

Rother District Council New Local Plan 2019-2039 Evidence Base
Housing and Economic Development Land Availability Assessment (HELAA)
Landscape Sensitivity Assessment
September 2022

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1.0 Introduction

1.1 Study Aims

The Environment Team of East Sussex County Council was commissioned in May 2022 by Rother District Council to carry out the landscape assessment of a number of potential development sites around Rother district. This required a focused landscape sensitivity assessment which would advise on the potential for development at these sites, in landscape terms. This will contribute significantly to an assessment of the overall suitability of each site to accommodate housing, economic or other development (including renewable energy development) through the Councils' Housing and Economic Land Availability Assessment (HELAA).

The required outputs are sensitivity assessments of sites regarding particular types of development. For the majority of the sites this would be 2 – 3 storey residential properties (<0.5ha) and for some sites small scale commercial development (office, warehouse or light industrial) around 14m tall (>1ha). Three of the sites have been assessed for sensitivity to potential solar farms.

It should be noted that while some of the sites are known to be available for potential development, having been submitted by landowners, the availability of a number of sites is unknown. Their landscape assessment will help inform the District Council's decision on whether to investigate the availability of these sites further through the HELAA process.

It should also be noted that for brevity, not all sites being considered by the District Council through the HELAA are included in this landscape assessment. The inclusion or exclusion of a particular site from this assessment should not be construed as determining its suitability or otherwise for development, as this will be done through the HELAA process. The general information in sections 2 and 3 of this report, together with the methodology used, will help guide the District Council's own assessments of the landscape impacts and sensitivity of those HELAA sites which have not been included.

This Landscape Assessment consequently informs the District Council's emerging Local Plan at a relatively early stage. On completion of the HELAA, further landscape assessment work may be necessary to inform the details of potential development site allocations.

1.2 Structure of the report:

- a) Part one methodology and summary of key findings.
- b) Part two site assessment sheets – Appendix B.
- c) Part three settlement maps – Appendix C.

2.0 Methodology for Assessment

2.1 Existing Guidance

2.1.1 The methodology in this report has used guidance provided by *Guidance for Landscape and Visual Impact Assessment* (GLVIA) published by the Institute of Environmental Assessment and the Landscape Institute (Third Edition 2013). Detailed guidance for undertaking landscape character assessments to inform planning policy and decisions is also provided in the *Landscape Character Assessment Guidance for England and Scotland* published jointly by the Countryside Agency and Scottish Natural Heritage (2002) and *An Approach to Landscape Character Assessment*, Natural England 2014.

2.1.2 This assessment will refer to: *An approach to landscape sensitivity assessment – to inform spatial planning and land management*, Natural England, June 2019.

2.2 Definition of Key Terms

2.2.1 The landscape is a combination of both cultural and physical characteristics and components, which give rise to patterns that are distinctive to particular localities and help to define a sense of place. The landscape is not therefore simply a visual phenomenon but relies upon other influences including topography, land use, land management, ecology, and cultural associations. The key terms which are used to describe these different elements of the landscape assessment are listed and defined in Appendix A: Glossary of Key Terms and Acronyms.

2.3 Desk Top Assessment

2.3.1 As part of the desk top assessment relevant designations relating to historical, archaeological, biodiversity or other cultural interest have been mapped.

2.3.2 For those parish areas which are within the High Weald AONB the key components of the High Weald AONB have also been mapped. These are as identified in the High Weald Management Plan 2019-2024. These are historic fieldscapes, field boundaries, farmsteads and routeways.

2.3.3 Other factors which have been considered as part of the landscape character assessment are local cultural considerations and sense of place.

2.3.4 Maps have been drawn up for the settlements and sites which have been assessed, the maps are provided in Appendix C.

These maps illustrate:

- a) The sites which have been assessed.
- b) Ecological designations (SSSI's, Local Wildlife Sites and Ancient Woodland).
- c) Tree preservation orders.
- d) Heritage Assets (Conservation Areas, Scheduled Ancient Monuments and Listed buildings.
- e) Strategic Gaps.

- f) The High Weald AONB boundary.
- g) High Weald AONB key components (Historic Routeways, Historic fieldscapes and boundaries and historic farmsteads, ponds).

2.4 Published Landscape Assessments

2.4.1 The sensitivity assessments have been informed by published assessments available for Rother District at the regional and county levels. The individual site assessments have taken into consideration the existing assessments.

2.4.2 The following publications have been considered in informing the desk top study and site assessments:

- a) National Character Area Profiles (Natural England 2014)
- b) East Sussex County Council Landscape Character Assessment, (*East Sussex County Council 2016*).
- c) High Weald AONB Management Plan 2014-2019, *The High Weald Joint Area Committee*.
- d) Rother District Market Towns and Villages Assessment (RDMTVA 2009).
- e) Rother District Strategic Gaps Landscape Assessment (2016)
- f) Bexhill and Hastings Fringes Landscape Assessment (2008)
- g) Parish Neighbourhood Plans and supporting documents.

2.5 Field Assessment

2.5.1 Field surveys were carried out to assess the intrinsic character and the sensitivity of each site. These are set out in Appendix B.

2.6 Landscape Sensitivity

2.6.1 Within the sphere of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.

Table 1 – Landscape Sensitivity Evaluation Criteria

High	Landscape and / or visual characteristics of the assessment unit are very susceptible to change and / or its values are high or high / medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
Medium/High	Landscape and /or visual characteristics of the assessment unit are susceptible to change and / or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the

	relevant land parcel summary. Thresholds for significant change are low.
Medium	Landscape and / or visual characteristics of the assessment unit are susceptible to change and / or its values are medium / low through to high / medium and / or it <i>may</i> have some potential to accommodate the relevant type of development in some <i>defined</i> situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
Medium/Low	Landscape and / or visual characteristics of the assessment unit are resilient and of low susceptibility to change and / or its values are medium / low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Low	Landscape and / or visual characteristics of the assessment unit are resilient and of low susceptibility to change and / or its values are low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are very high.

2.7 Landscape Susceptibility

2.7.1 Landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type / development scenario or other change without undue negative effects on landscape character and the visual resource.

2.8 Landscape Value

2.8.1 East Sussex has a rich resource of valued landscapes. The importance of the landscape is recognized in national terms in that the northern and much of the eastern part of the county is designated as the High Weald AONB. Most of the land area of Rother District is within the High Weald AONB. Rother District consists almost entirely of varied, attractive and valued landscape and many areas are the subject of nature conservation and historic designations.

2.8.2 A landscape may be valued by different users for a variety of reasons recognizing perceptual aspects such as scenic beauty, tranquility, remoteness, special cultural associations, other conservation or specialist interest.

2.8.3 Table 2 below sets out the criteria for assessing the relative value of different areas of landscape. Observation of these criteria allows a score to be made ranging between Very High through High, Medium and Low value.

Table 2: Landscape Value Evaluation Criteria

Value	Typical Criteria	Scale of Significance	Typical Examples/Features
Very High	Very attractive and rare Exceptional landscape quality.	International or National	World Heritage Site, National Park and AONB (in areas which are highly characteristic of the designation) or key elements/features within them. Relatively most tranquil area (CPRE) Accessible wildlife areas of international or national value. Providing setting for internationally valued buildings or cultural features.
High	Very attractive or attractive scenic quality and in part rare High / good landscape quality.	National, Regional, District or Local	National Park, AONB, Areas of Great / Special Landscape Value, Greenbelt (or similar designation) or key elements/ features within them. Accessible wildlife areas of national value. Tranquil area. Providing setting for Listed Buildings or nationally important cultural features.
Medium	Typical and commonplace or in part unusual Good / Ordinary landscape quality	Regional, District or Local	Generally undesignated but value expressed through local cultural associations or through demonstrable use. Accessible wildlife areas of local value.
Low	Monotonous, degraded or damaged; Ordinary/ Poor landscape quality.	District or Local	Certain individual landscape elements or features may be worthy of conservation and landscape would benefit from restoration or enhancement.

2.9 Sensitivity Assessment

2.9.1 The sites have been assessed individually or in groups, where they are adjacent and contiguous in character. The susceptibility to change for key landscape and visual criteria has been assessed for each site. The relative landscape value for each site has been assessed using the criteria in Table 2 above. Individual site susceptibility and value combined give an indication of the sensitivity for each criteria and the site overall. The study has identified and briefly described the key indicators of landscape & visual susceptibility by describing how the landscape, visual and value related criteria may be affected to a greater or lesser extent by the key

attributes of the proposed development type. The criteria are as set out in the site assessment sheets in Appendix B.

2.9.2 The AONB boundaries are identified in the relevant mapping. Many of the villages and the town of Battle are within the AONB in their entirety. The character of the landscape is not assessed on the basis of landscape designations but on the intrinsic characteristics of a particular area. The analysis of the sensitivity of the landscape as described in the sections above takes into account all of the relevant factors including any designations. Designated landscapes would be scored as higher value than non-designated landscapes by virtue of the designation. When the various factors are considered an assessment of the sensitivity can be made. An area of landscape within an AONB may have lower visual and character sensitivity than an undesignated landscape elsewhere. Taking this into account there may be sites within the AONB which have lower sensitivity, from a landscape point of view, than sites outside the AONB. There are some areas adjacent to the AONB boundary which are buffers to the AONB landscape and part of the setting. This is usually an area of similar character but not of the same quality as the AONB landscape and not covered by the same planning policies. The relative sensitivity of these areas has been considered according to the landscape character to achieve a balanced comparison with AONB and non AONB landscapes.

2.10 Mitigation and management

2.10.1 The site survey sheets also identify the potential of each site area to accommodate the required landscape mitigation for potential development. The potential to mitigate change in a particular landscape will depend on the factors which determine the character of the landscape. This will help to determine the visual and character sensitivity of the landscape.

2.10.2 This assessment of potential for landscape mitigation is based on the following set of factors as follows:

- a) The need to enhance the key landscape features at a local scale.
- b) The need to restore lost landscape features such as hedges and woods.
- c) The need to restore degraded landscape.
- d) The need to reduce the impact of urban development on the countryside.
- e) Whether mitigation would detract from the sense of place.
- f) Whether the site is already well contained and not visible in the wider landscape.
- g) The national policy requirement to achieve biodiversity net gain of at least 10% and ideally more.

2.10.3 Outline mitigation should include:

- a) Retention and management of existing significant landscape features.
- b) New woodland planting to link with existing
- c) New tree belts to link with existing
- d) Creation of multifunctional green networks as planting, open space or recreational corridors and incorporating biodiversity net gain.

2.10.4 The comprehensive landscape mitigation would need to be specified in detailed development briefs.

2.10.5 The condition of the landscape will be determined by the degree to which it is soundly managed according to the land use. In the case of the sites being assessed as part of this study this would be assessed according to:

- whether hedges are retained or are grubbed out and replaced with fences.
- whether footpaths are kept open, stiles and gates are maintained.
- unauthorised access is controlled to prevent dumping and tipping.
- whether hedges, copses and tree belts are managed.

2.10.6 As most of the sites which have been assessed are on the rural edges of settlements, a comment is included as to how these areas could be managed to maximise the potential amenity value. This may be as areas which are already accessible by public rights of way, which have permissive access, or which can be seen from public areas.

3.0 General Character Context

3.1 Regional Landscape Character Context

3.1.1 Natural England, National Character Area (NCA) Profiles: The study area falls within the regional landscape character area 122 High Weald, with the exception of a small number of sites in Rye and Playden which fall within NCA 123 Romney Marsh.

3.1.2 A summary of the key characteristics for the High Weald (NCA 122), which are relevant to the study area are as follows:

- Small and medium-sized irregularly shaped fields enclosed by network of hedgerows and wooded shaws, of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
- A well wooded landscape rising above the Low Weald;
- Distinctive and scattered sandstone outcrops;
- Main roads and settlements are sited along prominent ridges-lines with a dense network of small winding lanes linking scattered villages, hamlets and farms;
- The legacy of the early iron industry has left extensive areas of coppice woodland and hammer ponds;
- High forest, small woods and copses, and a network of hedges, shaws link small irregular fields created from cleared woodland.
- Flower rich meadows bordered by species rich hedgerows;
- Heavy clay soils have reduced the impact of agricultural change in the area and it is still, in the main a quiet pastoral landscape with mixed farming predominating;
- The cultivation of fruit and hops, together with the associated distinctive oast houses; and

- Distinctive red tile, brick, local stone and timber building materials, often including hung tiles and white weatherboarding are characteristic.
- Recent 'suburbanization' of farmstead buildings is eroding the distinctive local style in many places.

3.1.3 A summary of the key characteristics for the Romney Marshes (NCA 123), which are relevant to a small number of sites in the eastern part of the study area are as follows:

- A flat, open and agricultural landscape, with distinctive drainage dykes, marshes and open skies. The treeless, low-lying, reclaimed marshland is now maintained by manmade sea walls, drainage and river flood plain improvements. The majority of the land area is below high tide level.
- The diverse coastal landscape and hinterland host a number of habitats, including sand and shingle beaches, sand dunes, intertidal mud and sand, saline lagoons, natural freshwater pits and ditches, salt marsh, grazing marsh and reedbeds. The area is home to several nationally scarce and rare species.
- Former sea cliffs, mainly of sandstone, mark the post-glacial shoreline and form a notable feature overlooking Romney Marshes at Lympne, Rye, Winchelsea, Hythe and Pett.
- The river valleys of the Rother and Brede are notable in the west, separated by sandstone ridges. The rivers Tillingham and Brede join the Rother Estuary at Rye.
- The irregular small- and medium-sized fields are almost entirely bounded by a complex ditch network, which is critical for providing drainage and irrigation for the marsh as well as supporting a range of species.
- Low woodland cover features throughout, with clumps of trees and patches of woodland found on the higher ground and around settlements. The agricultural land of arable fields and the pasture land, predominantly grazed by sheep, are of high quality. Although much reduced in extent, some traditional wet grazing marsh is still present.
- Narrow, straight roads and winding lanes link the widely dispersed settlements, with their distinctive churches. The overall open character provides a sense of remoteness.
- Settlement predominantly consists of dispersed farmsteads, with a few small villages and hamlets. Larger settlement at Rye.
- Brick is the predominant walling material across the area, and roofs are commonly plain clay tile. There are also some timber-framed buildings, with the framing clad in white-painted weatherboarding or hung tile.
- 20th and 21st-century coastal developments include Little Cheyne Court Wind Farm (just across the district boundary) and associated recreation amenities such as caravan sites, holiday parks and golf courses.

