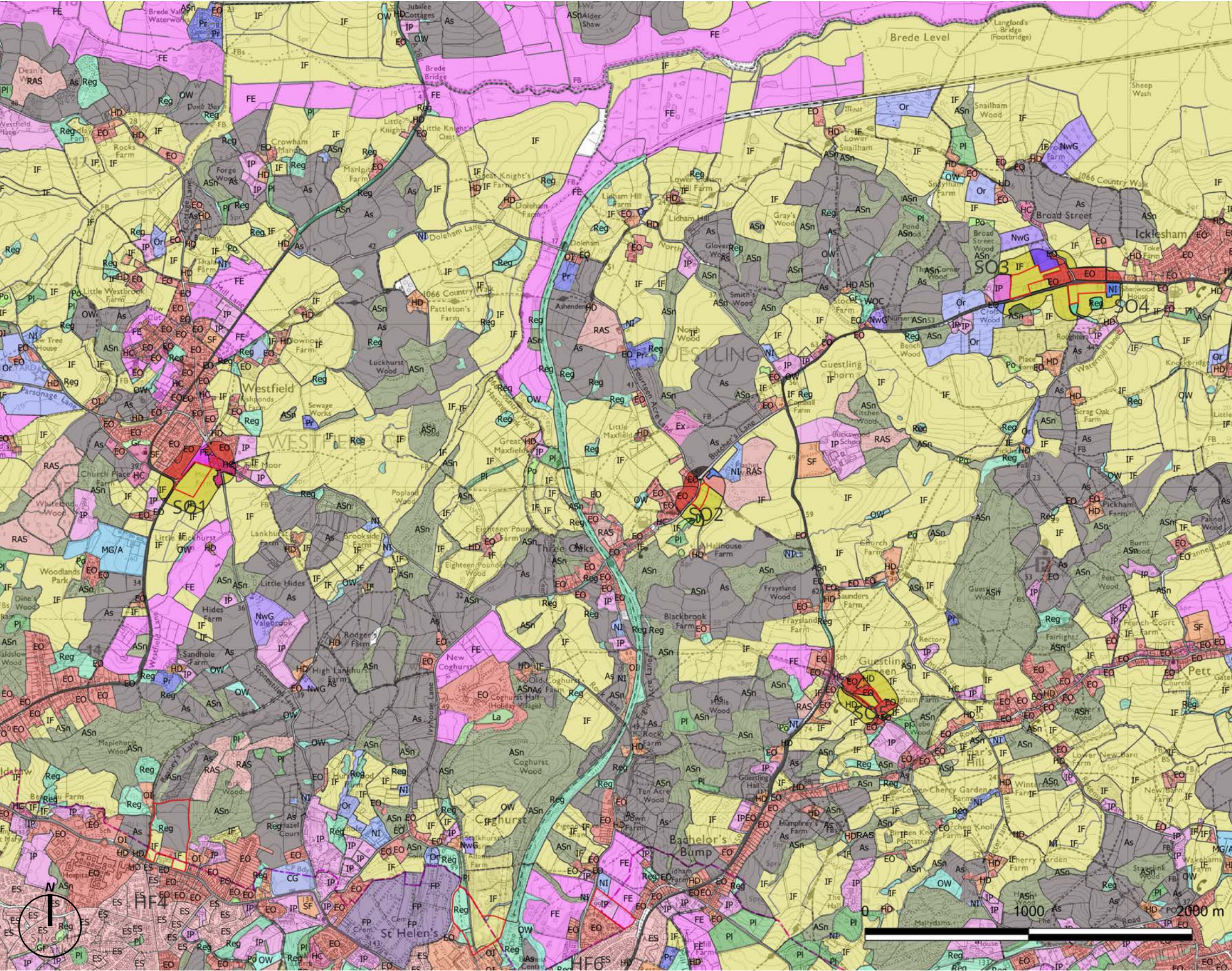
East Sussex Landscape Character Areas

- Brede Valley (LCA 11)**
- High Weald Coast (LCA 12)**

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

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SOUTHERN - CONTEXT AREA



Legend

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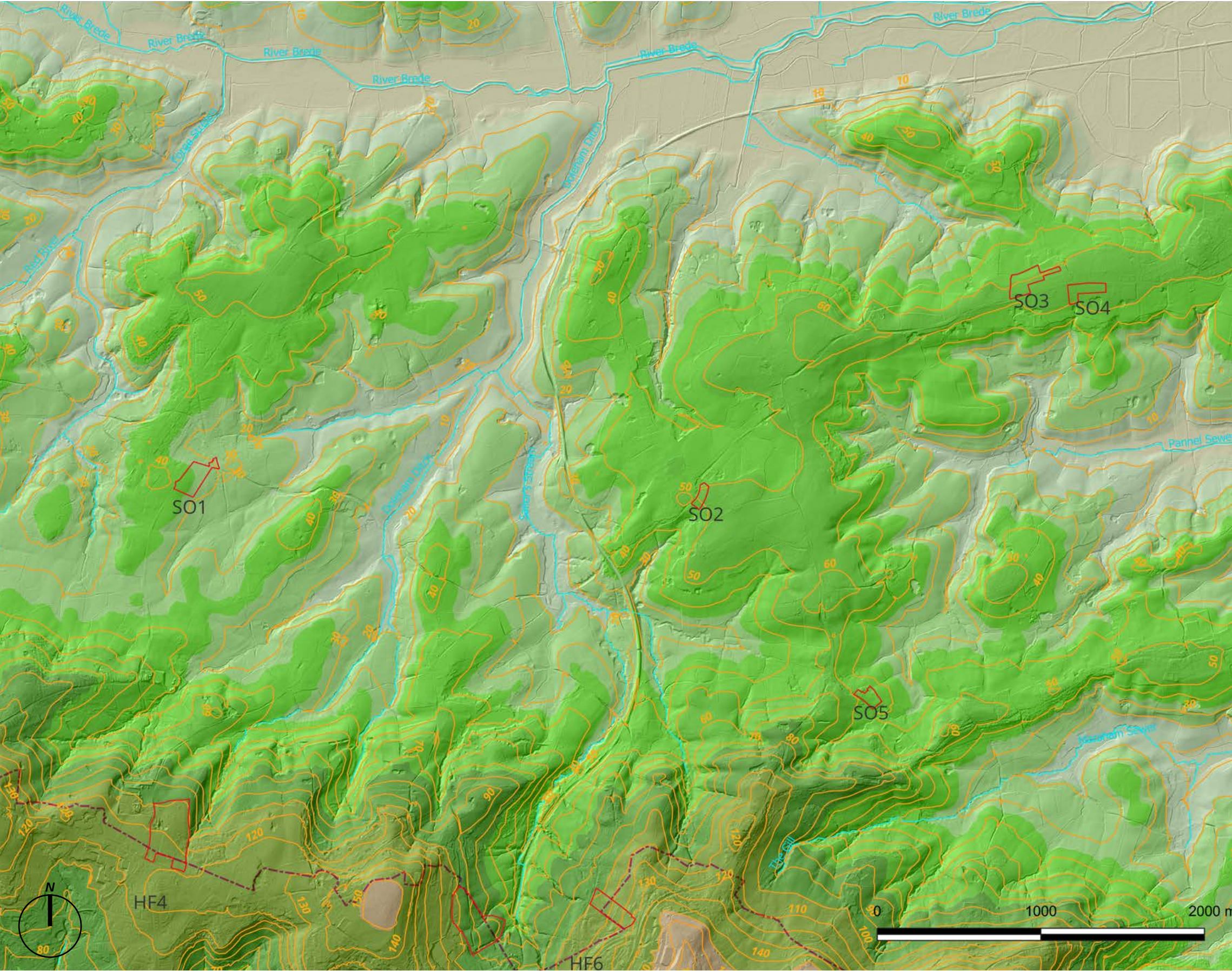
Sussex Historic Landscape Character (Broad Type / HLC Type)

- AS Fieldscapes / Assarts
- FE Fieldscapes / Formal Enclosure (planned/private)
- IF Fieldscapes / Informal Fieldscapes
- IP Designed Landscapes / Informal Parkland
- NwG Horticulture / Nursery(s) with Greenhouse(s)
- Or Horticulture / Orchard
- EO Settlement / Expansion - Other
- HC Settlement / Historic Core
- HD Settlement / Historic Dispersed
- NI Settlement / Non-historic Isolated
- Po Water / Ponds
- ASn Woodland / Ancient Semi-natural
- PI Woodland/ Plantations
- Reg Woodland / Regenerated
- RAS Woodland / Replanted Ancient Semi-Natural

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

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HISTORIC LANDSCAPE CHARACTERISATION GIS DATASET: DATA COPYRIGHT © EAST SUSSEX COUNTY COUNCIL, HISTORIC ENGLAND

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Legend

Assessment Sites

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Contour Lines and Watercourses

- Contour lines, (10m increment)
- Watercourse, (Source: OS Open Rivers)

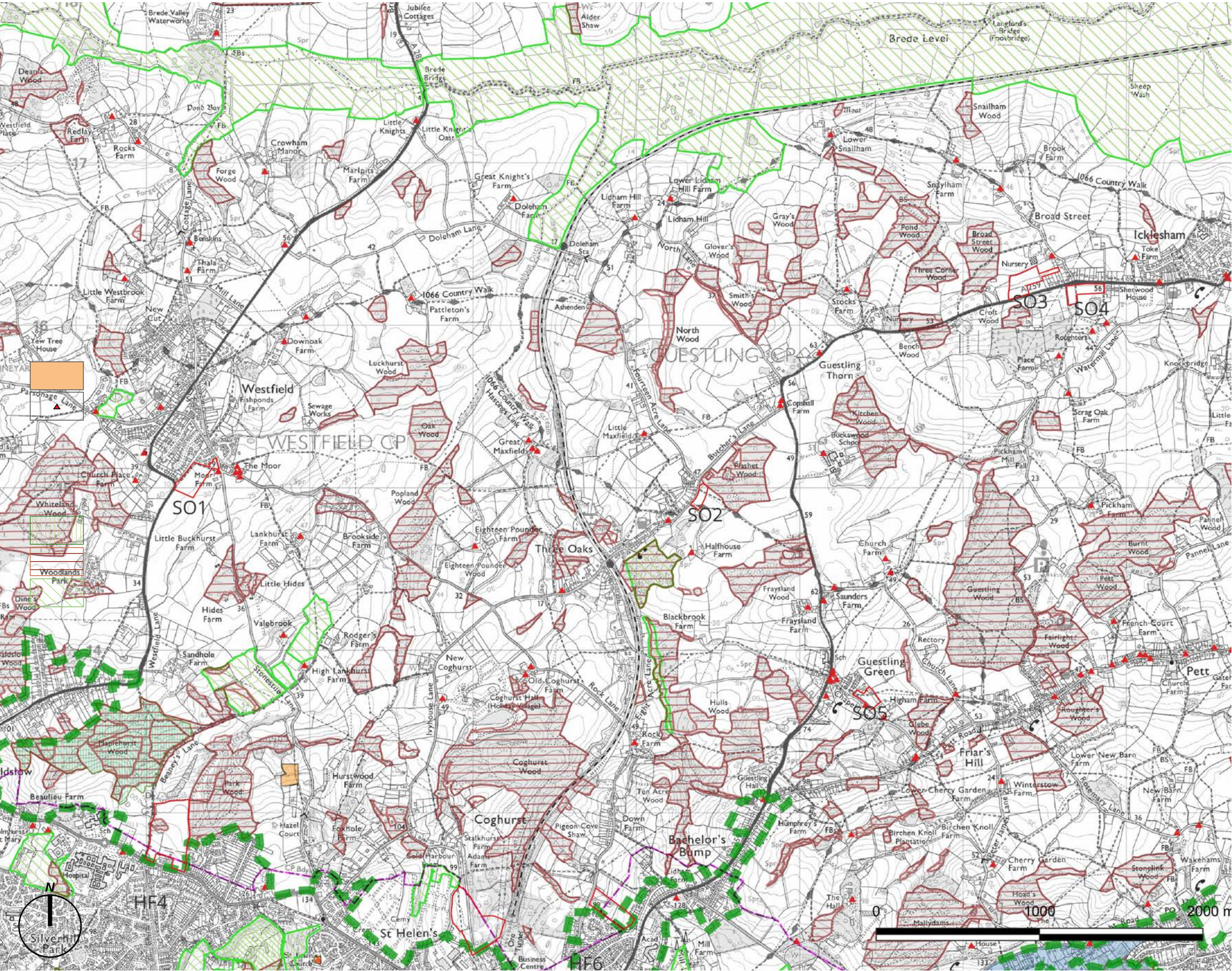
Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

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

Figure 3-SO. Landform

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Legend

Assessment Sites

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Designations

The High Weald National Landscape extends across this area

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

Figure 4-SO. Relevant Designations

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Site SO1 - Land at Moor Farm, Westfield - Site Assessment

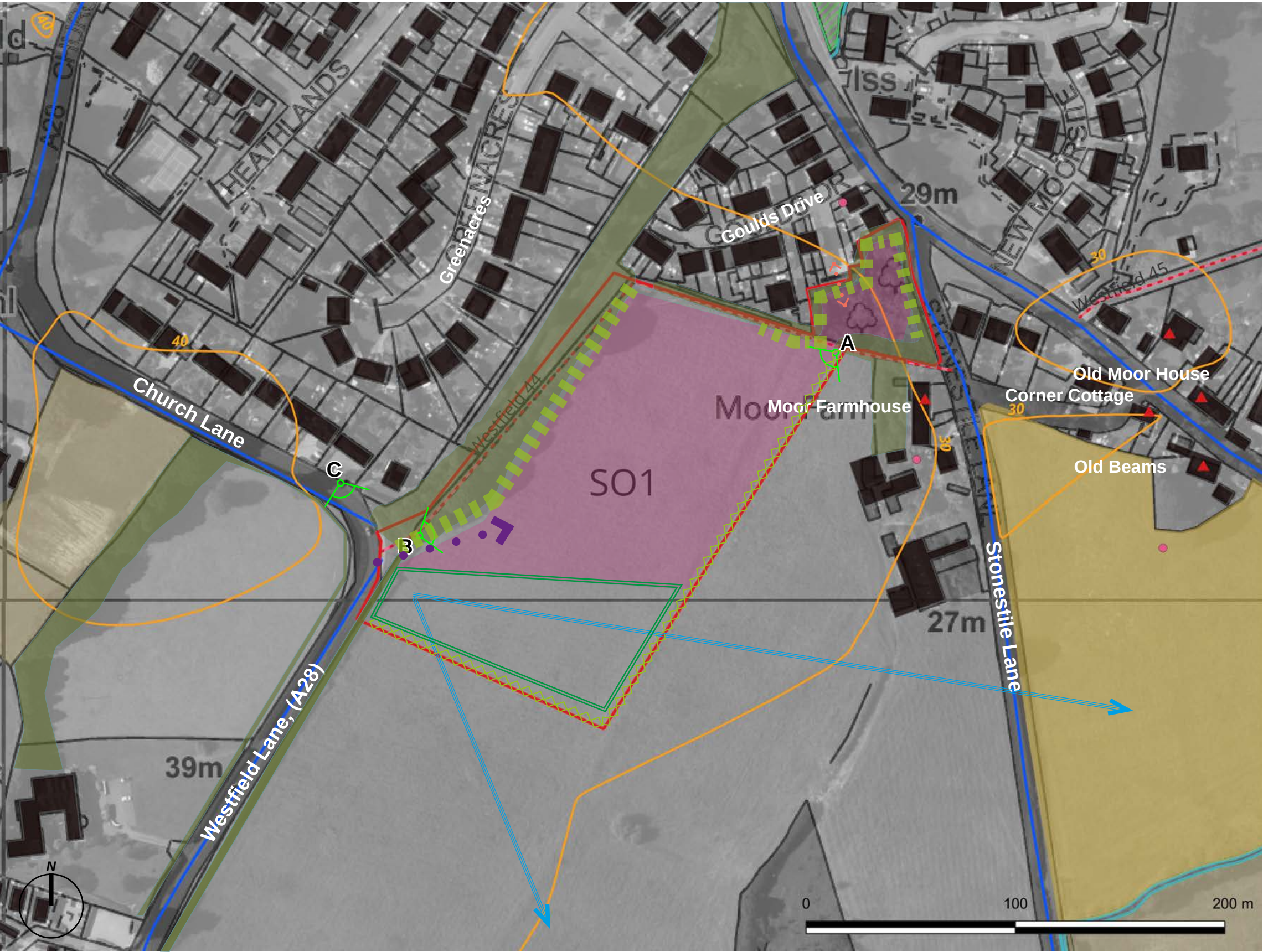
Location and Landscape Character Summary	The Site comprises of an earlier field, which has been subject to modern field amalgamation, enclosed with settlement to north and west / north-east. The field is located to the south-east of the village of Westfield and south-west of the former hamlet of Westfield Moor, which has been incorporated by the south-eastward settlement expansion of Westfield. The Site is situated to the eastern end of a longitudinal ridge, along and off which Northfield extends to the north. The south-western more elevated part of the Site is offset east of a lens of higher ground about the 40m contour, from which there are views from Public Footpath 44 towards the wooded ridgeline about Hastings some 3km to the south and the undulating upper landform of tributary watercourses which drain northwards to the River Brede to the east. Landform falls away across the Site to the north and east towards the 30m contour. Public Footpath 44 extends from Westfield Lane (A28) from inside of the Site's south-western corner along the western and northern edge of the Site, continuing through a smaller parcel within the Site to Stonestile Road to the east. The western boundary is defined by a mature oak tree line, forming the eastern edge of a belt of vegetation before settlement curtilage commences offset to the west off Greenacres. That to the north of the Site off Goulds Drive is less well defined with scrub along the property curtilage. The southern end of the western boundary is defined by a mixed species native hedgerow along Westfield Lane, (A28). The Site includes a pocket of recently felled woodland to the north-east, south of which the Footpath extends. The Grade II Listed Moor Farmhouse is located beyond intervening vegetation off the north-eastern corner of the Site, described as C18, red brick to lower elevations and tile-hung above, with half-hipped tiled roof and casement windows, which is located to the western edge of the former hamlet of Westfield Moor. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy WS3.
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 to the eastern end of a longitudinal ridge, along and off which Northfield extends to the north. The south-western more elevated part of the Site is offset east of a lens of higher ground about the 40m contour. Landform then falls away to the north and east across the Site to the 30m contour.
2. Landscape pattern and time depth (< >)	<i>[Mixture of simple and complex landscape field patterns]</i> Through reference to the Sussex Historic Landscape Character, (Bannister, 2014) the Site is located to the north-western corner of a field which forms part of a larger area of informal fields, resulting from modern field amalgamation. There is a smaller irregularly shaped area to the north-east, located between the field and Stonestile Road, which falls within an area characterised as historic core of a hamlet. However, this area of the Site and former hamlet area is wooded/recently cleared. An area of settlement expansion is located north of the historic core and to the north-west of the Site boundary, beyond a belt of intervening formally enclosed fields. However, this area is built upon other than in a strip to the west of the Site, extending north of this. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=15.9&lat=50.90619&lon=0.58158&layers=6&b=ESRIWorld&o=94 >) the Site boundary is defined by an earlier field boundary, which has been subject to later modern field amalgamation.
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 oak tree line, forming the eastern edge of a belt of vegetation before settlement curtilage commences off Greenacres. That to the north off Goulds Drive is less well defined with scrub along the property curtilage. The southern end of the western boundary is defined by a mixed species native hedgerow along Westfield Lane, (A28). The Site includes a pocket of recently felled woodland to the north-east, south of which the Footpath extends, within a belt of retained scrub and trees.
4. Historic features (< >)	<i>[Adjacent / presence of historic features that contribute to landscape character]</i> The Grade II Listed Moor Farmhouse is located beyond intervening vegetation off the north-eastern corner of the Site, described as C18, red brick to lower elevations and tile-hung above, with half-hipped tiled roof and casement windows. Through reference to the High Weald NL Dataset a C18 Historic Farmstead named Moor Farmhouse is located approximately 30m off the north-eastern corner of the Site, albeit this is recorded as subject to significant loss. Another C19 farmstead, identified as subject to complete loss, sits some 30m offset north of the Site's northern boundary. Beyond that, there is a cluster of Grade II Listed buildings some 150m east of the Site. Regarding the High Weald NL Dataset there are fields identified as having partly retained field boundaries at an offset west of Westfield Lane and east of Stonestile Lane. Westfield Lane, (A28) to the western boundary and Stonestile Lane to the east are identified on the High Weald NL Dataset as historic routeways, as is Public Footpath 44.
5. Recreational use(< >)	<i>[Some Public Rights of Way]</i> Public Footpath 44 extends from Westfield Lane (A28) from inside of the Site's south-western corner along the western and northern edge of the Site, continuing through a smaller parcel within the Site to Stonestile Road to the east.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development]</i> he natural character of the Site contributes to a sense of rurality and tranquillity including the tree line of mature oak trees along the western edge of the Site and the mixed species native hedgerow along Westfield Lane, (A28) to the remaining southern end of the western boundary.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The residential development to the north and west of the Site presents an association with surrounding settlement pattern, albeit with the western boundary screened by the line of oak trees, and the northern boundary separated by the discontinuous scrub.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is partially enclosed by the line of oak trees along the western boundary and continuing vegetation about the northern half of the field on lower lying ground. The more elevated south-eastern part of the Site is more open with intervisibility to undulating landform across the upper tributaries to the River Brede offset to the east and rising landform towards the sandstone ridge north of Hastings offset some 3km to the south-east, (see Photograph A).
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016), there is a very limited contribution from the vista across the undulating landform to the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the remnant of the wooded area to the north-east associated with Moor Farmhouse to the 'well wooded sides slopes with scattered farmsteads', albeit the farmstead is to the edge of the village of Westfield. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the more open south-eastern part of the Site with views to east and south contributes to.