3.2 County Landscape Character Area Context

3.2.1 The County Landscape Assessment (2016) is divided into five regional character areas: The High Weald, The Low Weald, The Downs, the Levels and the Urban Areas. These areas are further sub divided into the County Landscape Character Areas, the areas of search fall within 7 of these as outlined below.

Map No.	County Landscape Character Area – Appendix D
6	<i>Upper Rother Valley</i>
11	<i>Brede valley</i>
10	<i>Combe Haven Valley</i>
40	<i>Battle</i>
13	<i>Lower Rother Valley</i>
26	<i>Rye Winchelsea Area</i>
39	<i>Rye</i>

The Upper Rother Valley

3.2.2 This character area extends from Wadhurst, Ticehurst and Flimwell ridge in the north to the ridge top Burwash Road in the south and takes in Robertsbridge in the south east corner. The valley of the River Rother dominates the landscape and is overlooked by ridges and spurs with ghylls and shaws. These landscape features are dramatised by woodland cover, much of which is Semi-Natural Ancient Woodland (SNAW). Many of the larger villages straddle the boundaries of this character area as the settlement pattern is historically along the ridge tops which bound the character area. Landscape action priorities for this area, which should influence pressure for future development, are the need to control ribbon development and conserve the character of the historic settlements. The need to limit traffic on rural lanes and protect the remote character of the area should also be considered.

3.2.3 Characteristics

- The upper half of the largest valley system in the High Weald.
- Flat-floored main valley broadening eastwards.
- Relatively open valley floor with small, winding, partly tree-lined river.
- Rolling, richly wooded landscape centred on main valley.
- River Rother regularly floods turning the whole valley bottom into a huge sheet of water.
- Strong pattern of ghyll woods as well as many larger woods.
- Substantial remote countryside and areas of exceptional remoteness.
- Settlements and main roads mainly along ridges on edges of the area.
- Villages have great character and variety often with landmark churches.
- Fine views across valley.
- Iron industry relics hidden in woods.
- Picturesque farms and cottages.
- Designed landscapes and parkland.

3.2.4 Special features

- Stonegate: a compact, remote and unspoiled village on a secondary ridge.
- Robertsbridge-Northbridge Street: on an unusual site straddling the valley with a notable main street and many old buildings.

Brede Valley

3.2.5 The bold Brede valley runs from Netherfield in the west to Icklesham in the east. The well wooded sides are steep and contrast with the flat predominantly open levels on the valley floor. This is a landscape of long views. The expanses of uncluttered farmland are fundamental to the character and beauty of this landscape. There is a remoteness here which is rare in the South East today. A landscape action priority for this area which could be achieved with new development proposals is to strengthen the urban edge of Hastings by means of tree planting and rigorous control of development on the slopes of the ridge. Another priority which could be influenced by new development would be consideration of traffic management and calming measures on the lanes near Hastings. Another important consideration is the control of ribbon development to the south east of Battle.

3.2.6 Characteristics

- River levels and marshes criss-crossed by reed fringed ditches or 'sewers'.
- Great uncomplicated vistas along the floodplains; flat river levels lead the eye towards Pett Levels and Winchelsea.
- Well-wooded valley sides with farms and orchards contrasting with flat, predominantly open levels on the valley floor.
- Greatest concentration of woodland around the valley head.
- Quite steep sloped valley sides, patterned with trees, woods and farms.
- Southwest of the main valley, a broad belt of fairly low, undulating country extends to the Battle ridge, with ridges, small woods and valleys.
- Although not appropriate in large numbers, lines of poplars are part of the landscape.

3.2.7 Special features

- The villages of Brede/ Broad Oak, Udimore and Icklesham are on ridges overlooking the valley.
- Powdermill reservoir in the north-west is largely concealed by woodland.
- Designed parkland landscape at Beauport Park.

Combe Haven Valley

3.2.8 This landscape is a series of small, winding High Wealden valleys converging to form a tract of levels which curve east and south to almost reach the sea at Glyne Gap, between Hastings and Bexhill. This pleasant rolling, well – wooded countryside affords excellent views of the sea and coastal towns, which have a strong influence

on the area. The reducing viability of farming and pressure for agricultural diversification is an issue which may influence future development of this area. The protection of areas of remoteness and increase of traffic on rural lanes should also be a consideration.

3.2.9 Characteristics

- Area is enclosed by the Battle ridge to the north-east.
- Focal open, flat, winding valley floor with wetland.
- Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and ghylls.
- Extensive areas of ancient woodland.
- Contrast between open valley floor and slopes.

3.2.10 Special features

- Combe Valley Countryside Park has the largest single area of reeds in East Sussex.
- Battle Abbey and parkland on northern edge.

Battle

3.2.11 Battle sits in the High Weald Area of Outstanding Natural Beauty, at the eastern end of the southern sandstone ridge. It is a fine historic market town, with many Listed medieval and Georgian buildings. The growth of Battle has been restricted by High Weald AONB and other environmental and heritage designations, giving it a compact form. Its special intimate character and urban grain have survived intact. Development proposals would need to conserve and enhance the special character of the town. The key considerations would be to avoid further urban creep into the AONB countryside with spreading suburbanisation or ribbon development along the roads into the town.

3.2.12 Characteristics

- This ridge-top town has a skyline of historic buildings, dominated by the Abbey and the church.
- The medieval and Georgian High Street has well massed buildings with a good continuity of facades.
- There are picturesque frontages of red tile, timber-frame, render, white weatherboard and the local sandstone.
- The character of the town is enhanced by the predominance of small and traditional shops.
- The original stone from the substantially destroyed great religious buildings in Battle has been widely recycled in later historic periods, which gives the town great cohesion
- The massive Battle Abbey Gatehouse sits at the eastern end of the High Street above its triangular courtyard, giving a wonderful sense of enclosure and character.
- The old town has a hard tight 'defensive' inward-looking character, with few

views out.

3.2.13 Special features

- Battle Abbey, with its grounds is a character focus but visually separate from the rest of the town.
- The Norman stone church

Lower Rother Valley

3.2.14 Running from Salehurst in the west, to Iden in the east, this area is dominated by the broad valleys of the lower reaches of the River Rother, and the secondary reaches of the Tillingham River. Both rivers have changed course many times over the centuries. The valleys are surrounded by rolling well-wooded country affording long views to Kent. Bodiam Castle dominates the Rother valley floor. The key action priorities for this area include conservation of the distinctive villages and the setting of vernacular buildings. There is also a desire to improve villages with tree conservation plans. The management of tourism pressures and traffic on the main roads is an issue. The landscape structure has been degraded with the decline of traditional farming practice, notably hop growing and orchards. This has led to pressure for agricultural diversification and consequent impacts on small rural settlements.

3.2.15 Characteristics

- The main Rother valley is broader and less well defined than the Tillingham valley, with long views across to Kent.
- The unspoiled Tillingham valley has a contrasting flat, open floor and steep, well-wooded sides.
- Rivers and larger channels are hidden behind raised grassy flood-banks whilst smaller ditches are almost invisible from a distance.
- The open aspect of the large rectangular fields on the valley slopes gives particular emphasis to the sporadic hedgerow trees.
- Rolling wooded country surrounds the fields on more open slopes.
- The area is one of the most remote and unspoiled in East Sussex.
- Significant houses and designed landscapes and parkland enhance the area.
- Many dwellings are thatched, and many have pastel coloured weatherboarding.

3.2.16 Special features

- Ancient inland sea cliffs at Rye, Playden and Oxney.
- Bodiam Castle and the Tenterden Steam Railway dominate the valley.
- The designed landscapes of Brickwall, Peasmarsh Place and Great Dixter,

Rye –Winchelsea Area

3.2.17 Forming the most easterly corner of the county, this diverse area follows the River Rother to its confluence with the Royal Military Canal and

continues eastwards to Camber. This area is an extension of the huge Romney – Walland Marsh and is a wide tract of coastal levels overlooked by bold spurs and ‘islands’ of high ground. The twin citadels of Rye and Winchelsea dominate the area from their bold, raised sites. The woods, farms and valleys of the rising ground contrast with the flat, open levels. The seaside village of Camber lies behind coastal sand dunes and an outstanding sandy beach. A key action priority which should have a bearing on proposed new development would be the need to contain intrusive development at Winchelsea Beach, Rye Harbour and Camber. Another priority is to conserve and enhance the setting of the citadel towns of Rye and Winchelsea. Control and management of traffic on the country lanes and straight roads would help to protect the remote character of the area.

3.2.18 Characteristics

- Open coastal and valley levels with straightened or engineered drainage channels.
- Dominated by spurs and ‘islands’ of high ground, with steep ‘fossil cliffs’ descending to Levels.
- Bold, raised sites and distinctive profiles of Rye and Winchelsea. Historic site and setting of latter, with outstanding view up Brede Valley.
- Expanses of shingle with lakes resulting from gravel working.
- Dunes at Camber and wide sandy beach, unique in East Sussex.
- Coastal flood banks, shingle beaches and groynes.
- Pasture and sheep a feature, though much more arable than Pevensey Levels.
- Contrast between woods, farms and fields of rising ground and the flat, open levels with their sense of space and wide open skies.
- Extensive remote areas and strong sense of history.
- Views towards Dungeness.

3.2.19 Special features

- Winchelsea grid layout of weatherboard and tile cottages, stone church and windmill, stands above steep wooded bluffs on which medieval gates are conspicuous.
- Royal Military Canal, a broad quiet waterway.
- Camber Castle amidst the Levels.
- Rye Harbour Nature Reserve, an extensive area of lakes in old gravel workings. The sounds of the rich bird life are part of the landscape.
- Martello towers.
- Eastern extremity included within the Lydd Military Firing Range.

Rye

3.2.20 Rye is an ancient citadel town situated between the High Weald and the Levels. It sits on a sandstone rock rising above the surrounding open marshes, at the confluence of, and bounded by, three rivers. Its history as a walled, almost moated, defensive site and its unique geography have contributed to its compact intimate character. Rye’s landscape setting provides a soft, flat, semi-natural

contrast to the urban edge of the town, and enhances its maritime character; from viewpoints within the town it gives fine quality views out to the distant landscape and coast. The problems and pressures for Rye town are that some of the existing housing estates lack character and local distinctiveness and detract from the approaches to the town and its unique setting. Development proposals would need to address these issues and look for opportunities to strengthen the town's rural urban interface with high quality new development in a robust landscape setting.

3.2.21 Characteristics

- The core is perched on a rock overlooking the flat, level surrounding marshland, giving it its Citadel quality.
- There is a feeling of enclosure within the centre of the core, with an appealing contrast between inward-looking town and long views out at the edge.
- The core has a high visual quality, which comes from the cohesion of the medieval architecture and the restricted palette of materials in a good state of repair: the warm sandstone of the town walls, soft red brick, and black and white timber-framing.
- The core has a small human scale, distinctive narrow cobbled streets, a compact density and tight urban grain aligned with the shape of the hill.
- The riverfront is an open, soft-edged tidal waterside of a maritime character.

3.2.22 Special features

- The ancient town walls increase the separation of the town from the Levels.
- The Gun Garden has views out to the sea.
- Ypres Tower, St Mary's Church and the windmill are notable landmarks.

4.0 Site Sensitivity Assessments

The detailed criteria-based site sensitivity assessments, which were carried out for each site, are provided in Appendix B. The following sections are a summary of the findings from these assessments. The maps showing the locations of the sites are provided in Appendix C.

4.1 Upper Rother Valley

4.1.1 Burwash, Burwash Common and Burwash Weald

Burwash as a settlement has spread out from the junction of several historic routeways with the historic core being centred around the church and High Street. It is a very distinctive ridgetop settlement. The village is within the heart of the AONB and is surrounded by highly characteristic high weald countryside. Burwash Common and Burwash Weald are western extensions of this ridge top ribbon development. Burwash Weald and Burwash Common are characteristically ridge top ribbon development strung along the A265. This has probably evolved due to the steep topography falling away from the ridge being a constraint to development. Some more nucleated development has spread along and between the lanes to the south of the road in Burwash

Common. The RDMTVA 2009 identified the wider area around BUR0031 and 32 as having low capacity to accept development. The wider areas around Burwash Weald and Common were also considered to have low capacity.

Burwash:

- a) BUR0031 and BUR0032. To extend the existing ribbon development could be an option along Shrub Lane. However, any proposed development of these sites would need to be similar in character to the existing ribbon development and not cul de sacs, which would be out of character. Houses strung along the road would need individual access points which would cut through the ancient hedges. The terrace of houses along Greenfield Road are of historic interest as agricultural workers cottages and they do define the edge of the village in this location. To place buildings in their setting would detract from the unique sense of place that they provide.
- b) BUR0026. The site area is a landscape buffer between the ribbon development on Shrub Lane and the historic farmstead which lies to the north. It is more sensitive than BUR0031 and BUR0032 for this reason. The terrace of houses along Greenfield Road are of historic interest as agricultural workers cottages and they do define the edge of the village in this location.

Burwash Common and Burwash Weald:

- c) BUR0033. There could be some scope for ribbon development adjacent to the road to be in character with the existing settlement type. A cul de sac type of development may not be in character. Access to properties if they are strung along the road would be a constraint as the boundary with the A265 is lined with trees and hedges. Access to BUR0033 would breach a tree belt and boundary bank which is historic and associated with an ancient routeway. This would be a constraint. For most of the sites on the A265 ribbon development accesses would impact on the boundary hedges as they would require multiple accesses and clearance for site lines.
- d) BUR0018 and BUR0028. Both sites could have some potential for development without this having an unacceptable effect on the AONB landscape. The mature trees and hedges (including an ancient boundary hedge) would be a constraint to BUR0018 particularly to gain access.
- e) BUR0027. The site is sensitive as a green open space which is outside the main settlement of Burwash Common the sloping nature and historic boundary hedge would make it difficult to mitigate for development.

4.1.2 Etchingham

Etchingham is a small linear and relatively modern settlement that has grown around the railway. There is no real focal point in the village apart from the

church and recreation ground. The RDMTVA 2009 assessed the wider area around ETC0016 to have moderate capacity for development.

- a) ETC0016. The area of the site is rural and outside the village core with a row of houses opposite the site on Church Lane. The site is very much contiguous with the wider AONB landscape to the west and proposed development would be out of character with the landscape setting of the village.

4.1.3 Ticehurst

The village of Ticehurst is a nucleated settlement of medieval origin and has grown up along the ridgetop road. It became a local centre and market town in the 14th century. The historic core of the village grew up around the junction of two historic routeways, Church Street and High Street. The majority of later development lies to the northeast of the village core and north of the High Street. The RDMTVA 2009 identified two distinct character areas on the village edges. One to the north of the B2099 which was considered to have moderate capacity for development. The other to the south of the road was considered to have low capacity for development.

- a) TIC0040. Proposed development of this site has been dismissed at 2 public inquiries. This was principally due to the impact on the AONB landscape and the setting of the village. Access would require demolition of 2 houses in the High Street. The creation of a new access would impact on the character of the Conservation Area. The part of the site closest to the village could have some scope for development. A defined landscape buffer to the countryside would need to be established in the northern part of the site.
- b) TIC0060. The site could be developed as an extension to the neighbouring new development (at TIC0006).
- c) TIC0075. The site is outside the village envelope and within the AONB. The topography and character of the site would make it unsuitable for development.
- d) TIC0043 and TIC0044. There could be scope for development of TIC0044 as it is in part brownfield land. TIC0043 could be retained as mitigation and enhanced as a GI buffer to the listed building.
- e) TIC0049. The site is very sensitive as AONB countryside on the ridge top and clearly separate from the village edge

4.1.4 Flimwell

Flimwell is a small settlement which is characteristically ribbon development strung along the B2087, a historic routeway. The RDMTVA 2009 assessed the wider area which included the assessed sites as having a moderate capacity for development.

- a) TIC002 and TIC0039. The sites are sensitive as AONB countryside outside the village boundary. They are part of a recognised green gap between Ticehurst and Flimwell. Access would breach historic field boundary hedges. The sites are unlikely to be suitable for development.
- b) TIC0027. As this site is close to the village edge and extends no further into the countryside than adjacent development it could provide an opportunity for some development.
- c) TIC0032. The site is not suitable for development due to the sensitivity of the local landscape character and visual prominence.
- d) TIC0029 and TIC0030. There could be some scope for development within these parcels of land. This would need to be in keeping with the existing settlement pattern. The mature trees around the boundaries would be a constraint to access, along with the proximity to the busy junction. TIC0029 is more sensitive due to the mature trees and historic boundaries. TIC0030 would have more scope for development without having adverse landscape and visual impacts on the AONB.
- e) TIC0001 and TIC0065. These sites have relatively low sensitivity as AONB landscape and do have potential for development without significant impacts on landscape character and views.

4.1.5 Robertsbridge and Northbridge Street (Salehurst and Robertsbridge parish)

Robertsbridge is a 13th century market 'town' which has spread from the historic core into later extensions to the west of the railway. The historic core is a nucleated settlement centred on the church. The River Rother separates the main village from Northbridge Street, an historic settlement with several listed buildings, an imposing derelict mill and two historic farmsteads. The more modern housing estates have grown since the 19th century with the coming of the railway. The majority of this development lies to the north of Bishops Lane and Brightling Road, both of which are ancient routeways. The RDMTVA 2009 identified 6 distinct character areas around the village edges. The area to the southeast and south of the historic centre was considered to have moderate capacity for development. The area between the historic centre and the railway was considered to have low capacity for development. The area between the centre and Northbridge Street, the Rother floodplain, was considered to have no capacity for development. The areas to the west of the railway both north and south of Brightling Road were considered to have no capacity.

- a) SAL0012. The floodplain is a constraint to development for much of the site. There could be some scope to reduce the impact of the existing houses on the countryside with new development enclosed by landscape buffers. Access from Bishops Lane, an historic routeway, is a constraint due to a high bank and ancient boundary hedge. The northern parcel has lower sensitivity, but access would probably entail breaching the central hedge, which is an historic field boundary.

- b) SAL0022. This site could offer an opportunity to expand the village to the edge of the A21. A well-defined and defensible GI buffer would need to be created on the northern boundary. The northern field to the east of the school is more open and should remain undeveloped.
- c) SAL0028 and SAL0029. As the sites are difficult to access this assessment is primarily desktop. Access is a constraint due to the well treed boundaries. The mature trees within the site could also be a constraint. The fields are contiguous with the NP allocated sites adjacent to Heathfield Close. It would make sense to include the entire land parcels, by extending the NP site into these areas. This would provide an opportunity to retain boundary trees, create new multifunctional GI and maximise the developable land.
- d) SAL0024. The site is the rural setting of the village. The conversion and redevelopment of the brown field mill site will be an enhancement to this part of the AONB. The site would form the rural setting to that development. Further development into the countryside here would not be in character with the existing settlement pattern. Further expansion around Northbridge Street would not be in character with the historic ribbon form of settlement.
- e) SAL0021. There could be some scope for ribbon or cul de sac development if in character with the existing settlement pattern and AONB landscape. Hedges and trees would be a constraint.
- f) SAL0025 and SAL0034. Both site areas are clearly separated from the nucleated settlement and are very rural in character. Any development in these areas would have an unacceptable impact on the High Weald AONB. SAL0025 is very much contiguous with the wider countryside to the north.

4.1.6 Stonegate

Stonegate is a very small village or hamlet which has grown around the confluence of two Roman roads. The size of the settlement would make capacity for new housing low. The housing development on the northern side of the village has garden edges. The RDMTVA 2009 identified two distinct character areas around the village. One which wraps around the west south and east of the settlement which was considered to have low capacity for change. The other is to the north between Bardown Road and Cottenden Road, both sites are within this area, which was considered to have moderate capacity.

- a) TIC0035 and TIC0079: The houses in Limden Close and The Acorns form a hard edge in relation to the sites. There could be some scope for low density development on both sites to be in character with the existing housing. The public footpath would need to be accommodated in a generous multifunctional GI corridor.

4.2 Brede Valley

4.2.1 Brede (Broad Oak)

Broad Oak is a nucleated settlement which has grown around the junction of two ancient routeways. Ribbon development extends along these for some distance out of the central village. There are countryside gaps in between stretches of ribbon development fronting Chitcombe Road. The houses on Chitcombe Road are large and detached with large gardens providing a buffer between the developed areas and the countryside. The RDMTVA 2009 identified 3 distinct character areas around the village edges. The area to the north of Chitcombe Road was considered to have moderate capacity for development. The areas to the south and east of the village were considered to have no capacity.

- a) BRO0012. Views from the south are less sensitive and would not be a reason to resist development of the site because, like development to the east and west, it could be screened and would in any event be viewed together with development either side. However the site is sensitive in terms of the impact of any development, and indeed the loss of the boundary hedgerow and undeveloped gap, when viewed from Chitcombe Road to the north. i.e. the local close views are more sensitive than the longer views. If considered suitable, ribbon development would be in character. However, this would have an unacceptable impact on the boundary hedge as it would require multiple accesses and clearance for site lines.
- b) BRE0014. While the site is reasonably well screened with limited views, development here would be out of character with the settlement pattern.
- c) BRE0029. A well screened site that could potentially accommodate limited development without significant landscape impact, although it is sensitive in terms of the impact on the settlement pattern and also development of a medieval assart.
- d) BRE0035. The southern part of the site, fronting the road, contains an existing residential dwelling albeit that it appears currently unoccupied and subject to building work. The rear of the site relates more closely to the countryside adjoining the village edge and would be more sensitive to development, particularly as it would extend the settlement pattern northwards. There is scope to redevelop the southern section of the site, continuing ribbon development, without significant landscape impact, subject to the retention and protection of the pond and mature trees.
- e) BRE0037. An open field on the edge of the settlement with a strong rural character with wooded edges and substantial roadside hedge. Site character is influenced by small-holding type development adjacent to west which is clearly visible. Development here would extend the settlement westwards to the detriment of the rural character of the area and rural setting of the village. No footway on this northern side of the road and there is only a field gate so a new access would also have an urbanising impact. Although the score is the same as the adjoining site (BRE0035), BRE0037 has a stronger rural gap character and no roadside development.
- f) BRE0001. This is a large area and its development would represent a large extension to the village. It has value as an open field on the edge

of the village and contributes to the village's rural setting, although there are no long views in or out of it. It has few distinguishing features and is not typical AONB rolling countryside. The southern section could be less sensitive to development as it is further away from the ancient woodland and also the very sensitive view north-west which lies just outside the site boundary.

- g) BRE0043. As the site is inaccessible this assessment is primarily desktop. This is a small site which adjoins recent cul-de-sac development and the long rear gardens of older ribbon development fronting Chitcombe Road. It forms part of an old fieldscape, although some loss of this has already been accepted through the allocation/ partial development of adjoining land to the north and north-east. Its development would extend further southwards than existing/ allocated development on this slope and would likely be visible in longer views from the south including from a nearby public footpath. The site's development would appear to necessitate the loss of a number of mature trees, although the condition, age and value of individual trees within the site has not been established. There would be scope to retain mature trees on southern boundary as mitigation.

4.2.2 Hastings Fringes

Three areas around the rural fringes of Hastings have been assessed. Three of these (HAF0023, HAF0024 and HAF0026) are in the Brede Valley county character area and the others (HAF0011 and HAF0020) are in the Combe Haven Valley character area. Those in the Combe Haven character area were assessed in the Bexhill and Hastings Fringes Landscape Assessment (2008). It should be noted that this assessment was considering housing sites and not other types of development such as solar energy. The sites to the west of Queensway at Worsham Farm are in the Rother District Strategic Gap between Hastings, Bexhill and Battle. The area around and including site HAF0020 was considered to have low capacity for development. The area of Worsham Farm to the south of Crowhurst Road was considered to have medium capacity for housing development with a small and isolated area having high capacity. The area around Bachelor's Bump including HAF0026 was considered to have low capacity for development.

Hastings Fringes North:

- a) HAF0023 and HAF0024. These areas are vulnerable as they are north of the Ridge and the main settlement of Hastings. The character and quality are influenced by other surrounding development and uses. There may be some scope for small scale development if this can conserve and enhance the AONB and create new or protect existing habitats.

Hastings Fringes East:

- a) HAF0026. The site could have scope for some development if it is in character with the neighbouring housing in Austen Close. The

boundary trees would need to be retained and protected. A landscape buffer would need to be provided on the eastern boundary.

Hastings Fringes West:

- a) HAF0011. The site is sensitive as it is within the Combe Valley Countryside Park (CVCP). The designated habitats may also be a serious constraint.
- b) HAF0020. The site area could probably accommodate solar type development in the more enclosed remote parts of the site. This should avoid areas close to the road.

4.2.3 Guestling Green and Three Oaks

Guestling Green is a hamlet comprised of areas of scattered ribbon development which extend along ancient route ways in the High Weald AONB. The historic core is centred around the junction of A259 Winchelsea Road and Chapel Lane. There are scattered historic farmsteads and listed buildings in the area. The houses along the roads are mostly large detached dwellings with large gardens as buffers to the wider countryside. The Thorns and Higham Gardens are the exception as small cul de sacs. Friars Hill is typically ribbon development strung along the road to Pett, an ancient routeway. Again with large detached dwellings set in large gardens. With the cul de sac at Allards being the exception. Three Oaks is also ribbon development at a junction of ancient routeways, Butchers Lane and Eight Acre Lane. On the outskirts the houses are large with large gardens and in the centre of the hamlet houses tend to be smaller and detached with smaller gardens. The more recent growth of the hamlet has come with the railway. The RDMTVA 2009 identified two character areas around the edges of Guestling Green and both were assessed as having low capacity for development. The areas around Three Oaks were considered to have moderate capacity. The Friars Oak area was assessed as part of Pett village and was considered to have low capacity.

Guestling Green:

- a) GUE0011. As the site is inaccessible this assessment is primarily desktop. The site is very well screened from public view from the north-east and north-west and borders existing development and so the location is not overly sensitive. The AONB countryside increases the sensitivity, and while the site sits within undulating countryside it does not appear to be particularly exposed. With a reinforced landscape buffer to the wider countryside the site could have some scope for development in character with other small cul de sac development. However, it is unclear how access to the site would be gained.
- b) GUE0012. The site has a strong horsiculture aspect although it retains its rural character. There are several man-made influences and combined with the horsiculture interventions this lowers the susceptibility of the site. Access could potentially be through the existing housing estate to the west. With a reinforced landscape buffer

to the wider countryside the site could have some scope for development in character with other small cul de sac development.