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Site SO1 - Land at Moor Farm, Westfield - Site Assessment		
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements]</i> There is some perceptual contribution from the more open southern part of the Site, and as experienced more generally in views from the Public Footpath to north and west. There is some limited physical contribution from the field.	
Sensitivity Analysis		
Sensitivity Analysis Commentary	The northern more enclosed part of 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, informed by the Site's definition as an earlier field boundary, which has been subject to modern field amalgamation, and enclosure with settlement to north and west / north-east. The situation of the field to the south-east of the village of Westfield and south-west of the former hamlet of Westfield Moor, which has been incorporated by the south-eastward settlement expansion of Westfield comprises of an area which is well associated with surrounding settlement pattern including that to the north-east which forms the western edge of the former hamlet of Westfield Moor, albeit with some heritage sensitivity. The mature oak tree belt to the west and Public Footpath which extends about the northern and western edges of the Site are sensitive features, as is the outlook towards the wooded sandstone ridge to the north of Hastings, some 2km offset to the south, which is viewed from the more elevated southern part of the Site. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the more open south-eastern part of the Site with views to east and south contributes to.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, with a buffer outside of private ownership. An access road might extend inside of the root protection area of the line of mature oak trees to the western Site boundary to ensure that these remain part of the public realm, with a line of trees, perhaps along a native hedgerow to the opposing side of the road, so that the natural character of the users of the coincident Public Footpath was supported. The eastern and southern Site boundary should be defined with a mixed species native hedgerow, which would reinstate an earlier field boundary, which has been subject to modern field amalgamation. The C18 Historic Farmstead named Moor Farmhouse located approximately 30m off the north-eastern corner of the Site, recorded as subject to significant loss should be responded to through the housing layout, through taking reference to the layout and materiality of a farmstead in the development approach taken. This would present a more sympathetic and in keeping approach to built character along the settlement edge than that presented presently by built form off Goulds Drive to the northern edge of the Site referencing the earlier character of the former hamlet of Westfield Moor, which remains within vegetated enclosure offset to the east. 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 Public Footpath about the northern and western edge of the field should be maintained. An area of Public Open Space would be anticipated across the more elevated southern part of the Site, alongside of the incorporation of vistas as identified within the Analysis Figure. This would enable the sense of place from the open space and views to east and south to be made the most of by residents and in the redefinition of the settlement edge in this location, where the more open countryside beyond could be experienced.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

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Site SO1 - Land at Moor Farm, Westfield - Landscape Analysis



Legend

SO1 Land at Moor Farm, Westfield

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 - 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.

Indicative buffer from existing tree belts and patches.

Anticipated main access

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Potential Footway / Cycle path / Emergency Access.

Figure SO1. Landscape Analysis for Site SO1.

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Site SO1 - Land at Moor Farm, Westfield - Photographs



Photograph A. South-westerly view from Public Footpath 44 within the north-eastern corner of the field.



Photograph B. North-easterly view from inside of the south-western corner of the Site along Public Footpath 44, which extends along the western Site boundary.



Photograph C. South-easterly view from west of the bend in Church Lane about the south-western corner of the Site, looking towards the far wooded skyline to the edge of the ridge north of Hastings.