- c) GUE0014. Long views across AONB as valley slopes away to the northeast and the site contributes to the wider AONB landscape, but as it is located at the village edge it will be less susceptible to small scale development to the northern end which is less exposed. There may be some scope for small scale development close to the road.
- d) GUE0021. The site is characteristic of a village edge with horsiculture and some agricultural buildings. It has some wider visual benefit although it is well-screened from the surroundings and has no nearby PROW or views into the site. The site is within a semi-rural location and is an historic field, character is however impacted by land use. There could be some scope for small scale development which retains the treed boundaries.

Friars Hill:

- e) GUE0010. The site sits within a developed area and is well screened from its surroundings, although a full on-site assessment was not possible due to access and visibility. The AONB location with post medieval fieldscapes and an historic boundary to the north increase the sensitivity of the site. The surrounding development pattern, including a cul de sac to the west, gives reason for the site to be further assessed.

Three Oaks:

- f) GUE0016. Very open and wide flat landscape with long views, also immediate views from public right of way and housing. Few defining features other than some wooded edges, and the character is influenced by hard edge of the adjacent village. Development of the site as a whole would significantly change the settlement pattern representing major development in the AONB. Due to its openness, screening mitigation possibilities of any new development are low.
- g) GUE017. Steeply sloping field surrounded by woodland, including some ancient woodland and a Local Wildlife Site. Development would be out of keeping with settlement pattern representing encroachment into the countryside. The open field is important to the rural character of the village and forms a buffer between the lane that forms the village edge and the adjoining mature woodland.
- h) GUE0008. The site is within the AONB and is a medieval Assart field. It is a small enclosed site with very limited or no public views. The current condition appears to be influenced by agricultural-type uses and storage. Access would be an issue as there are mature trees and an ancient boundary bank along the roadside. The surrounding houses are large, detached dwellings with big gardens. Cul de sac development would not be in character and ribbon development would not be possible due to the access constraints.

4.2.4 Icklesham

The western arm of the village of Icklesham comprises ribbon development of large, detached houses in big gardens along the busy A259. The eastern end is more nucleated and has developed around a group of cul de sacs and post war housing. This area incorporates several historic farmsteads scattered around the edges. Except for a few houses, a pub and a couple of business premises all the built development of the village is on the north side of the A259. The RDMTVA 2009 identified two character areas, one to the north of the A259 and one to the south. The area to the north of the village was considered to have low capacity for development and the area to the south no capacity.

- a) ICK0017 and ICK0043. ICK0017 forms part of a flat, relatively enclosed field and ICK0043 is largely wooded. Neither site has obvious long views although 17 contains a public right of way (also a historic routeway) and provides an important transition from the village edge and busy A259 to the countryside. In this manner the sites are important to the character and setting of the settlement although their scenic quality is degraded by tall pylons. Extending development to this southern side of the A259 would not be in keeping with the settlement pattern which largely confines development to the north.
- b) ICK0020. These are small scale, enclosed fields adjacent to the settlement edge, with no long views but with a PRoW passing through the site. They are old fieldscapes and very important to the setting of the adjacent grade II listed building and historic farmstead. The sensitivity of these features and the footpath would mean this site should not be developed.
- c) ICK0036. This site on the edge of the village is in agricultural use. While relatively enclosed to the south and west, it affords long views across the AONB countryside to the north. It adjoins existing development including farm buildings to the south-west and a 20th century housing estate (comprising mainly bungalows) to the south-east. The southern section of the site relates more closely to the settlement so there could be scope for some limited development here which would need screening on its northern boundary to mitigate longer views to the north. However, the impact on the setting of the grade II listed building to the west and the historic farmstead would need considering. There is no obvious site access, and a new access from the west would be harmful to the setting of the listed building.
- d) ICK0037 and ICK0015. The sites are in the AONB but are relatively flat fields with few defining features. The settlement edge (mostly 20th century residential development) is visible on the southern boundary and this detracts from the scenic beauty. The fields provide a buffer (although not a visual screen) between the settlement edge and open countryside further north. There are long views to the north only, across rolling countryside characteristic of the High Weald AONB, however there is no public right of way within the site and therefore public views, in particular of ICK0037, are limited. There may be public views of ICK0015 from a PROW just north/east of the site. The sites

could have some potential for development. This would need to be of a small scale and with a well-defined landscape buffer to the wider countryside.

- e) ICK0002. This is a large, irregular shaped open field on the village edge with mature boundary trees and hedges and an adjoining area of ancient woodland to the south-east. The site is more characteristic of the AONB landscape than sites ICK0017 and ICK0043. It is an old fieldscape with historic field boundaries, publicly accessible via a PRow. It is influenced to an extent by adjoining development, including the busy A259 to the north. Development adjacent to the northern boundary only could mirror existing ribbon development on the opposite side of the A259 without significantly affecting long views to the south, but the loss of the mature native roadside hedge would harm the village character. Extending development to this southern side of the A259 would not be in keeping with the settlement pattern which largely confines development to the north.

4.2.5 Iden

Iden is an historic village which has grown around the junction of two historic routeways. The historic core is centred on the church and a 12th century pub as well as several other listed buildings. Ribbon development extends along the routeways to the north, south and east of the village. There are several historic farmsteads and buildings scattered along these roads. Open fieldscapes, some historic, form important rural gaps between built development. The RDMTVA 2009 identifies all of the open areas around the village as having low capacity for development.

- a) ID0010. The site is south of the centre of development, it is contained and flat which means it would be less susceptible to ground mounted solar development. It is screened from the road and the views into site are mainly from the adjacent housing. The field is in horsiculture use which makes it less sensitive. The site would not be suitable for housing or business as it is outside the village centre in a location where adjacent development is typically ribbon development of detached houses in gardens. Cul de sac development would be out of character and taller buildings would impact on the adjacent listed building.
- b) IDE0013. The site has a pleasant rural quality and is visible from the village centre which increases its susceptibility to change. The straight line of boundary trees contributes to the visual quality of the site however this does make the site feel more managed and reduces the rural quality. There could be some scope for small scale development, however the open character does contribute to the historic part of the village and setting of listed buildings. A cul de sac style would detract from the adjacent ribbon development and listed farmstead. Access for ribbon development would have an unacceptable impact on the boundary hedge.
- c) IDE0014. The desk top assessment identified that the site has a lower sensitivity to change as it appears to be screened from the wider

countryside and is adjacent to existing development. The adjacent garden lends its character to the field. There may be some scope for small scale change, however a cul de sac would not be in character. Any proposals would need to have regard for the characteristic ribbon settlement pattern and adjacent listed buildings.

- d) IDE0004. The site is a pleasant campsite which contributes to the area through being well-maintained and sympathetic to its location however its sensitivity to change is low as it already has some development.
- e) IDE0017. The site appears to be well-used for agricultural purposes and well maintained as pasture. It contributes to the rural quality of the area, however it is screened from the wider AONB. Any proposed development would need to have regard to the characteristic ribbon development. The site is isolated from the village centre. There could be some scope for small scale development that does not detract from the existing settlement pattern. Cul de sac development would be out of character.
- f) IDE0002. The site has housing to most sides and this reduces the landscape value. The historic fieldscape, boundaries and listed buildings contribute to landscape character. The overall sensitivity to change is lower to the west of the field as it is adjacent to existing development. There could be scope to mirror the nucleated development on the other side of B2082. This would require a well-defined landscape buffer to the wider countryside to create a new defensible village edge.

4.2.6 Netherfield

Netherfield is a small village. The historic part is centred around the church. Darvel Down is characterised by scattered historic farmsteads along historic routeways. The more modern cul de sac tumbles down the side of a north facing slope. The RDMTVA 2009 identified one character area surrounding the village and this was considered to have low capacity for development.

- a) BAT0067. The ridge top location would make this site sensitive to development. There may be some scope for development close to the village edge. Careful consideration would need to be given to the character of the settlement and whether this site cumulatively with other allocated sites would have an unacceptable impact on the scale of the existing hamlet.

4.2.7 Sedlescombe

Sedlescombe is a small and nucleated settlement centred around the historic core and village green. It has grown around two historic routeways Sedlescombe Street (B2244) and Brede Lane. The historic part of the village is typically ribbon development. More modern cul de sacs have expanded the village to the north and east. Scattered development extends north out of the village along the B2244. The Pestalozzi parkland estate lies to the south of the village. The site has a long history as an educational institution which has closed leaving redundant buildings on the site. In the centre of the parkland

small residential development of executive homes, Oaklands Park, has been developed around an historic farmstead and large country house. There is a NP allocation for 6-8 houses adjacent to Oaklands Park (site SED0002), although this was linked to the previous occupier of the Pestalozzi site. The RDMTVA 2009 identified three distinct character areas around the village. One to the west of the B2244 which was considered to have low capacity for development. The area to the south of the village is the Brede valley flood plain and has low capacity. The area to the east of the village and south of Brede Lane was considered to have moderate capacity. The area to the north of Brede Lane and east of the B2244 was considered to have no capacity.

- a) SED0033. The site is outside the village and within the parkland of the Pestalozzi estate. There is a group of houses within the estate which are related to an historic farmstead. The site is part of the unspoilt parkland of the Pestalozzi estate and is visually sensitive. The landscape character and visual context would be very sensitive to change.
- b) SED0026 and SED0027. The sites are part of the parkland of the Pestalozzi estate the character of the estate is of established institutional uses. The northern part of the area is visually very sensitive. Oaklands Park is an extension of the historic farmstead and should not set a precedent for more housing development on the estate. Large scale residential development would be out of character with the local settlement pattern. There could be opportunities on the Pestalozzi estate (SED0036) to replace the empty and derelict buildings with high quality educational, institutional and/ or leisure uses. This would need to be supported by positive management and enhancement to the character and biodiversity of the wider landscape of the parkland.
- c) SED0020. Whilst most aspects of the site have a medium to high sensitivity there may be potential for a small number of houses on the site to the east of Gorselands. As this would need to be in character with the existing low-density development the number of houses would be restricted to 5 or 6. A new defensible boundary with the countryside would be an opportunity to enhance local landscape character.
- d) SED0035. The site is of medium to low sensitivity and could accommodate a few houses similar in character to the adjacent cottages without harming the AONB. Care would be required to protect existing trees and access would require loss of some hedgerow.

4.2.8 Westfield

Westfield is a nucleated village which has grown up around the historic core and the confluence of several historic routeways. More modern cul de sac developments have infilled gaps between the older settlement areas. Several historic farmsteads are scattered around the outskirts of the village and the listed village church lies to the south. The RDMTVA 2009 identified five

distinct character areas around the village. An area to the northwest which was identified as having low capacity for development. The two areas to the east were considered to have moderate capacity. The areas to the south and west of the village were considered to have low capacity.

- a) WES0011, WES0032 and WES0040. The sites are on the northern edge of the settlement and are enclosed on three sides by historic routeways. The sites are not typically characteristic of the AONB and are separated from the countryside by the boundary lanes. Site WES0040 is more closely related to the village edge than site WES0032 which is open to the lane. There could be some scope for development in WES0040 and part of WES0032 providing a substantial landscape buffer is retained in the northern part of the site. There is an application for 28 dwellings on site WES0040. This will be assessed through the planning process.
- b) WES0017, WES0023, WES0024 and WES0029. The majority of the site area is sensitive as the rural setting to the village. The existing ribbon development settlement pattern is characteristic on the east side of the village and the majority of later expansion has been to the west. The fieldscapes and boundaries are historic. The new development at Westfield Down does not detract from this sensitivity as it is isolated from these fields. WES0023 is of a slightly different character and is influenced by land use and the development at New Moorsite. There could be some scope for a small development in the more level western part of this field. Mature boundary trees would be a constraint.
- c) WES0021. The site is more closely related to the wider countryside to the south than the built-up part of the village. The open character and long views do increase sensitivity even though the character of the site is not particularly distinctive. There could be an opportunity for a small-scale development in the northern part of the site with a new defensible village edge and a well-defined landscape buffer on the boundary with the countryside. The public footpath would also need to be set within a landscape buffer.
- d) WES0025. The site is sensitive as the landscape relates more closely to the wider countryside than to the built-up part of the village. The Wheel Farm Business Park is located outside the village boundary and is separated from it by several fields. The elevated topography makes the site sensitive to change and separates it from the existing business park. Development of any type would have an adverse impact on local landscape character and views and would be difficult to mitigate due to the open character of the field.

4.3 Combe Haven Valley

4.3.1 Catsfield

Catsfield is a nucleated settlement which has developed around the junction of several historic routeways. Ribbon development extends to the west along

Skinnners Lane and along Church Lane to the southeast. The character on the east side of Church Lane is of scattered cottages and farmsteads. The AONB boundary wraps around the village. With a boundary on the edge of the built-up area to the west and east. All of the assessed sites are within the AONB. The RDMTVA 2009 identified that the wider area to the west of The Green and Powdermill Lane had a moderate capacity for development while the area to the east of Church Lane had a low capacity.

- a) CAT0011 and CAT0016. CAT0016 would be less sensitive to small scale development located to the edge of the village than CAT0011. If CAT0016 were to be developed there are opportunities to provide an overall enhancement to the wider site of CAT0011 by removing paddock fences, screening the barns and sand school with new planting to reinforce boundaries. Any proposed development would need to be enclosed by a landscape buffer and multifunctional GI in the wider site area. Creating an access on the bridleway could impact on residents and users of the bridleway.
- b) CAT0017 is more open and is contiguous with the fields around it as there are no hedgerows separating the paddocks. The site is set back from the core of the village. As the site is part of a wider fieldscape it would be difficult to create a defined village boundary without having an adverse impact on the AONB countryside. Extensive woodland planting would not be in character with the open fieldscape. The scale of this field is such that it would be a large extension to the village and out of character with the settlement and the AONB.
- c) CAT0018. The site is a large field which is remote from the village and it is crossed by a public footpath. Development of this field even in part would be out of character with the settlement pattern and the AONB landscape.
- d) CAT0012. The site is adjacent to the village edge and is rural in character. It is contiguous with the wider AONB but visually separated from it by topography. A small-scale development of up to 5 dwellings could be acceptable on the part of the site closest to the village edge and related to Church Lane. A landscape buffer would need to be provided to the wider countryside. This could be in character if it can demonstrate conservation and enhancement of the local AONB landscape. This could be achieved through high quality design, reinstating lost field boundaries and reinforcing historic boundaries with tree planting.
- e) CAT0022. The site is adjacent to the village edge and is rural in character. It is contiguous with the wider AONB if visually separated from it by topography. Development would detract from the rural character and the setting of the village. The mature hedge on the boundary with Church Lane is a constraint to access.

4.3.2 Crowhurst

There are two distinct parts of the settlement of Crowhurst, the southern part is typically more modern ribbon development spreading along Sandrock Hill. The northern part of the village is centred on the historic core and the church, with the coming of the railway this has extended north as ribbon development along Forewood Lane and Station Road. Apart from a small cul de sac at Forewood Rise the housing on Forewood Lane is low density with large gardens. Development along Station Road and close to the station is higher density.

Crowhurst is on the boundary of the High Weald AONB and five of the sites assessed are within the AONB. These are sites CRO0004, CRO0009, CRO0010, CRO0028 and CRO0035. These sites both have large agricultural sheds within them and are influenced by detracting landscape features. Sites to the east and south of the village are within the designated Rother District Strategic Gap between Hastings and Battle. The RDMTVA 2009 assessed the wider area to the north and west of the church as having low capacity for development. The wider area to the south of Sandrock Hill was assessed as having moderate capacity.

- a) CRO0009 and CRO0004. Site CRO0009 is in part allocated for housing in the Crowhurst Neighbourhood Plan. Whilst the combined sites do have a sensitivity rating of high/medium there are brown field elements and landscape detractors on both sites. The proposal to extend the NP allocation and redevelop the existing agricultural buildings could be acceptable, as could the incorporation of site CRO0004. There is an opportunity to enhance the AONB landscape through the development of these sites as the existing agricultural barns are intrusive in the local landscape. Consideration could be given to a mixed-use development replacing the barns with buildings that are more in keeping with the local vernacular. A defined landscape buffer would need to be provided to the wider countryside and strategic gap.
- b) CRO0010. As an allocated site a site assessment was not completed for this site. It is allocated in the NP for 12 houses and it is proposed to increase the density to 15 houses. As the site is enclosed and adjacent to a small housing estate this change would have a minor impact on landscape character and views.
- c) CRO0035. This site is completely enclosed and is in part a brown field site as an old nursery. There is scope for development of this site which is in keeping with local character and which can demonstrate conservation and enhancement of the AONB landscape.
- d) CRO0028: This site has been assessed as a desk top study only and a site assessment sheet was not completed as it is inaccessible and very overgrown. The site is almost completely wooded with a small open area which appears to be grassland. There is no apparent access as the area is landlocked by the adjacent Healing Centre. Access from Forewood Lane across fields to the east would have an adverse impact on the AONB countryside. CRO0037. This site is in an elevated position which is visible from a wide area it is contiguous with the wider countryside and is not suitable for development.

- e) CRO0013. This site could be acceptable for development as an extension to the characteristic ribbon development in this part of the village.

4.4 Lower Rother Valley

4.4.1 Beckley

Beckley is very typical of High Weald characteristic ribbon development. The older parts are evident due to the high number of listed buildings. These are concentrated around the junction of three historic routeways at the eastern end of the village, the B2088, A265 and Hobbs Lane. There is also a concentration of historic buildings in groups along the B2088 to the west of the junction. Between these two areas there are distinct gaps with six scattered historic farmsteads. All later infill development is typically ribbon development of houses with large gardens backing onto the countryside. There are some small cul de sacs off Hobs Lane to the north east of the village. The open field gaps are important to conserving the character of the village and allowing views out across the countryside. This is particularly the case with the area between the two historic settlements and where they are crossed by public footpaths. The RDMTVA 2009 assessed the wider area to the west of the village to have moderate capacity for development.

- a) BEC0017 and BEC001. These are small fields which are visible from the roadside, but generally well screened from longer views by existing boundary vegetation and development. They are influenced by adjoining 20th century housing which detracts from their natural and scenic beauty, furthermore, land to the east is also allocated for housing (6 dwellings) which will further affect the setting of these fields, if built. However they do have historic field boundaries and together, form a wider fieldscape characteristic of the High Weald AONB. They represent a locally important open gap which helps to maintain the dispersed settlement pattern of this part of Beckley. There could be scope for some limited development if this were to retain the open gap; however not across the whole 2 sites as this would be out of proportion with the level of development in the village and not in keeping with the settlement pattern. Any development would need to be carefully positioned to avoid adverse impacts on the character of the narrow King's Bank Lane to the west.
- b) BEC0021. The site has the feeling of a nature reserve and due to the public right of way and for this reason is of local value. It forms part of a larger undeveloped gap in the ribbon development in the village. Its development would entail the loss of vegetation and mature trees which are a valuable local landscape feature.
- c) BEC0023. The existing residential curtilage and the area of equestrian use has potential for redevelopment. There is higher density modern development adjacent to the southeastern part of the site. Any development would need to respect the setting of the adjacent listed buildings. Development of the field to the rear would extend the settlement pattern significantly, encroaching into a rural area.

- d) BEC0025. This is a relatively small field with limited longer views. Its visibility from the adjacent roads is likely to vary with the seasons and depending on how high the boundary hedge is left to grow. As one of the undeveloped gaps in Beckley between short rows of dwellings, and centrally located in the village, it contributes to the rural character of the village. Development of the entire site would be uncharacteristic of the settlement pattern. More limited development in part of the site is also likely to be problematic. In the southern part of the site development would have an urbanising impact on the narrow lane and would be prominent in views from the north due to the topography. In the northern part of the site development would be prominent in views from Main Street and would significantly change the open aspect of this site which currently contributes to the rural character and appearance of this part of the village.
- e) BEC0026. The site occupies an edge of village location alongside a busy lane with no footways. The site area is clearly distinct from the existing ribbon development alongside Whitebread Lane and provides an open buffer between 20th century housing development and mature woodland further north. Views are limited although the frontage is clearly visible from the Lane and any development would be similarly visible. Development would entail the loss of the substantial roadside hedge and would have an urbanising impact.
- f) BEC0031 north of the B2088. Although this is one of the characteristic undeveloped gaps between short stretches of ribbon development in Beckley, due to its narrow width and clear views of adjacent dwellings on either side, some frontage development could potentially be accommodated without a significant impact on the wider landscape. However, there are other constraints which would mean that development is highly unlikely to be appropriate. Specifically, the adjoining grade II listed buildings, and mature trees and hedges within the site (the loss of which would reduce the local landscape value).
- g) BEC0031 south of the B2088. This is a sensitive landscape and any development would harm its rural and historic landscape character and the setting of the adjacent listed building. It is locally valued both for access to the countryside via the Public Right of Way and for providing views out of the village into the countryside and mature ancient woodland beyond. It is characteristic of the HW AONB.
- h) BEC0032. The site itself has value as an open gap between the two historic parts of the village ribbon development. It is however close to the edge of the western area. The area is publicly visible including from the roadside and a public right of way along the eastern edge. Other than the boundary hedge and woodland beyond the site boundary to the north it has few distinguishing landscape features. Its character is influenced by the adjoining 20th century residential development which is clearly visible. The site is sensitive as part of an historic fieldscape with historic boundaries. The site could potentially accommodate limited development on the frontage although this would enclose longer views out of the village. As the appears to have lower wet areas flooding could be an issue.

- i) BEC0033. The site is less sensitive due to its small, enclosed nature, lack of landscape features and proximity adjacent to existing development. However, development would change the existing settlement pattern of ribbon development and reduce the extent of open land on the edge of the settlement, although this has been accepted further north off Hobbs Lane. The impact on the setting of the adjacent Listed Buildings would need consideration. Currently there is not an obvious access to the site.
- j) BEC0034. This site is similar to (and adjoins) BEC0015 but is probably in more active/ recent agricultural use which has given it a slightly unkempt appearance. However aside from its current condition it is a pleasant open field characteristic of the High Weald AONB and important to the rural setting of the village, highly visible from nearby public viewpoints including the PRoW within the site. Development of the whole site would extend the village's footprint significantly into open countryside and be out of keeping with the settlement pattern. Roadside development only would have a lesser impact on the settlement pattern but it would enclose the existing open views out into the countryside across the site which are important to the rural character of the village.
- k) BEC0015 and BEC0011. BEC0015 is a pleasant open field characteristic of the High Weald AONB and important to the rural setting of the village, highly visible from nearby public viewpoints. Development of the whole site would extend the village's footprint significantly into open countryside and be out of keeping with the settlement pattern. Roadside development only would have a lesser impact on the settlement pattern but it would enclose the existing open views out into the countryside across the site which are important to the rural character of the village. BEC0011 is more enclosed but contiguous in character with BEC0015.

4.4.2 Ewhurst

Staplecross is a nucleated small village or hamlet which has formed around the junction of two historic routeways, the B2165 and Northiam Road. Some ribbon development extends eastwards along Northiam Road and this is interspersed with historic farmsteads. The RDMTVA 2009 assessed the wider area around the village to have low capacity for development.

- a) EWH0009. The site is on a higher level than the road and exposed to the AONB to the north. Sloping land means the site will be visible from a distance. There could be scope for small scale development with a defined buffer to the wider countryside. The need to conserve the setting of the listed farm house may be a major constraint.
- b) EWH0010. The site contributes to the rural character of the area and the sloping topography makes it more susceptible to views from across the small valley and the PROW. The site appears neglected from the public realm but this is mainly due to the construction materials at the entrance. The overgrown vegetation is likely to be rich in biodiversity. It is believed that the site was land raised as a soil deposit site for the adjacent development. A condition for this would have been restoration

to grassland. There could be some scope for limited development no further south than the neighbouring houses with the rest of the field being managed as multifunctional GI.

- c) EWH0018. The site area is susceptible to change as it is an exposed site visible from a distance across the AONB countryside. The site forms an important gap between the village and the ribbon development along Northiam Road. The field is also remote from the village edge. Extensive planting as mitigation would not be in character with the open and historic fieldscape. Development of this field would have an unacceptable impact on local character and views.
- d) EWH0005. The site is a pleasant edge of settlement paddock, but it is fairly well screened from the public realm. Adjacent housing would be susceptible to any change as the field forms a backdrop and a buffer for the estate and the houses enjoy views across it. There could be some scope for development of this site without undue impact on the AONB landscape. Views from the Listed buildings would need to be mitigated.
- e) EWH0012. This site is being considered for potential solar development. The site is isolated from the village centre but it is adjacent to employment land. It is well screened from the public realm and would have a lower sensitivity to solar panels than other types of built form. The site has potential to accommodate a solar development as this could have an acceptable effect on local landscape character and views.

4.4.3 Hurst Green, Silver Hill, Swiftsden

The assessed sites are outside the village of Hurst Green to the north either side of the junction of two historic routeways, the A21 and the A229. Other sites are within the settlements of Silver Hill (south of Hurst Green village) and Swiftsden (north of Hurst Green village). Both of these are hamlets of ribbon development scattered along the A21. The sites are outside of the areas assessed by the RDMTVA 2009.

Hurst Green

- a) HUG0029. The site is not visible from the public realm, however it contributes to the wider AONB landscape and forms part of the pattern of medieval fieldscapes in this area. It is a large field to be considered for out of village development. Development of any scale would be out of character with the historic farmstead settlement pattern. The boundary vegetation would be a constraint to access.
- b) HUG0030. As the site is inaccessible this assessment is primarily desktop. The assessment is therefore limited and allows the susceptibility of the site to be mainly considered through its AONB location and distance from the centre of the settlement, which both increase its susceptibility to change.
It is a large field to be considered for out of village development.
Development of any scale would be out of character with the scattered

farmstead settlement pattern. The boundary vegetation would be a constraint to access.

Silver Hill:

- c) HUG0036. The site is fully enclosed which contributes to its low susceptibility to change. There has been some development on site which adds to this. There are many trees on site, visible on Google Earth and an arboriculture survey would be necessary to inform the extent of the potentially developable area.
- d) HUG0037. The gradient of the site increases its susceptibility to development as does the PROW, however the sensitivity to solar development is perceived as lower due to the height of development and the possibility that the south facing slope of the field only would be utilised, reducing visibility from a distance. The adjacent site is a business and combined with the distance from the settlement centre, this further lowers the site's sensitivity. However, it should be noted that the site is valued locally as an open space and there is an aspiration in the draft Neighbourhood Plan to designate it as Local Green Space.
- e) HUG0020. The assessment was mostly desktop. The large hedge fully screens the site from the public realm and reduces the sensitivity however the site could be viewed from the wider landscape. The site abuts the existing housing and would be a natural development extension along Bodiam Road. As this is a large field the ribbon character of the hamlet would influence the type and extent of potential development.

Swiftsden

- f) HUG0005, HUG00026, HUG0038 and HUG0039. The settlement does not have any sense of a centre and is some distance from the 'centre' of Hurst Green. Most existing development comprises employment rather than housing, although there is a row of cottages to the west of the A21. The landscape is flat and would seem to be less sensitive to change. Access from the A21 would be straightforward as it is with Planters Nursery. There are opportunities to enhance local sense of place.

4.4.4 Northiam

Northiam is a relatively large village which has been extended between the 19th century and the early 1960s due to the coming of the railway. The railway was affected by the Beeching cuts and is now a leisure steam railway. Ribbon development is characteristic along the historic routeway of Station Road. Several cul de sacs extend out from Station Road. The southern part of the village is the historic core with a Conservation Area and many listed buildings including the church. The sites are to the north of the village and outside the main built-up area. The RDMTVA 2009 assessed that the wider area surrounding the sites to the east of Station Road would have a moderate

capacity for development. The wider character area to the west was assessed as having no capacity.