SOUTHERN - CONTEXT AREA

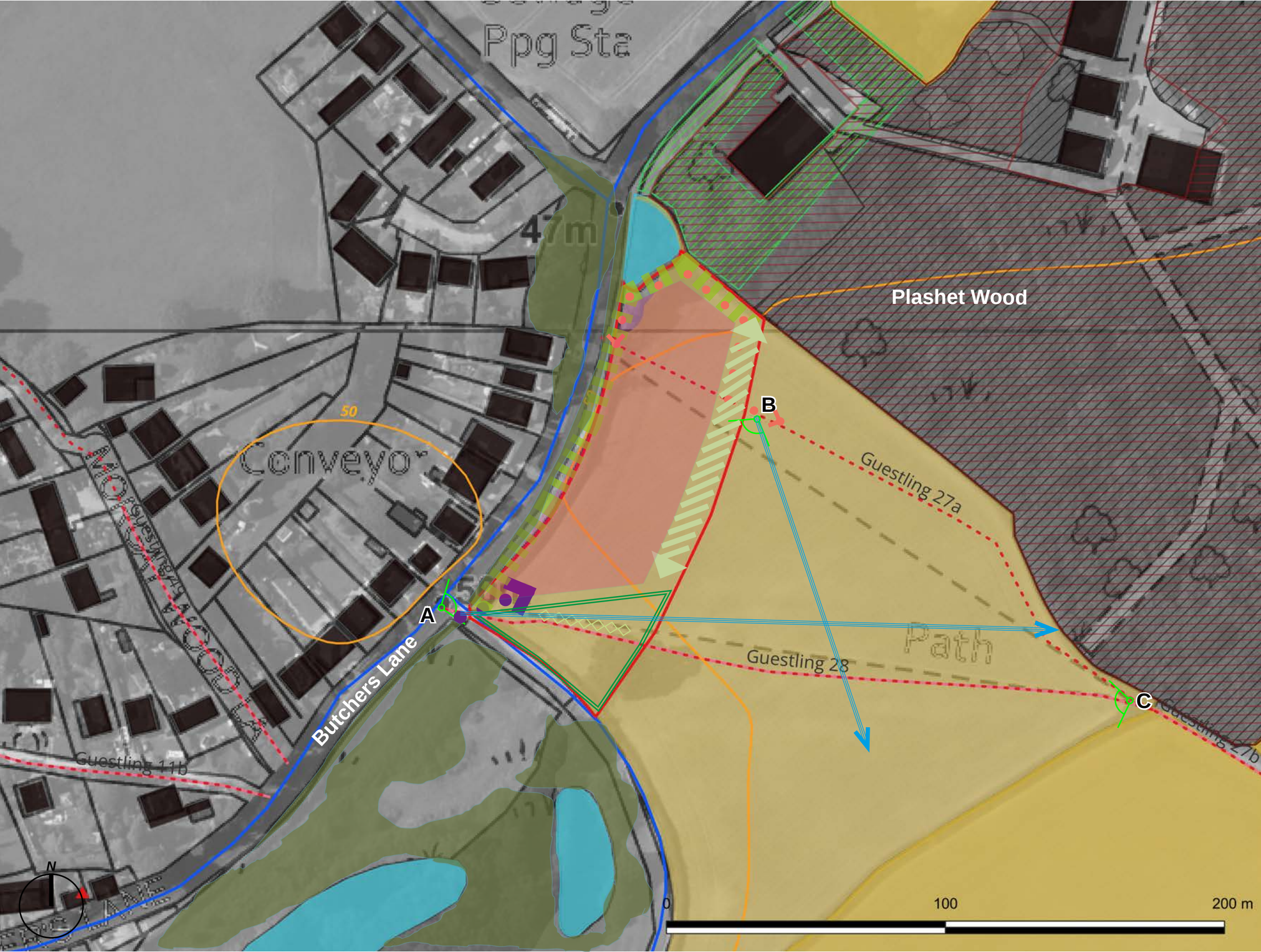
Site SO2 - Field at Halfhouse, Butchers Lane - Site Assessment	
Location and Landscape Character Summary	The Site is located along the north-western edge of a small irregular field to the east of Butchers Lane. An Ancient Semi-natural woodland named Plashet Wood is located along the northern edge of the field, with a pond to its north-western corner. A mature hedgerow atop a hedge bank extends along the north-western boundary with the partially sunken Butchers Lane beyond. The southern boundary of the Site extends along the access track to Half House Farm, which is defined with a native hedgerow. This curves about an area of incised lower lying land to the south within which there are two large ponds, surrounded with mature trees and scrub. North of this area a mature oak tree is located to the southern corner of the Site. Two Public Footpaths extend across the Site from Butchers Lane, which combine to the eastern corner of the field. Public Footpath 28 extends on an easterly alignment from north of the access track to Half House Farm across the southern corner of the Site. Public Footpath 27a extends at an inset from the northern edge of the Site. The Site is substantially level about the 50m contour consistent with areas west of Butchers Lane and more generally to the east, but does drop away to its northern and southern edges towards the offset ponded areas and more generally towards the tributary valley of the Sailor's Stream, with the ponds to the south-west forming part of an incised feature at some 30m aOD leading to this. There are southerly views from the most northern Public Footpath in particular towards the sandstone ridge to the north of Hastings some 2km offset. Houses forming part of a planned estate extend north-west of Butchers Lane, with the historic core of the hamlet of Three Oaks offset to the south-west of this. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy GU6.
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 substantially level about the 50m contour consistent with areas west of Butchers Lane and more generally to the east, but does drop away to its northern and southern edges towards the offset ponded areas and more generally towards the tributary valley of the Sailor's Stream, with the ponds to the south-west forming part of an incised feature at some 30m aOD leading to this. The central part of the Site rises to some 52m aOD.
2. Landscape pattern and time depth (>)	<i>[Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / 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 field forms part of an informal fieldscape resulting from regular piece meal enclosure, with the same type extending away across the field system to the south-east. Plashet Wood to the north-east is characterised as a replanted ancient semi-natural woodland forming a mixed plantation. Beyond Butchers Lane to the north-west is an area of C20th settlement resulting from a planned estate with areas of infill and earlier ribbon development characterised north of this. An area characterised as the historic core of the hamlet of Three Oaks is located to the south-west of this along Butchers Lane, some 150m south-west of the Site. The ponds offset to the south-west of the Site are characterised as modern ponds. Through reference to the High Weald NL Dataset the field within which the Site is located is identified as an original field matching historic field boundaries but with internal changes. Fields beyond to the south-east are identified as original with no change to historic boundaries. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.9&lat=50.90377&lon=0.61982&layers=6&b=ESRIWorld&o=95 >) the internal change looks to have resulted from the loss of a field boundary, which continues to the incised feature outside of the Site to south-west as a water course. This was likely a hedgerow field boundary, which would facilitate drainage from the woodland to the north-east across to the incised feature to the south-west.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> An Ancient Semi-natural woodland named Plashet Wood is located along the northern edge of the field, with a pond to its north-western corner. A mature hedgerow atop a hedge bank extends along the north-western boundary with the partially sunken Butchers Lane beyond. The southern boundary of the Site extends along the access track to Half House Farm, which is defined with a native hedgerow. This curves about an area of incised lower lying land to the south within which there are two large ponds, surrounded with mature trees and scrub. North of this area a mature oak tree is located to the southern corner of the Site.
4. Historic features (< >)	<i>[Adjacent/presence of historic features that contribute to landscape character]</i> The hedge bank with hedgerow along the partly sunken lane of Butchers Hill forms a landscape feature, with Butchers Hill recognised as an historic route. The Public Footpaths across the Site additionally contribute with that to the southern corner of the Site identified by the High Weald NL as an historic route. The Ancient Woodland to the north and field boundary to the field within which the Site form an historic association. The curving field boundary to the southern edge of the field about the incised landform beyond to the south is defined by the access track to Half House Farm, which is identified as an historic route. There are no Listed Buildings in proximity, with the closest Grade II Listed Building being Rose Cottage some 175m to the south-west and the Half House Farmhouse some 300m to the south.
5. Recreational use(< >)	<i>[Some Public Rights of Way and footpaths]</i> Two Public Footpaths extend across the Site from Butchers Lane, which combine to the eastern corner of the field. Public Footpath 28 extends on an easterly alignment from north of the access track to Half House Farm across the southern corner of the Site. Public Footpath 27a extends at an inset from the northern edge of the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character / some scenic value]</i> The natural character of the Site as described above contributes to a sense of rurality and tranquillity, as does the field pattern and vegetated enclosure, with limited presence of human activity beyond the roofline of houses west of Butchers Hill and the traffic along Butchers Lane. There is visibility across the Site from the Public Footpaths towards the sandstone ridge north of Hastings some 2km to the south, (see Photograph B).
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> Houses forming part of a planned estate extend north-west of Butchers Lane, with the historic core of the hamlet of Three Oaks offset to the south-west of this. There is some contribution from the mature hedgerow along the western edge of the Site to the backdrop of housing beyond west of Butchers Lane.
8. Visual prominence (< >)	<i>[Semi-enclosed]</i> The mature vegetation to north, west and south encloses the Site, but the continuing field to the east presents a more open area, albeit this is foreshortened by the mature hedgerow along the eastern edge of the field for views beyond this, (see Photograph C).