- a) NOR0025. The site has a strong rural character and likely biodiversity value in its long grassland, wildflowers, boundary trees and pond. Its development would be out of keeping with the settlement pattern which is largely linear along the main road. Access would be via a narrow private lane which would need significant engineered alterations to accommodate traffic associated with a development here.
- b) NOR0026. The site has a rural character, but is influenced by human activity, specifically , and there are associated buildings/ structures at the western end. Due to its proximity to existing development, this western end of the site would be less sensitive to limited redevelopment than the eastern section, although it is also on a higher ground level so development could be visible in longer views to the north and east. The whole site is separated from the main body of the village. Large scale development here would extend the footprint of the village significantly.
- c) NOR0034. This is a pleasant open field with a strong rural character and sense of place. It is a probable medieval assart and adjoins a small area of ancient woodland. Adjoining development is largely screened from the site meaning it has a rural and largely unspoilt character, the only detracting feature being electricity lines crossing the site. Development here would appear as encroachment into the countryside and would be harmful to the character of the AONB.
- d) NOR0002. The site comprises an undeveloped gap on the edge of the village. It is important to the character of the village edge, providing a buffer between denser development to the south-west and scattered development/open countryside to the north-east. It is highly visible in the streetscape and the large mature protected trees within the site are valuable landscape and ecological features. It is difficult to see how any development could take place on this site without harming the protected trees.

4.4.5 Peasmarsh

Peasmarsh is a nucleated village which has expanded to the north and west from the historic routeway, the A268. The majority of older buildings are scattered along the routeways, while others are associated with historic farmsteads.

The RDMTVA 2009 identified that the area immediately adjacent of the village core had a moderate capacity for development. The area to the south of the village had a low capacity.

- a) PEA0001. Similarly to PEA0035 (east), this site is level, relatively enclosed and tranquil. Development here would extend the settlement pattern southwards, although both Jempsons (to the north-west) and the allocated housing site further east both extend beyond the traditional ribbon development pattern. The northern part of the site is less sensitive due to its closer relationship to existing development and

greater separation from the southwest boundary (which in the winter months could potentially allow some long views across the adjoining countryside). If the site were to be developed, it would be necessary to strengthen the existing tree planting on the site's southwest boundary to prevent long views into the site from the countryside in the winter months which could otherwise be harmful to the wider landscape character. Development could possibly be acceptable if it does not extend any further south than the allocated DaSA site.

- b) PEA0035 (EAST). The site has a markedly different character to the western part of PEA0035 (assessed separately). It is level, relatively enclosed and tranquil. Development here would extend the settlement pattern southwards although both Jempsons and the allocated site further east both extend beyond the traditional ribbon development. If this change to the settlement pattern were to be accepted, it would be necessary to strengthen the existing tree planting on the site's SW boundary to prevent long views into the site from the countryside in the winter months which could otherwise be harmful to the wider landscape character. Development could possibly be acceptable if it does not extend any further south than the proposed residential section of the allocated DaSA site. A similar depth of landscape buffer to that of the DaSA site would need to be provided to any potential housing site.
- c) PEA0035 (WEST). This is a very sensitive and exposed site with strong rural characteristics. It is close to heritage assets and contains historic field boundaries. Development here would be highly visible and would appear as a significant encroachment into a rural agricultural landscape, despite the site's close proximity to the edge of Peasmarsh to the north-east. Furthermore, the site does not follow established field boundaries and would create new and unnatural boundaries, out of keeping with the landscape pattern.
- d) PEA0024. This is a wide, open field which slopes up from the edge of the village and is visible from many public and private viewpoints including heritage assets. It has landscape value as an open area between the edge of the village and adjoining woodland, important to the rural setting of the village. Development would be prominent, especially in the southern part of the site (on the highest ground) and would not be in character with the linear settlement pattern. Furthermore, development in the western part would entail the loss of trees and scrub.

4.4.6 Playden

Playden is ribbon development, with some cul de sacs, which has grown along the A286 as an extension to the town of Rye. The southern part of the village, which lies outside the High Weald AONB, was assessed as having moderate potential for development in the RDMTVA 2009. The northern part was not assessed as part of this study; however it is similar in character to the rest of the area. Sites PLA0003, 8 and 1 (assessed below) all lie outside the AONB.

- a) PLA002. This site is on the boundary of Playden parish within the High Weald AONB and is more closely related to Iden village (and it is shown on the Iden map). The site consists of a narrow portion of a larger field and although it is located within the ribbon development along Iden Road and Playden Lane, the gradient of the land and the scale of the field allows long views and makes the site more sensitive to change. The number of nearby listed buildings must be considered as changes to the site will impact on their setting.
- b) PLA0003. The site is partly developed, which gives a lower sensitivity in this part of the site. The site is outside the built-up area and the neighbouring development is of detached houses in large gardens and a pub car park. The topography and tree cover in the northern part would be more sensitive to development. The southern part could be developed, but consideration would need to be given to the existing settlement character and from this point of view a development which has a farmstead character may be acceptable.
- c) PLA0008. The interior of the site is only visible from the access point at the western end, however users of the lane benefit from this view. The perimeter trees along New England Road create a country lane quality which adds to the rural value of the area. The change in level from the road to the site would be a consideration regarding access. There could be scope for some small-scale development.
- d) PLA0001. As it is not AONB the sensitivity to development is less, however access to the site would be required to undertake a detailed assessment. Access to the site was not obvious and the change in level from the site to the road would need consideration. There could be scope for some small-scale development.

4.5 Rye and Rye / Winchelsea Area

Rye is a nucleated market town with the historic core centred on the distinctive citadel. Rye Harbour Road, which extends eastwards into Icklesham parish, has industrial development, a large caravan park and some residential areas at the eastern end. Rye and Battle are the only two towns in Rother District that are wholly within the AONB designated area. The sites on Rye Harbour Road assessed below (which lie within the parish boundary of Rye) are within the designated Strategic Gap between Rye and Rye Harbour. The RDMTVA 2009 identified five character areas around the town. The areas to the south and southeast of the town were considered to have low capacity for development. The Tillingham Valley to the northwest was also considered to have low capacity. The area around Wellington Drive and Cadborough Farm was considered to have moderate capacity.

- a) UDI0004. This site lies largely within Udimore parish but relates more closely to Rye. However, the area is contiguous with the AONB countryside and is very open. The recent housing development in Valley Park is well contained and has a defined landscape edge which should not be breached. A previous appeal for a petrol station and shop adjacent to the B2089 was dismissed by the Inspector. In this

context it is not considered that any part of the site has potential for development.

- b) RYE0003. This is a brownfield site, allocated for residential and business development in the Rye Neighbourhood Plan. The landowner now wishes for an alternative form of development to be considered, for example, a food store, apartment complex or care home. A high-quality mixed-use development could be acceptable with retail as well if considered appropriate.
- c) RYE0025. The site is within the strategic gap. Housing development would be out of character with this part of Rye Harbour Road. The river forms the boundary to the core of the town. If developed there would be no logical boundary or defensible edge.
- d) RYE0047. If considered suitable it would be difficult to defend the adjacent field to the south of the site and this could lead to over development in the strategic gap. A housing development would be out of character with this part of Rye Harbour Road. The existing house and land uses are agricultural in character. Intensification of development would impact on the open character of the area and the strategic gap. Rye Harbour is a distinct and separate area of settlement at the end of the road.

4.6 Battle

The historic town of Battle has grown around the confluence of several historic Routeways. It is the earliest nucleated settlement and market town in the High Weald AONB. Rye and Battle are the only two towns in Rother District that are wholly within the AONB designated area. The historic core of the town is ribbon development along the High Street and Upper Lake. Later ribbon development extends out of the town along the A2100, Battle Hill to the east, North Trade Road to the west, Netherfield Road and Caldbec Hill to the north. Post war developments of cul de sacs extend out from North Trade Road and Marley Lane. The countryside setting to the town makes a significant contribution to the setting and character of the settlement. The sites assessed are outside the town boundaries and those to the north, east and west of the town are within the Brede Valley county landscape character area. Those to the south are within the Combe Haven Valley county landscape character area. The RDMTVA 2009 identified eleven distinct character areas around the town. The areas to the west of the railway and southwest of the town were considered to have no capacity for development. The area to the southeast and east of the railway were considered to have moderate capacity. The area to the west of Netherfield Road was considered to have low capacity. The area to the north of Virgins Lane and east of Whatlington Road were considered to have low capacity. The area around Little Park Farm to the east of the historic core was considered to have no capacity.

- a) BAT0014. The area is rural in character and is comprised of distinct separate fields. The site area is clearly distinct from the new development at Fieldway which is enclosed by a tree belt. Access to the various fields would require loss of ancient field boundaries.

A Landscape and Visual Assessment (LVA) carried out by SLR (2020) on behalf of the landowners concludes that the more sensitive part of the site is further from the settlement edge. However, the area close to the settlement edge is more visually sensitive, from Battle Abbey and public rights of way, and is the setting of a listed building. Due to the visual sensitivity of the area closest to the urban edge, the submitted illustrative layout is proposing to develop the most sensitive part of the site in terms of landscape character. There may be scope for small scale development close to the urban edge.

- b) BAT0038. The site area is very sensitive as it is rural in character and contiguous with the wider AONB landscape. It also supports key components of the AONB.
- c) BAT0074. The site is in a countryside location within the AONB. The surrounding development does reduce the sensitivity of the area overall. However, the development at Lillybank (site BAT0004) does not detract from the character of the site as it is set low in the landscape. The Lillybank site is more closely associated with the urban area than with the wider countryside. The topography and High Weald characteristics would make this site unsuitable for development.
- d) BAT0072. The southern part of the site is subject to a current outline planning application for 10 dwellings (RR/2020/2148/P). Detailed Landscape comments have been made on that planning application (dated 2.12.2021). These confirm that the character of this edge of the town is of low-density development in large gardens and a well treed landscape. This provides a soft transition between the edge of the town and the wider AONB countryside. There are local views into the site from the surrounding residential properties and from elevated areas of the town to the south and east of the site. The value of these views is increased as the entire town of Battle is within the AONB designation. There could be some scope for development on the more level parts of the site. Much of which is already developed with a house and sand school. This part of the site is also more closely related to the existing settlement edge. The northern part of the site is similar in character to BAT0074.
- e) BAT0076. The area has a unique character as the setting for the historic town. The steep topography on the boundaries of the built-up area would be a major constraint to development. The area is highly valued as unspoilt accessible countryside.
- f) BAT0080, BAT0083 and BAT0069. The ridge top setting is sensitive despite the adjacent ribbon development. There may be some scope for infill development in BAT0083 as it is flat, more enclosed and more closely related to other development on the urban edge.
- g) BAT0085, BAT0110 and BAT0020. The sites are within the AONB, however they are influenced by the land use and activity related to the main house and wider estate. There could be some opportunities for sensitive development.

- h) BAT0070. This is a proposed extension to an established employment site. It is subject to a current planning application (RR/2022/1765/P) which is accompanied by a Landscape and Visual Appraisal. Detailed Landscape comments have been made on that planning application (dated 16.09.22) which conclude that business accommodation could be accommodated on the site, subject to mitigation including detailed design considerations.

Appendix A Glossary of Key Terms

Agricultural Diversification: This refers to the pressure for change of use for farm buildings and agricultural land as alternative development such as offices, riding stables and other recreational uses.

Analysis (landscape): The process of breaking the landscape down into its component parts to understand how it is made up.

Ancient Woodland (or semi- natural ancient woodland): In the United Kingdom, an ancient woodland is a woodland that has existed continuously since 1600 or before in England, Wales and Northern Ireland. It includes ancient semi-natural woodland (ASNW) and plantations on ancient woodland sites (PAWS).

Arable: Land used for growing crops other than grass or woody species.

Assessment (landscape): An umbrella term for description, classification and analysis of landscape.

Characteristics: Elements, features and qualities which make a particular contribution to distinctive character.

Characterisation: The process of identifying areas of similar character, classifying and mapping them and describing their character.

CLA: County Landscape Assessment, refers to East Sussex County Council Landscape Assessment

CPRE: Council for the Protection of Rural England

Element: A component part of the landscape such as woods, hedges, structures, roads and rock outcrops.

Field Pattern and fieldscapes: The pattern of hedges or walls that define fields in farmed landscapes.

High Weald AONB Key Components: The High Weald AONB Management Plan 2019- 2024, Statement of Significance identifies five key characteristics of the AONB that need to be taken into account in decision making. These are:

- Geology, landform and water systems.
- Settlement
- Routeways
- Woodland
- Field and heath

HLC Historic Landscape Characterisation: Strategic assessment of the extent to which the historic development of landscape can still be seen in the modern landscape.

Green Infrastructure: A network of multifunctional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

Intensive Agriculture: Where the use of increasingly bigger agricultural machinery has led to the removal of hedges and other field boundary features to create homogenous and featureless areas for arable farming.

Landscape capacity: The indicative ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts. In the context of this study this will be a relative comparison for each settlement.

Landscape character: The recognisable and consistent pattern of elements that make a place different or distinct. Character is influenced by particular combinations of physical elements such as settlement, land use and built features, and other perceived aspects such as views, tranquillity and sense of place

Landscape character areas: Single unique areas in the landscape, which have a particular sense of place. These are discrete areas of an identifiable character reflected by differing vegetation, settlement and field patterns, cultural associations and other landscape characteristics. They share general characteristics with other areas but have their own particular identity; these are distinct from landscape types.

Landscape character types: Generic types which possess broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernable in maps and field survey records. They can occur in different geographical locations.

Landscape Framework: A framework of landscape elements or features, which would be required as a setting for proposed or existing development. For example earthworks, tree belts, hedges and woodland, the framework may also include open areas of landscape where this would be in character with the setting.

Landscape management: The development of management actions which conserve, enhance and maintain landscapes for current and future generations. The discipline of landscape management ensures that the design intention of a landscape is realised in the long-term, be it a newly designed or an historic landscape, and that it fulfils its intended function as a component in the landscape, as an amenity resource for people and as a habitat for wildlife.

Landscape Mitigation: Measures, including any process, activity, or design to avoid reduce, or compensate for adverse landscape and visual effects of a development project. The potential to mitigate change in a particular landscape will depend on the factors and features which determine the character of the landscape.

Landscape Susceptibility: Landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type / development scenario or other change without undue

negative effects on landscape character and the visual resource.

Landscape Sensitivity: The inherent sensitivity of the landscape resource, which includes the sensitivity of both its character as a whole and the individual elements contributing to the character. Sensitivity also includes the visual sensitivity of the landscape in terms of views, types of viewers and the scope to mitigate visual impact.

Landscape Value: The relative value or importance attached to a landscape. A landscape may be valued by different communities of interest for different reasons. These can include scenic beauty, tranquility, and special cultural / conservation interests. Some may be designated.

Mitigation: Measures to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.

Sense of Place: The character of a place that makes it locally distinctive i.e. different from other places.

Settlement: All dwellings/habitations whether single or clustered in cities, towns and village.

Settlement Pattern: The predominant pattern of settlement in an area.

Vernacular: Built in the local style, from local materials.

Visual Resource: The visual context for an area of landscape including the type and quality of views and the receptors that experience the views.

Number of assessment unit: BUR0026

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The site is enclosed by topography and woodland to the east and roadside hedges and residential development along Shrub Lane.
Landform	Gentle slopes			X				Gently sloping away from the lane.
Landcover, land use and condition	Good		X					Horse paddocks which are slightly overgrazed. Mature native Hedgerow boundaries with the lane and within the site. Good condition.
Man-made influences (Negative/ Positive)	Few		X					Residential development and horse paddock fences.
Settlement pattern and edges	Ribbon			X				This part of Shrub Lane is characterised by ribbon development which is typical of Burwash as a ridge top village. There are some cul de sacs off Church Lane to the south.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					AONB modern fieldscapes with some historic field boundaries and native hedgerows.
Tranquillity	Tranquil		X					Relatively tranquil with some fast traffic on the lane.
Local distinctiveness/ sense of place	Strong		X					The site is set away from the village and is countryside and part of the pleasant rural setting to the edge of the village.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features			X					The sites are within the AONB and there is a listed building and historic farmstead to the north.
Vistas and Typical Receptors	Shrub Lane		X					There are local views into the area from Shrub Lane and residential houses.
Landscape value			X					The areas are relatively unspoilt AONB landscape and part of the rural setting of Burwash.
Visual value			X					Views from the rural lane and local houses.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the historic fieldscapes and boundaries. Create a new landscape buffer to the wider countryside to contain development. Restore the historic hedgerow which runs through the site. Restoration of a degraded landscape: Not required								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site area is a landscape buffer between the ribbon development on Shrub Lane and the historic farmstead which lies to the north. It is more sensitive than BUR0031 and BUR0032 for this reason. The terrace of houses along Greenfield Road are of historic interest as agricultural workers cottages and they do define the edge of the village in this location.

Landscape Sensitivity to Specific Change
Number of assessment unit: BUR0031 and 0032

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The sites are enclosed by topography and woodland to the east and roadside hedges and residential development along Shrub Lane.
Landform	Gentle slopes			X				Gently rolling landscape.
Landcover, land use and condition	Good		X					Agricultural hay meadows in good condition. Mature native hedgerow boundaries with the lane.
Man-made influences (Negative/ Positive)	Few		X					Residential development but generally unspoilt with few detractors.
Settlement pattern and edges	Ribbon		X					This part of Shrub Lane is characterised by ribbon development which is typical of Burwash as a ridge top village. There are some cul de sacs to the south.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					AONB medieval landscapes with historic field boundaries and native hedgerows.
Tranquillity	Tranquil		X					Relatively tranquil with some fast traffic on the lane.
Local distinctiveness/ sense of place	Strong		X					The areas provide a pleasant rural setting to the edge of the village.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					The sites are within the AONB and there is a listed building with views over BUR0031.
Vistas and Typical Receptors	Shrub Lane		X					There are local views into the area from Shrub Lane and residential houses.
Landscape value			X					The areas are relatively unspoilt AONB landscape and part of the rural setting of Burwash.
Visual value			X					Views from the rural lane and local houses.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the historic fieldscapes and boundaries. A wooded landscape buffer to the wider countryside.								
Restoration of a degraded landscape: Not required								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					Any proposed development would need to be similar to the existing ribbon development and not cul de sacs, which would be out of character. Houses strung along the road would need individual access points which would cut through the ancient hedges. The terrace of houses along Greenfield Road are of historic interest as agricultural workers cottages and they do define the edge of the village in this location. To place buildings in their setting would detract from the unique sense of place that they provide.

Landscape Sensitivity to Specific Change

Number of assessment unit: BUR0018 and BUR0028

County Landscape Character Area:

Upper Rother Valley

Date: 20.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	BUR0018 is enclosed by tall hedges and trees. BUR0028 is enclosed by built development and sloping topography
Landform				x		x	Slopes	Both sites slope to the south.
Landcover, land use and condition	Trees		x					BUR0018 appears unmanaged and has trees and scrub with mature boundary trees and hedges. BUR0028 is an open paddock with boundary trees.
Man-made influences (Negative/ Positive)					x		Horseculture and houses	BUR0018 has few detractors, BUR0028 has paddock fences and agricultural buildings to the north. Both sites have adjacent residential units.
Settlement pattern and edges	Ridge top			x			Ribbon	Burwash Weald and Burwash Common are characteristically ridge top ribbon development strung along the A265. This has probably evolved due to the steep topography falling away from the ridge being a constraint to development. Some more nucleated development has spread along and between the lanes to the south of the road in Burwash Common.
Scenic quality and character	AONB			x			Enclosed	The sites are not particularly contiguous with the wider AONB as they are enclosed and associated with development on the ridge. BUR0018 is a medieval fieldscape with historic boundaries.
Tranquillity					x		Road	Tranquillity is affected by the busy A 265

Local distinctiveness/ sense of place				x			Lacking	Local distinctiveness is impacted by the road and development. It is higher for BUR0018 due to the historic character of the field which is contiguous with surrounding fields. However, this is difficult to appreciate as the site is enclosed.
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					The sites are within the AONB but views in are limited to drivers and pedestrians on the A265. There is a Listed building adjacent to BUR0028.
Vistas and Typical Receptors				x				Local residents and pedestrians.
Landscape value				x				The site is within the AONB but is impacted by houses and the busy A265.
Visual value				x				Views in are limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve historic hedges and trees. There are opportunities to replace lost historic field boundaries with trees and hedges in BUR0028. Mitigation- create a new defensible edge. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				Both sites could have some potential for development without this having an unacceptable effect on the AONB landscape. The mature trees and hedges would be a constraint to BUR0018 particularly to gain access.

Landscape Sensitivity to Specific Change

Number of assessment unit: BUR0033

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The site is enclosed by trees along the road and woodland to the north.
Landform	Flat				X			The A265 and land adjacent is on top of a major ridgeline. The land flattens out closer to the road.
Landcover, land use and condition				X			Paddocks	Grassed horse paddocks in reasonable condition. Tall well treed boundary hedges to the west and south of BUR0033.
Man-made influences (Negative/ Positive)					X		Horsey	Horsiculture and neighbouring sand school, farm buildings and paddock fences. The busy A265 and associated ribbon development.
Settlement pattern and edges	Ribbon		X					Burwash Weald and Burwash Common are characteristically ridge top ribbon development strung along the A265. This has probably evolved due to the steep topography falling away from the ridge being a constraint to development. Some more nucleated development has spread along and between the lanes to the south of the road in Burwash Common.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the area. The fieldscapes of all three sites medieval. The scenic quality is impacted by the busy road and surrounding ribbon development.
Tranquillity					X		Road	The sites are not tranquil due to busy traffic on the A265.

Local distinctiveness/ sense of place	AONB			X			Individually the sites do not contribute strongly to sense of place but the ribbon development and ridgetop settlement is very characteristic of this area.
Visual							
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			X			Views within the AONB.
Vistas and Typical Receptors	Footpath		X				There are wide views across BUR0033 from the same footpath.
Landscape value				X			As AONB the landscape of the sites is valued, but impacted by detracting features.
Visual value			X				Public footpath and AONB.
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Conserve the treed boundary between the site and the A265. Create a new landscape buffer to the wider countryside and the public footpath. Restoration of a degraded landscape: Remove horse paddock fences.							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X			There could be some scope for ribbon development adjacent to the road to be in character with the existing settlement type. A cul de sac type of development may not be in character. Access to properties if they are strung along the road would be a constraint as the boundary with the A265 is lined with trees and hedges. Access to BUR0033 would breach a tree belt and boundary bank which is historic and associated with an ancient routeway. This would be a constraint. For most of the sites on the A265 ribbon development accesses would impact on the boundary hedges as they would require multiple accesses and clearance for site lines.

Landscape Sensitivity to Specific Change

Number of assessment unit: BUR0027

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Partially Enclosed	The site is enclosed by topography and vegetation to the north and open to the A265 to the south.
Landform	Sloping		X					The A265 and land adjacent is on top of a major ridgeline. The site slopes up from the road.
Landcover, land use and condition			X				Paddock	Grassed paddocks in reasonable condition. Tall well treed boundary hedges.
Man-made influences (Negative/ Positive)				X			Road	Residential development and the A265.
Settlement pattern and edges	Ribbon		X					Burwash Weald and Burwash Common are characteristically ridge top ribbon development strung along the A265. This has probably evolved due to the steep topography falling away from the ridge being a constraint to development. Some more nucleated development has spread along and between the lanes to the south of the road in Burwash Common.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the area. The fieldscape and boundaries of the sites are historic and late post medieval.
Tranquillity					X		Road	The site is not tranquil due to busy traffic on the A265.
Local distinctiveness/ sense of place	AONB		X					Individually the site does not contribute strongly to sense of place but the ribbon development and ridgetop settlement is very

							characteristic of this area. The open garden character of the site is sensitive.
Visual							
Views related to designated landscapes or locally valued views including from Cultural Heritage features			X				Views within the AONB.
Vistas and Typical Receptors			X				There are views into the site from the A265. If the boundary vegetation were to be cut down to allow access to the sites these views would be opened up more.
Landscape value			X				As AONB landscape the site is valued.
Visual value				X			Views in for users of the A265
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Conserve the historic fieldscape and boundaries, especially with the A265. Little scope for mitigation due to proximity to the road and elevated nature of the site. Restoration of a degraded landscape: Not applicable							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X				The site is sensitive as a green open space which is outside the main settlement of Burwash Common the sloping nature and historic boundary hedge would make it difficult to mitigate for development.

Number of assessment unit: ETC006

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		X					The site is open to the wider field and enclosed by rising topography to the west and residential development on the lane to the east.
Landform	Sloping			X				Rises gently to the west but the site is higher than the houses on Church Lane.
Landcover, land use and condition	Good		X					Agricultural and laid to a hay crop well managed farmland in good condition. A mature hedge forms the boundary with the Church Lane.
Man-made influences (Negative/ Positive)	Few		X					Few detractors with a few houses along Church Lane
Settlement pattern and edges	Outside settlement		X					The area is rural and outside the village core with a row of houses opposite the site on Church Lane.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site is within the AONB and has an unspoilt pleasant character.
Tranquillity	Tranquil		X					The site is relatively tranquil as it is fronted by a quiet rural lane and the railway set back behind houses.
Local distinctiveness/ sense of place	Strong		X					Distinctive as the AONB setting to Church Lane and the cottages. The fieldscapes are medieval and although large fields they have strong character and ancient boundaries.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	Church Lane		X					There are views across the area form the AONB landscape.
Vistas and Typical Receptors				X			Lower	Residential properties and Church Lane
Landscape value			X					Unspoilt AONB countryside.
Visual value				X				Views from the lane and houses
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the open Medieval fieldscape and ancient field boundaries There would be little scope for new planting to mitigate any proposed development because the fieldscape is historically open in character. Restoration of a degraded landscape: Not applicable								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site is very much contiguous with the wider AONB landscape to the west and proposed development would be out of character with the landscape setting of the village.

Landscape Sensitivity to Specific Change

Number of assessment unit: TIC001, TIC0065

County Landscape Character Area:

Date:

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Enclosed by woodland and housing.
Landform					X		Level	Level
Landcover, land use and condition	Trees and hedges		X					TIC0001 is a disused nursery with mature trees and hedges on the boundaries. TIC0065 is pasture being used in part as a small holding.
Man-made influences (Negative/ Positive)				X				Nursery site and small holding. The busy A268 Hawkhurst Road. Neighbouring houses.
Settlement pattern and edges				X				Flimwell is a typical High Weald Ridge top ribbon development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site is AONB. The character of the site is more closely related to the ribbon development of the village than the wider AONB countryside.
Tranquillity				X				TIC0001 is not tranquil due to the road. TIC0065 is more tranquil as set back from the road.
Local distinctiveness/ sense of place				X				The sites lack sense of place as they are not typical AONB countryside or ancient in character.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features			X					Views within the AONB
Vistas and Typical Receptors			X					Views into the nursery from Hawkhurst Road. Views form a public footpath at the eastern end of TIC0065.
Landscape value			X					The site area is in the AONB countryside but is not as sensitive as wider AONB countryside and is influenced by land use.
Visual value	Footpath		X	X				Views in from the road and a short section of footpath
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect trees and hedgerows. Provide a landscape buffer to the adjacent houses and the public footpath Restoration of a degraded landscape: Re develop the nursery site.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X	X				These sites have relatively low sensitivity as AONB landscape and do have potential for development without significant impacts on landscape character and views.