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Site SO2 - Field at Halfhouse, Butchers Lane - 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 Brede Valley, (LCA 11, 2016), there is a very limited contribution from the vista across the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the wooded area to the north to the 'well wooded sides slopes', and 'scattered areas of Semi-Natural Ancient Woodland on the valley slopes'. Core characteristics valued within the overlying High Weald NL include deeply incised, ridged and faulted landform with gill streams, historic routeways, ancient woodland interconnected with hedges and shaws; small, irregular and productive fields, bound by hedgerows and woods and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site or its context. The further High Weald NL characteristic of ridge top settlement can also be considered present in this location from that existing at Three Oaks to the western edge of the 50m contour the south-west of the Site, albeit the historic core of the hamlet is located to the upper ridge side of the incised gill feature to the south.	
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements]</i> There is some perceptual contribution from the more open eastern part of the Site, and as experienced more generally in views from the Public Footpaths to east of the Site. 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. There is some sensitivity associated with the Site's definition as an earlier field boundary, with some internal boundary loss, and the contribution to perceptual aspects from the visibility across the Site from the Public Footpaths towards the sandstone ridge north of Hastings some 2km to the south, (see Photograph B). The area of Ancient Semi-natural woodland named Plashet Wood is located along the northern edge of the field with buffer extending 15m into the Site, whilst the mature hedgerow atop a hedge bank, which extends along the north-western boundary forms the boundary to the partially sunken Butchers Lane beyond. The southern boundary of the Site extends along the access track to Half House Farm, which is defined with a native hedgerow and north of which there is a mature oak tree which is located to the southern corner of the Site. Public Footpaths extend inside of the northern and southern edges of the Site. Characteristics valued within the overlying High Weald NL include rurality and tranquillity, which the more open eastern part of the Site with views to south towards the wooded ridge north of Hastings contributes to. The settlement north of Butchers Lane has some alignment with the High Weald NL characteristic of ridge top settlement about the 50m contour, albeit the historic core of the hamlet of Three Oaks is located to the upper ridge side of the incised gill feature to the south.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, within a buffer outside of private ownership, extending to 15m offset from the Ancient Woodland to north-east. The access road is anticipated within the gap in the roadside hedgerow in use by Halfhouse Farm off Butchers Lane to the south-western corner of the Site, which would avoid or reduce potential impact on the hedgerow boundary. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=16.9&lat=50.90377&lon=0.61982&layers=6&b=ESRIWorld&o=95 >) the internal change to the field noted within the High Weald NL Dataset looks to have resulted from the loss of a field boundary, which continued south across the field to the incised ghyll feature outside as a water course. This was likely a hedgerow field boundary, which would facilitate drainage from the woodland to the north-east across to the incised feature to the south-west. There is potential to continue a tree belt north of the incised vegetated area on the line of the mature oak tree to the southern edge of the Site across the Site's eastern boundary. This would reinstate the vegetated connection, perhaps with some drainage feature incorporated, albeit on a different alignment. There would be an impact on the original field boundary, but this is considered to be balanced against the cohesive approach which would reinstate the function of the lost internal boundary feature. The proposed tree belt would function to further enclose the Site both physically and when in maturity visually. There would be an additional benefit from this that existing visibility of rooflines offset west of the Site within westerly views from the Public Footpaths to the east of the field would be softened and perhaps replaced by the continuation of the vegetated belt to the eastern edge of the Site, which would redefine the field boundary as an extension of the tree belt to the left of view, (see Photograph C). The outlook to the south towards the offset wooded ridge north of Hastings would remain, albeit displaced to the east of the tree belt. It is recommended that a vista is maintained along Public Footpath 28 to the south of the Site, with the potential residential area to the north separated by a mixed species native hedgerow with trees. This would maintain the present outlook to the east along this Footpath, and something of the borrowed view of the countryside for users of Butchers Lane adjacent to the access track to Half House Farm, (see Photograph A). It would also maintain the mature oak tree to the south-east of the Site within a maintained area. The alignment of Public Footpath 27a might better be realigned about the perimeter buffer to the north and east of the Site boundary. 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). It is recommended that lower height chalet style development might be most sympathetic, which would avoid or minimise visibility of rooflines from along Butchers Lane and from Public Footpaths to the east of the Site.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

SOUTHERN - CONTEXT AREA

Site SO2 - Field at Halfhouse, Butchers Lane - Landscape Analysis



Legend

SO2 Field at Halfhouse, Butchers Lane

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations, (see Figure 4 for main legend)

Tree Preservation Orders

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

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 tree belt with boundary scrub

Recommended area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Potential Public Footpath diversion.

Figure SO2. Landscape Analysis for Site SO2.

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SOUTHERN - CONTEXT AREA

Site SO2 - Field at Halfhouse, Butchers Lane - Photographs



Photograph A. North-easterly view from south-east corner of Site along Butchers Lane, looking at the western mature hedgerow vegetation and wooded skyline to the north of the Site, with houses along Butchers Lane to the left of view.



Photograph B. Southerly view from Public Footpath 27a along the eastern Site boundary, looking towards the Hastings ridge to the south.



Photograph C. Westerly view from Public Footpath 27a to the south-east corner of the field viewing towards the tree and scrub about the incised landform to left which visually extends to the mature oak tree to the Site's southern corner. Right of this are rooflines of houses along Butchers Lane.

SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - Site Assessment

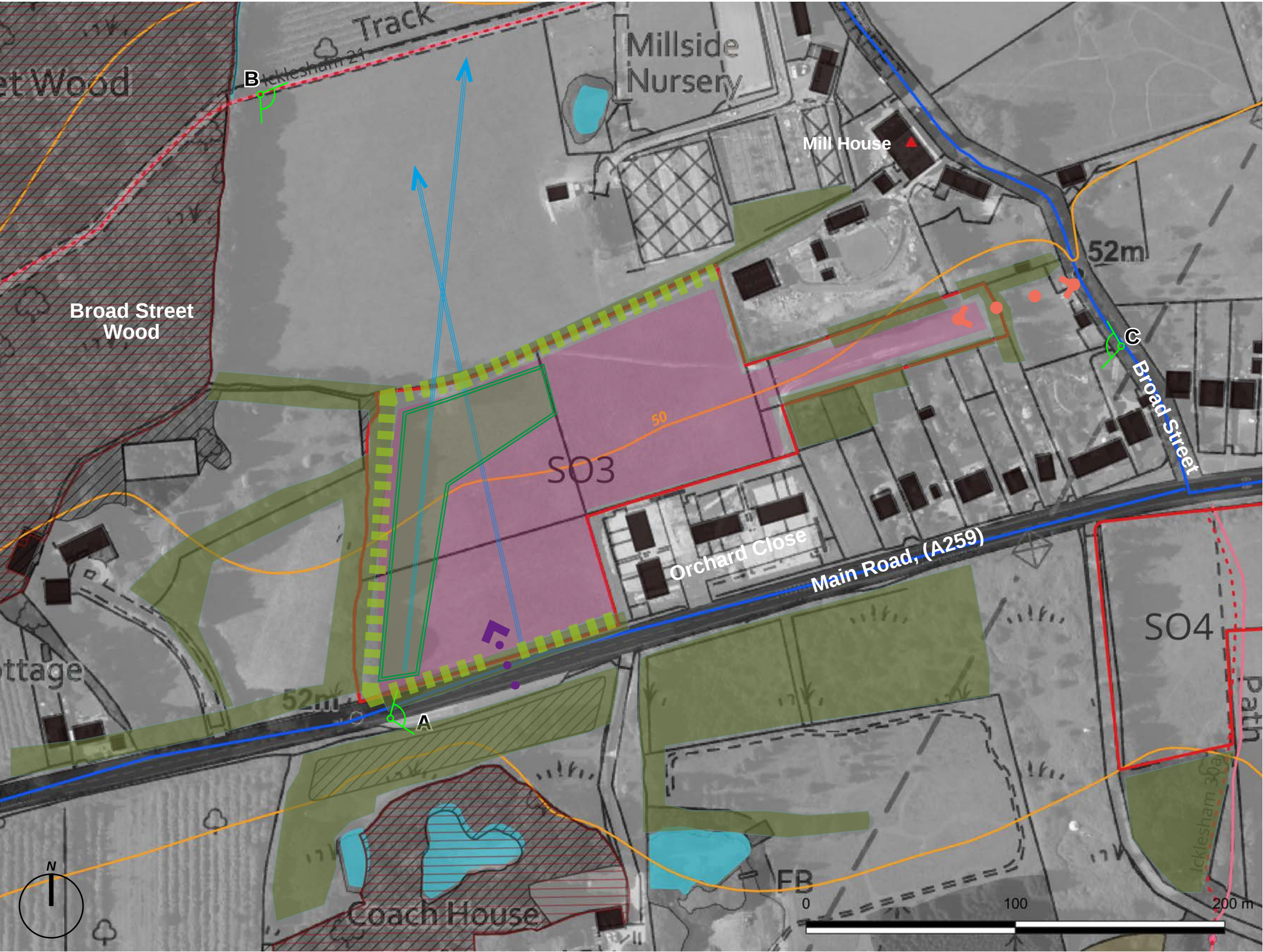
Location and Landscape Character Summary	The Site comprises of the irregular remains of an earlier field, split into perhaps three or four fields in use as paddocks or for pasture. Agricultural built form associated with Mill House is located offset from the north-eastern edge of the Site with horticultural nursery use beyond. C20th ribbon development and C21st residential infill off Orchard Close is located to the south-east of the Site. Main Road, (A259) otherwise extends along the southern edge of the Site beyond a mature roadside hedgerow. Beyond the western Site boundary is a dwelling within a large landscaped garden which is enclosed within the south-western edge of an area of Ancient Woodland named Broad Street Wood. Main Road extends along a latitudinal ridgeline about the 50m contour, along which the settlement of Icklesham extends, with the Site located to the western end of an area of ribbon development. Landform falls gently from south to north across the Site from some 52m aOD along Main Road to some 47m aOD to the northern Site boundary. A native hedgerow with small dispersed trees defines the northern edge of the Site, with more of a treeline to the eastern extent of this. A mature tree belt defines the western boundary, which continues about to connect with the Ancient Woodland off the north-western corner of the Site. The eastern and south-eastern edge of the Site is defined by rear garden boundaries of the settlement off Main Road, (A259) and Broad Street. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy IK2.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (< >)	<i>[Undulating landform or some distinct landform features]</i> Main Road extends along a latitudinal ridgeline about the 50m contour, along which the settlement of Icklesham extends. Landform falls gently from south to north across the Site from some 52m aOD along Main Road to some 47m aOD to the northern Site boundary.
2. Landscape pattern and time depth (<)	<i>[Simple / Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Characterisation (Bannister, 2014), the Site forms a part of an informal fieldscape resulting from piece meal enclosure, which extends beyond the Site to both the north and beyond the A259 to south. Land adjacent to the western boundary of the Site is characterised as informal parkland resulting from a large landscaped garden. A block of ancient semi-natural woodland is located to the north-west of this. An area characterised as resulting from nurseries with greenhouses is located immediately beyond the north-eastern corner of the Site. Beyond the south-eastern corner of the Site, an area of settlement expansion resulting from ribbon development is located which extends along the Main Road (A259) towards the east. Part of the area characterised as informal fieldscape to the south-east of the Site has subsequently been developed as C21st residential infill off Orchard Close. From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=50.91580&lon=0.64964&layers=6&b=ESRIWorld&o=7 >) the field forms the irregular remains of an earlier field, which has been encroached upon during the C20 and C21 to north-east and south-east.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> A mature native hedgerow extends along Main Road to the south, which is a little gappy in places. A native hedgerow with small dispersed trees defines the northern edge of the Site, with more of a treeline to the eastern extent of this. A mature tree belt defines the western boundary, which continues about to connect with the Ancient Woodland off the north-western corner of the Site. The eastern and south-eastern edge of the Site is defined by rear garden boundaries of the settlement off Main Road, (A259) and Broad Street.
4. Historic features (< >)	<i>[Adjacent historic features that contribute to landscape character]</i> There is a Grade II Listed Building known as Mill House, located approximately 70m north-east of the Site, which has limited influence on character due to its enclosure within surrounding built form. It is described as C18 two-storey red brick house with a roughcast east wall, a tiled roof and intact glazing bars. Through reference to the High Weald NL, Broad Street and Main Road, (A259) are recognised as historic roads, with Broad Street partly incised and Main Road extending along the ridge top.
5. Recreational use (<)	<i>[Publicly inaccessible]</i> Public Footpath 21 extends latitudinally along the lower ridge side some 100m north 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 as described above contributes to a sense of rurality and tranquillity. There is likely to be an outlook towards the lower lying landform and wooded ridgelines offset to the north from along the higher ground to the south of the Site area, and in filtered views through the roadside hedgerow when out of leaf, (see Photograph A).
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site is located to the west of ribbon development and infill along Main Road, (A259) at Icklesham, at a comparable level to the settlement along the ridge to the east.
8. Visual prominence (< >)	<i>[Some enclosed and some open areas]</i> The Site has little visual prominence from the wider public realm, including surrounding roads or Public Rights of Way due to the falling landform and enclosing vegetation. The higher ground to the south-western part of the Site benefits from some visibility towards distant wooded skyline to the north, with an associated relative openness.
9. Landscape Character strength of expression (< >)	<i>[Fairly frequent landscape, perhaps with some key positive landscape attributes]</i> Regarding strength of expression associated with the Brede Valley, (LCA 11, 2016), there is a very limited contribution from the vista across the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the wooded area offset to the north-west to the 'well wooded sides slopes', and '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 and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site or its context. The further High Weald NL characteristic of ridge top settlement can also be considered present in this location from the association with the ridgetop settlement of Icklesham.
10. Coalescence (< >)	<i>[The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements]</i> The enclosure of the Site results in limited perceptual contribution to separation, perhaps with most contribution from the hedgerow along the southern Site boundary in advance of the residential areas to the east. There is some limited physical contribution from the enclosed remaining area of the field.

SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - 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, if sited and designed sensitively, due to the enclosed character of the Site and association with adjacent settlement along Main Road (A259) and Broad Street. There is some sensitivity associated with the belt of trees along the western edge of the Site and native hedgerows along the northern and southern boundaries of the Site. There is some contribution to settlement separation from the natural character of the hedgerow along Main Road, (A259) to the south and to perceptual aspects from the outlook towards the lower lying landform and wooded ridgelines offset to the north from along the higher ground to the south of the Site area, and in filtered views through the roadside hedgerow when out of leaf, (see Photograph A). The field itself is of lower sensitivity due to it forming the irregular remains of an earlier field, which has been encroached upon during the C20 and C21 to north-east and south-east, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=50.91580&lon=0.64964&layers=6&b=ESRIWorld&o=7 >).	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries, within a buffer outside of private ownership. The access road is anticipated to the centre of the southern boundary off the A259, which should aim to limit the impact on the roadside hedgerow. Residential development should be offset from the roadside hedgerow, with intervening trees and approach to rooflines to soften the potential visibility of rooflines over the roadside hedgerow for users of the Main Road, (A259). The sense of place from visibility towards the lower lying landform and wooded ridgelines offset to the north from along the higher ground to the south of the Site area, should be incorporate into the layout of the residential development. Perhaps through incorporating a vista from the main access into the layout, or through the location 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). It is recommended that lower height chalet style development might be most sympathetic, which would avoid or minimise visibility of rooflines from along Butchers Lane and from Public Footpaths to the east of the Site. Areas of Public Open Space / Habitat creation are recommended about the western edge of the Site, so as to make the most of the sense of place from the vista to the north from this and the natural character from the western boundary, whilst enabling surface water attenuation features to the northern edge of the Site.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - Landscape Analysis



Legend

SO3 Land adjacent to Orchard Close

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

Deciduous Woodland Priority Habitat

High Weald National Landscape Dataset

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

Recommended indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Potential Footway / Cycle / Emergency access path.

Indicative area recommended for Public Open Space / Habitat creation.

Figure SO3. Landscape Analysis for Site SO3.

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SOUTHERN - CONTEXT AREA

Site SO3 - Land adjacent to Orchard Close - Photographs



Photograph A. Easterly view from Main Road, (A259) off the south-western corner of the Site, with glimpsed views of the rooflines of the built form off Orchard Close.



Photograph B. South-easterly view from Public Footpath 24, offset from the north-western corner of the Site, with views towards the buildings associated with the nursery to the north-east of the Site and the built form off Orchard Close to the south-east.



Photograph C. Westerly view from Broad Street, looking towards the eastern edge of the Site, screened by mature tree line.

SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - Site Assessment

Location and Landscape Character Summary	The Site comprises the irregular remains of an earlier field, which has been almost completely redefined other than the northern boundary with Main Road, (A259) to form an 'L' shaped parcel. There has been encroachment to the east associated with the complex of buildings and access road associated with Icklesham Joinery, with the eastern boundary defined by ruderal scrub along the access track. The northern boundary is defined by a mature scrubby hedgerow, which is effectively a mixed species shrubby tree line. The western boundary has been redefined west of the earlier field boundary along a track, which is delineated with a mature coniferous treeline of various cedar trees, which continues about to the south-west. The southern boundary of the main eastern part of the Site is defined with a post and wire fence with barbed wire atop and scrub. There are two Public Footpath which extend longitudinally across the Site. Public Footpath 31b extends inside of the Site's eastern boundary, but is blocked from continuing southwards by a dense area of scrub to the Site's south-eastern corner and the barbed wire fence. Public Footpath 30a extends along the former field boundary between the western and eastern parts of the field, with electricity lines coincident and pylon inside of the Site's northern boundary. Main Road extends along a latitudinal ridgeline about the 50m contour, along which the settlement of Icklesham extends, with the Site located south of an opposing an area of ribbon development along the A259. Landform falls gently from north to south across the Site from some 55m aOD along Main Road to some 54m aOD to the eastern part of the southern Site boundary and 52m aOD to the western part. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy IK1.
Commentary against susceptibility evaluation criteria, informed by the field survey and desktop review.	
1. Landform (<)	<i>[Absence of strong topographical variety]</i> Main Road extends along a latitudinal ridgeline, along which the settlement of Icklesham extends. Landform falls gently from north to south across the Site from some 55m aOD along Main Road to some 54m aOD to the eastern part of the southern Site boundary and 52m aOD to the western part.
2. Landscape pattern and time depth (<)	<i>[Regular or uniform field patterns, (mainly of modern origin)]</i> Through reference to the Sussex Historic Landscape Characterisation, (Bannister, 2014), the Site is located within an area characterised as informal fieldscapes resulting from regular piece meal enclosure, which extends beyond the Site to both the west and south. A small area of non-historic isolated settlement identified as a large farmstead lies immediately adjacent to the eastern boundary of the Site, albeit this is in use as Icklesham Joinery. An irregular area of regenerated woodland adjoins the southern Site boundary of the westernmost part of the field. A separate patch of regenerated woodland forms an island within the field to the south of the Site. Beyond the northern Site boundary, an area of settlement expansion resulting from ribbon development is located which extends along the Main Road (A259). From reference to historic maps from 1888, (see < https://maps.nls.uk/geo/explore/#zoom=17.3&lat=50.91519&lon=0.65399&layers=6&b=ESRIWorld&o=7 >) the field forms the irregular remains of an earlier field, which has been almost completely redefined other than the northern boundary with Main Road, (A259) and part of the south-western boundary.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland)]</i> The eastern boundary is defined by ruderal scrub along the access track. The northern boundary is defined by a mature scrubby hedgerow, which is effectively a mixed species shrubby tree line. The western boundary is delineated with a mature coniferous treeline of various cedar trees, which continues about to the south-west.
4. Historic features (< >)	<i>[Adjacent/presence of historic features that contribute to landscape character]</i> Through reference to the High Weald NL, Public Footpath 30a and 31b are recognised as historic routeways which extend from north to south. Main Road (A259) along the northern boundary is identified by the High Weald NL as a historic road. Through reference to the historic field boundary dataset from the High Weald NL, an area of partially retained historic fields is located approximately 50m offset the south-western corner of the Site.
5. Recreational use (< >)	<i>[Some Public Rights of Way and footpaths]</i> There are two Public Footpath which extend longitudinally across the Site. Public Footpath 31b extends inside of the Site's eastern boundary, but is blocked from continuing southwards by a dense area of scrub to the Site's south-eastern corner and the barbed wire fence. Public Footpath 30a extends along the former field boundary between the western and eastern parts of the field, continuing to the south through an area of dense ruderal scrub with some evidence of use. A circular pathway of trodden grass extends about the perimeter of the eastern field implying informal permissive use.
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, primarily from the mature hedgerow to the north and offset woodland copse to the south contributes to a sense of rurality and tranquillity, whilst proximity of Main Road to the north, and built form at Icklesham Joinery to east present signs of modern development and use.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern]</i> The Site is located offset south of ribbon development along Main Road, (A259) at Icklesham at a comparable level along the ridge top, and adjacent to non-historic isolated settlement in use as Icklesham Joinery to the 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 visually enclosed by surrounding vegetation and built form.
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 are no identified positive attributes contributed from the Site area and surrounds. Core characteristics valued within the overlying High Weald NL include historic routeways and intimacy of scale, rurality and tranquillity, from which there is a limited contribution at the Site level, reduced in value by surrounding built form and land use. The further High Weald NL characteristic of ridge top settlement can also be considered present in this location from the association with the ridgetop settlement of Icklesham.
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 east and electricity pylons and cedar tree line to the west results in very limited perceptual contribution to separation of settlement. There is some limited physical contribution from the field.

SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - 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, if sited and designed sensitively, due to the enclosed character of the Site and association with adjacent settlement along Main Road (A259) offset to the north and built form to the east associated with Icklesham Joinery, but historically characterised as non-historic isolated settlement.	
	There is some sensitivity associated with the northern boundary defined by a mature scrubby hedgerow, which is effectively a mixed species shrubby tree line and the root protection area of cedar trees to the western boundary.	
	There is otherwise some sensitivity associated with the two Public Footpath which extend longitudinally across the Site. Public Footpath 31b extends inside of the Site's eastern boundary, but is blocked from continuing southwards by a dense area of scrub to the Site's south-eastern corner and the barbed wire fence. Public Footpath 30a extends along the former field boundary between the western and eastern parts of the field, continuing to the south through an area of dense ruderal scrub with some evidence of use.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the northern and western Site boundaries, within a buffer outside of private ownership. The access road is anticipated to the centre of the northern boundary off the A259, which should aim to limit the impact on the roadside hedgerow. Residential development should be offset from the roadside hedgerow, perhaps with an access road south of the hedgerow.	
	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 Public Footpaths should be maintained on their current alignments within the layout, with the continuity of Public Footpath 31b reinstated to the south. The desire for a circular route for existing and proposed residents is likely to be high, relative to the existing apparent permissive use within the eastern field of the Site.	
	Areas of Public Open Space / Habitat creation are recommended along the Public Footpath's to maintain a naturalistic character about these.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate	High

SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - Landscape Analysis



Legend

SO4 Land adjacent to Little Sherwood Industry Park

A Site Photographs

Built form

Contour lines

Public Footpath / Bridleway

Designations. (see Figure 4 for main legend)

High Weald National Landscape Dataset

Historic Farmstead

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.

Anticipated main access

Recommended indicative buffer from existing tree belts and patches.

Recommended hedgerow / hedge reinforcement with dispersed trees.

Recommended area for Residential - Low scale.

Indicative area recommended for Public Open Space / Habitat creation.

Figure SO4. Landscape Analysis for Site SO4.

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SOUTHERN - CONTEXT AREA

Site SO4 - Land adjacent to Little Sherwood - Photographs



Photograph A. Westerly view from Main Road, (A259) off the north-eastern corner of the Site.



Photograph B. South-westerly view from Public Footpath 31b along the north-eastern boundary of the Site, showing scrub to the eastern boundary with built form at Icklesham Joinery beyond. Barbed wire fencing to the southern boundary and cedar tree line to the western boundary.



Photograph C. Southerly view from a point where western section of the northern Site boundary meets Public Footpath 30a showing the electricity pylons and footpath alignment along the former field boundary.

SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - Site Assessment	
Location and Landscape Character Summary	Site SO5 comprises of a modified field in equestrian use which has been extended to the east and encroached upon by built form associated with Home Meadow Farm to the north-west. Home Meadow Farm is enclosed within coniferous vegetation. A mixed species native hedgerow extends along the eastern edge of the Site, separating the field from the falling landform beyond. The south-eastern boundary of the Site is defined by a native hedgerow with offset trees within the western edge of Higham Farm. The boundary with the part sunken Chapel Lane to the south-west is defined with a tree line with understorey ruderal scrub. Public Footpath 37 extends latitudinally across the Site from the western corner, south of the coniferous vegetation about the curtilage of built form about Home Meadow Farm. The rising landform and wooded skyline of Glebe Wood some 300m to the east can be viewed across the incised upper valley landform to a tributary stream to the Pannel Sewer from along the east bound Public Footpath, (see Photograph A). Landform within the Site falls away from 50m aOD to the western corner to 44m aOD to the eastern edge and 43m aOD to the southern corner. Grade II Listed Honeysuckle Cottage is located immediately adjacent to the western Site boundary on the southern side of Chapel Lane. The Site and surrounding area are located within the High Weald NL. The Site forms a part of the Draft Site Allocation Policy GU4.
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 upon the north-eastern facing edge of an incised upper valley landform to a tributary stream to the Pannel Sewer on an area of falling ground offset north of the Hastings Ridge. Landform within the Site falls away from 50m aOD to the western corner to 44m aOD to the eastern edge and 43m aOD to the southern corner.
2. Landscape pattern and time depth (<)	<i>[Simple, mainly of modern origin]</i> Through reference to the Sussex Historic Characterisation, (Bannister, 2014) the main south-western part of the Site is characterised as an informal field resulting from regular piece meal enclosure, with the remainder characterised as resulting from settlement expansion associated with a large farmstead, which continues outside of the eastern and western edge of the Site. Pockets of historic dispersed settlement extend both offset to the north-west resulting from a small farmstead / cottage and along the southern edge of the adjacent extent of Chapel Lane as ribbon development. The historic core of the settlement of Guestling Green is located some 180m to the north-west about the junction of Chapel Lane with Winchelsea Road, (A259) described as common edge settlement. Through reference to the High Weald NL Dataset the field beyond the eastern boundary of the Site is identified as a historic field with partial sections that match historic field boundaries, with an original field north of this.
3. 'Natural' character (< >)	<i>[Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows)]</i> The boundary with the part sunken Chapel Lane to the south-west is defined with a tree line with understorey ruderal scrub. The south-eastern boundary of the Site is defined by a native hedgerow with offset trees within the western edge of Higham Farm. A mixed species native hedgerow extends along the eastern edge of the Site, separating the field from the falling landform beyond. Through reference to the GIS Dataset provided by the High Weald, there is a pond offset north of the Site to the north of Home Meadow Farm, which is a characteristic, albeit widespread component of the High Weald NL.
4. Historic features (< >)	<i>[Adjacent/presence of historic features that contribute to landscape character]</i> Public Footpath 37 extends latitudinally across the Site from the western corner, identified as a historic route within the High Weald NL GIS Datset. Chapel Lane along the south-western boundary is likewise identified as a historic road. Grade II Listed Honeysuckle Cottage, is located to the opposite side of Chapel Lane offset south-west of the Site, described as a C18 two-storey building with two windows, a hipped thatched roof and casement windows. A line of Grade II Listed Buildings are located some 180m to the north-west along Chapel Lane.
5. Recreational use(< >)	<i>[Some Public Rights of Way and footpaths]</i> Public Footpath 37 extends latitudinally across the Site from the western corner, south of the coniferous vegetation about the curtilage of built form about Home Meadow Farm, with views towards the far wooded skyline gained over the Site.
6. Perceptual aspects (< >)	<i>[Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character / some scenic value]</i> The natural character of the Site contributes to a sense of rurality and tranquillity. The rising landform and wooded skyline of Glebe Wood some 300m to the east can be viewed across the incised upper valley landform to a tributary stream to the Pannel Sewer from along the east bound Public Footpath, (see Photograph A). A wooded skyline about the rising landform south-west of the Site can be gained from the west bound footpath offset outside of the Site to east, (see Photograph C), albeit with built form and rooflines integrated to either side of the Site.
7. Settlement pattern and setting (< >)	<i>[The area has some association with surrounding settlement pattern / provides some contribution as a backdrop]</i> The modified field has been extended to the east and encroached upon by built form associated with Home Meadow Farm to the north-west. The south-eastern boundary of the Site is defined by a native hedgerow with offset trees within the western edge of Higham Farm. Ribbon development extends to the opposing southern side of Chapel Lane, including Grade II Listed Honeysuckle Cottage with an outlook to the treeline along the south-western edge of the Site. A planned estate extends beyond Home Meadow Farm to the north-west accessed off Higham Gardens. The historic core of the settlement of Guestling Green is located some 180m to the north-west about the junction of Chapel Lane with Winchelsea Road, (A259) historically characterised as common edge settlement.
8. Visual prominence (< >)	<i>[Semi-enclosed or has some enclosed and some open areas]</i> The Site is visually enclosed due to the surrounding association of landform, built form and vegetated boundaries. There is a limited open aspect to the north-east associated with the upper tributary valley and the continuing Public Footpath to the opposing valleyside. The return view to the south-west can be considered through reference to Photograph C, where the Site is seen under the wooded skyline beyond, enclosed within vegetation with some built form. There is some glimpsed visibility above the sunken profile of Chapel Lane where adjacent, primarily when intervening roadside vegetation is out of leaf.

SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - 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 Brede Valley, (LCA 11, 2016), there is a limited contribution from the vista across the upper Brede catchment to the attribute of 'wide vistas across the unspoilt river valley floodplain from the enclosing ridges', and from the wooded area of Glebe Wood some 300m to the east to the 'well wooded sides slopes', and 'scattered areas of Semi-Natural Ancient Woodland on the valley slopes'. Core characteristics valued within the overlying High Weald NL include historic routeways and intimacy of scale, rurality and tranquillity. All of which are contributed to by the Site or its context. There is some association with the further High Weald NL characteristic of ridge top settlement associated with the rising landform and longitudinal ridgetop settlement of Guestling Green.	
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> As described under visual prominence the enclosure of the Site results in limited perceptual contribution of the field, other than from along the east bound Public Footpath, (see Photograph A). There is some filtered visibility through the roadside vegetation along Chapel Lane when out of leaf. 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 within the south-western field as indicated on the Analysis Figure, due to the enclosed character of the Site from the west and north-west and association with adjacent settlement on comparable landform to the north-west. The strength of expression of key positive landscape attributes associated with the Brede Valley, (LCA 11, 2016), there is a limited contribution from the Site area to the key positive landscape attributes, comprising of the tree line along western edge and natural character along the eastern boundary and a sense of tranquillity away from the main settlements and roads. Characteristics valued within the overlying High Weald NL include intimacy of scale, rurality and tranquillity, which the open and natural character of the Site offers including the views afforded to the east and north-east from Public Footpath 37 within the Site. These would be maintained by the development area, with some limited impact on the field system.	
Landscape Guidelines	Retain tree'd areas and hedgerows to the Site boundaries. The setting of the C18 or earlier Grade II listed Honeysuckle Cottage offset from the south-west of the Site should be sympathetically responded to. 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). Should 'key views' be identified during the ongoing design process, measures should be taken to protect and maintain them, as far as practicable.	
Sensitivity Judgement		
	Development Scenario	
	Residential - Low scale	Residential - Medium scale
Landscape Sensitivity Rating	Moderate – High	High

SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - Landscape Analysis

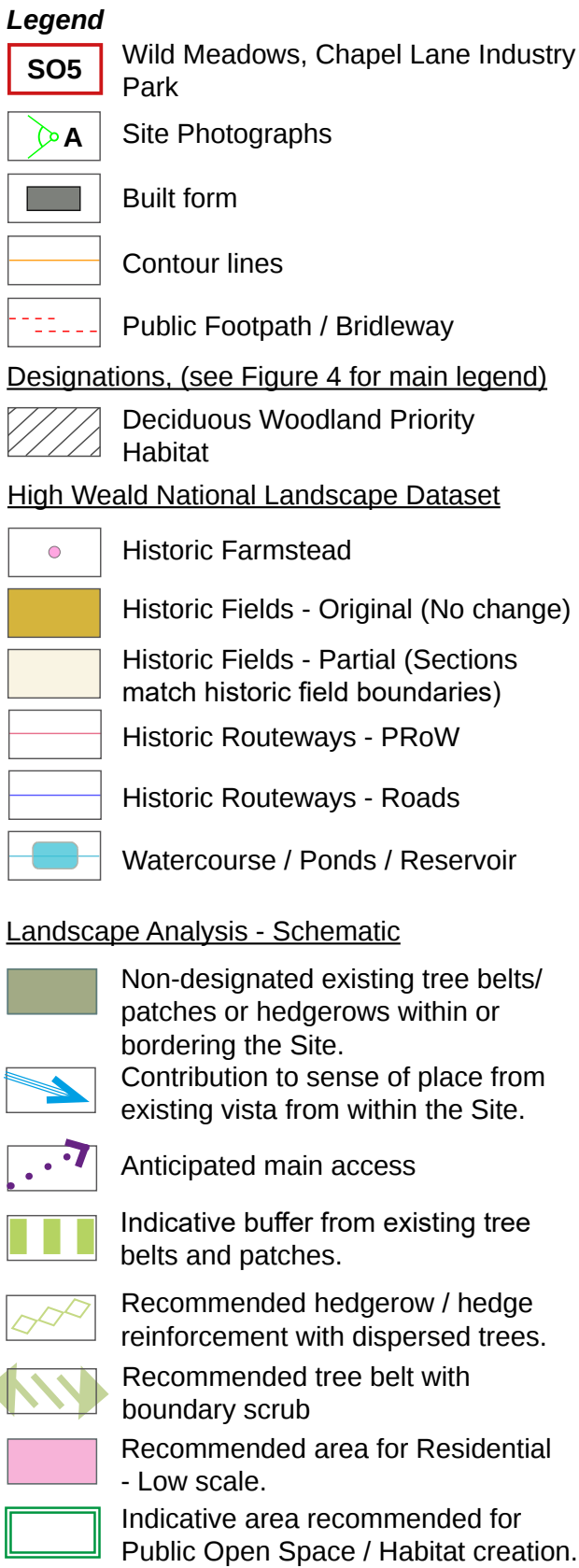


Figure SO5. Landscape Analysis for Site SO5.

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SOUTHERN - CONTEXT AREA

Site SO5 - Wild Meadows, Chapel Lane - Photographs



Photograph A. Easterly view from Public Footpath 37 inside of the western corner of the Site showing the wooded skyline to the incised upper valley landform to a tributary stream to the Pannel Sewer.



Photograph B. Westerly view from the Public Footpath 37 to the south of the coniferous boundary to built form at Home Meadow Farm, located within the northern corner of the Site.



Photograph C. South-westerly view from Public Footpath 37 offset east of the hedgerow to the eastern boundary of the Site. Built form at Higham Farm outside of the eastern boundary of the Site can be seen to left of view, with glimpsed built form at Home Meadow Farm within or just outside of the northern edge of the Site to right of view within enclosing vegetation.



L I Z A R D

Landscape Design and Ecology

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