Landscape Sensitivity to Specific Change Desk top assessment as public views into these areas are limited

Number of assessment unit: TIC0002, TIC 0039

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The sites are enclosed by trees and hedges.
Landform	Sloping		X					Sloping northwards.
Landcover, land use and condition	Pastoral		X					Agricultural land, trees, hedgerows and some scrub. Reasonable condition.
Man-made influences (Negative/ Positive)	Few detractors		X					Houses on the village edge, B2087 and Rosemary Lane. Few detractors.
Settlement pattern and edges	Gap		X					Flimwell is characteristically a ribbon development strung along the B2087. The sites are outside the village boundary and are part of the Ticehurst- Flimwell Green Gap.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					AONB the sites are medieval historic fieldscapes with historic boundaries. Views in are limited however the sites are contiguous with the AONB countryside to the north.
Tranquillity				X			Roads	The sites are relatively tranquil but this is impacted by the busy B2087.
Local distinctiveness/ sense of place	Strong		X					A strong sense of place as the setting for the village edge and due to historic character.
Visual								
Views related to designated landscapes or	AONB		X					Views within the AONB.

locally valued views including from Cultural Heritage features								
Vistas and Typical Receptors			X					Local residents, pedestrians and drivers on the roads. A public footpath runs between the two sites. Views are localised.
Landscape value			X					The sites are in the AONB and are part of a green gap identified in the Neighbourhood Plan.
Visual value			X					Views into the areas are limited but there are views from public places.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance the fieldscapes and boundary trees /hedges. There would be little scope to mitigate development as planting would mask the historic fieldscapes. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The sites are sensitive as AONB countryside outside the village boundary. They are part of a recognised green gap between Ticehurst and Flimwell. Access would breach historic field boundary hedges. The sites are unlikely to be suitable for development.

Landscape Sensitivity to Specific Change

Number of assessment unit: TIC0027

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Enclosed by woodland and houses
Landform				X			Level	Flat ridge top location
Landcover, land use and condition	Trees		X					Pasture with some mature trees.
Man-made influences (Negative/ Positive)				X				Proposed new development and existing houses adjacent to site. Few detractors.
Settlement pattern and edges			X					Flimwell is a typical High Weald Ridge top ribbon development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character				X				The village is within the AONB . The site is not historic fieldscape and character is influenced by neighbouring development.
Tranquillity				X				The site is not particularly tranquil due to development and the road.
Local distinctiveness/ sense of place			X					The ridge top location has some sense of place.
Visual								
Views related to designated landscapes or locally valued views			X					Vies within the AONB.

including from Cultural Heritage features								
Vistas and Typical Receptors								Neighbouring residents and a public footpath. Views from the public path would change when the neighbouring site is developed.
Landscape value			X					The site is with the AONB but is influenced by other development.
Visual value				X				There are limited views into the site area.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Protect mature trees. Create a landscape buffer to the countryside and neighbouring houses. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The site could have scope for development.

Landscape Sensitivity to Specific Change **Desk top assessment due to limited access and views.**
Number of assessment unit: TIC0029 , TIC0030 County Landscape Character Area: Upper Rother Valley Date: 19.8.22

Number of assessment unit: TIC0029 , TIC0030 County Landscape Character Area: Upper Rother Valley Date: 19.8.22

Number of assessment unit: TIC0029 , TIC0030 County Landscape Character Area: Upper Rother Valley Date: 19.8.22

Number of assessment unit: TIC0029 , TIC0030 County Landscape Character Area: Upper Rother Valley Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Enclosed by trees and woodland
Landform	Steeper		X	X			Flat	TIC0029 Slopes to the north. TIC0030 appears to be flat.
Landcover, land use and condition	Mature trees and hedges		X					Grassland probably undermanaged as scrub is creeping in. Mature trees and tree belts.
Man-made influences (Negative/ Positive)				X			A21	The A21 traffic light junction and busy traffic. Development on the village edges.
Settlement pattern and edges	Ridgetop			X				Flimwell is a typical High Weald Ridge top ribbon development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site is in the AONB. The landscapes are historic and early post medieval. The field boundaries in TIC0029 are historic. The quality and character are influenced by the busy junction and lack of management.
Tranquillity					X		Road	The sites are not tranquil due to traffic.
Local distinctiveness/ sense of place				X			Low	The historic character provides some sense of place, but this is difficult to appreciate due to the enclosed nature of the sites.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views within the AONB. Listed buildings on the opposite side of the AONB
Vistas and Typical Receptors					X		Limited	Views from the road network and residential properties; however these are largely screened by vegetation.
Landscape value			X					The site is in the AONB, value is influenced by the road network.
Visual value				X				Visual value is limited due to the enclosed nature of the sites.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance the historic fieldscapes, boundary vegetation and mature trees. Restoration of a degraded landscape: Bring land into positive management.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X TIC0029	X				There could be some scope for development within these parcels of land. This would need to be in keeping with the existing settlement pattern. The mature trees around the boundaries would be a constraint to access along with the proximity to the busy junction. TIC0029 would be more sensitive due to the historic boundaries and mature trees within the site.

Landscape Sensitivity to Specific Change

Number of assessment unit: TIC0032

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		X					The site is relatively open to the countryside to the north.
Landform	Steep		X					The site slopes steeply to the north it is enclosed by the built-up edge to the south.
Landcover, land use and condition	Pastoral		X					Grassland pasture with well-defined fields boundaries.
Man-made influences (Negative/ Positive)				X				Houses on the village edge and the busy A21. Few detractors.
Settlement pattern and edges	Rural		X					Flimwell is a typical High Weald Ridge top ribbon development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site is AONB countryside and the landscape setting to the village. The fieldscapes and boundaries are historic medieval.
Tranquillity				X				Tranquillity is influenced by the busy A21, more tranquil further from this.
Local distinctiveness/ sense of place	Strong		X					The topography and location give the site a strong sense of place.
Visual								
Views related to designated landscapes or locally valued views			X					Views within the AONB. Listed buildings on the boundary.

including from Cultural Heritage features								
Vistas and Typical Receptors				X				Public views into the site are limited. Local residents. Potential longer views from the north as the site is elevated.
Landscape value			X					AONB and historic fieldscapes. The site forms the rural setting to the village and some listed buildings.
Visual value				X				Rural setting to the village.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance the historic fieldscapes and boundaries. Mitigation would be difficult due to the site topography and the need to preserve the character of the fieldscapes. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site is not suitable for development due the sensitivity of the landscape character and visual amenity.

Landscape Sensitivity to Specific Change

Number of assessment unit: SAL0012

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Enclosed by trees on the west, and housing on the other 3 boundaries.
Landform	Slope		X					The site is on a moderately steep slope down to a stream in the west.
Landcover, land use and condition	Hedge and stream		X					Agricultural with evidence of lack of management so that the site has invasive weeds. Mature boundary trees along a stream. A large part of the site is in the floodplain.
Man-made influences (Negative/ Positive)					X		Low	Houses in Heathfield Close.
Settlement pattern and edges	Nucleated		X					Robertsbridge is a 13 th century market town and a nucleated settlement which has spread from the historic core into later extensions such as at Heathfield Close. The site is outside the village boundary. The houses to the north and east provide garden and some hard edges.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Strong		X					The site is within the AONB. The stream valley contributes to the local landscape. The historic fieldscapes are late post and medieval. The site is divided by a tall mature hedge which is ancient as is the stream valley boundary.
Tranquillity				X			Lane and houses	The site is relatively tranquil the houses and gardens do impact on this. Bishops Lane appears to be a rat run.

Local distinctiveness/ sense of place	Strong		X					The area has a strong sense of place as part of the rural setting to the village edge.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views from the AONB.
Vistas and Typical Receptors	Public path		X					Receptors include residents in Heathfield Close and users of the public footpath which crosses the site. There are long views out of the area to a prominent ridge to the north. Users of Bishops Lane
Landscape value			X					AONB with public access.
Visual value			X					Views from the public footpath within the AONB and Bishops Lane
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and manage the existing trees along the stream valley. Protect and manage the mature hedgerow. Create a new multifunctional GI corridor along the stream valley to incorporate the floodplain and footpath. Soften the hard edges of existing development. Restoration of a degraded landscape: Not required.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The floodplain is a constraint to development for much of the site. There could be some scope to reduce the impact of the existing houses on the countryside with new development enclosed by landscape buffers. Access from Bishops Lane, an historic routeway, is a constraint due to a high bank and ancient boundary hedge. The northern parcel has lower sensitivity, but access would probably entail breaching the central hedge.

Landscape Sensitivity to Specific Change

Number of assessment unit: SAL0021

County Landscape Character Area:

Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The area is a series of small fields and garden areas.
Landform				X			Level	Level ground
Landcover, land use and condition	Good		X					Pastoral grassed fields with well-defined treed hedgerow boundaries. A residential dwelling and garden. Tree groups and hedges.
Man-made influences (Negative/ Positive)	Few detractors		X					The man-made influences are all positive with a rural house and garden.
Settlement pattern and edges	Rural		X					Robertsbridge is a 13 th century market town and a nucleated settlement which has spread from the historic core into later extensions on the ridge to the west of the railway and to the north of Brightling Road. The site is outside the village boundary. The Suburban settlement edge is soft with glimpses of houses. The site is at the edge of the ribbon development which extends out of the village along Brightling Road. There are several discreet cul de sacs to the east.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					AONB with a some medieval fieldscapes and hedgerow boundaries. Trees and woodland.
Tranquillity	Tranquil			X				The site is tranquil but traffic on the lane would detract.

Local distinctiveness/ sense of place	Some		X					The site has a sense of place due to the High Weald AONB key components of historic fields and Ludpit Lane which is an historic routeway.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views within the AONB. Views into the site from the lane and a public footpath which runs along the western boundary.
Vistas and Typical Receptors	Public footpath		X					Receptors are users of Ludpit Lane and local residents.
Landscape value			X					The site is relatively unspoilt High Weald AONB countryside.
Visual value			X					There are long views across and from public rights of way.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the AONB landscape and key components. Landscape mitigation would be a high-quality development similar in character to the surroundings. Restoration of a degraded landscape: Not required.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					There could be some scope for ribbon or cul de sac development if in character with the existing settlement pattern and AONB landscape. Hedges and trees would be a constraint.

Number of assessment unit: SAL0022

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Enclosed by a tree belt along the A21 to the east and the village on the other boundaries.
Landform				X			Gentle	The site slopes gently from the A21 towards the village.
Landcover, land use and condition	Mature Trees		X					Grassland pasture with some hedgerows and tree groups. Tree planting along the boundary with and as mitigation for the A21
Man-made influences (Negative/ Positive)				X			Low	Farm buildings, the village edge and school. Proximity to the historic part of the village. The A21.
Settlement pattern and edges	Nucleated		X					Robertsbridge is a 13 th century market town and a nucleated settlement which has spread from the historic core into later extensions such as at Heathfield Close.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site is within the AONB. The mature trees contribute to the local landscape. The historic fieldscapes are medieval. The character of the area is influenced by the presence of the built-up edge and the A21. Adjacent historic farmsteads.
Tranquillity				X			A21	The presence of the A21 impacts on tranquillity.
Local distinctiveness/ sense of place				X			Limited	The site has some limited sense of place as the setting for the historic core of the village.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features				X			Views from the wider elevated areas of the AONB but seen against the background of the village. There is a listed building and 2 historic farmsteads which overlook the site. These need to be considered in relation to the allocated site to the west.
Vistas and Typical Receptors				X			Receptors include a public footpath which crosses the northern field. Some residents and users of the A21. There are long distance views out of the site towards the AONB countryside to the north.
Landscape value			X				AONB and part of the rural setting for the village.
Visual value				X			A public footpath otherwise views into the area are limited.
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Conserve and manage the existing trees. Create a new defined landscape buffer and noise barrier to the A21. Retain the northern field as GI.							
Restoration of a degraded landscape: Remove modern agricultural buildings.							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X			This site could offer an opportunity to expand the village to the edge of the A21. A well-defined and defensible GI buffer would need to be created on the northern boundary. The northern field to the east of the school is more open and should remain undeveloped.

Landscape Sensitivity to Specific Change

Number of assessment unit: SAL0024

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The area is enclosed by woodland and the built-up edge of the village. It is open to other fields to the east and north.
Landform					X		Flat	Low lying topography adjacent to the flood plain and flat.
Landcover, land use and condition	Pastoral		X					Grass paddocks with adjacent woodland and established hedges. The mill stream runs along the western boundary. Good condition
Man-made influences (Negative/ Positive)	Few detractors							The derelict mill site lies to the south- west of the site. Ribbon development with listed houses along Northbridge Street.
Settlement pattern and edges	Outside village		X					Robertsbridge is a 13 th century market town and a nucleated settlement which has spread from the historic core into later extensions such as at Heathfield Close. The site is outside the village boundary and adjacent to the ribbon development to the north of the village. The site has soft edges with gardens on the southern side.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The area is rural in character and is the setting for several listed buildings and the old mill with its mill streams and waterfall. The field boundaries are historic and intact. An historic routeway crosses the site.
Tranquillity	Quiet		X					The site is relatively tranquil

Local distinctiveness/ sense of place	Strong		X					The location adjacent to the mill and the historic part of Northbridge Street engender sense of place.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views in the AONB. Views from listed buildings and the old mill.
Vistas and Typical Receptors	Public path		X					A public right of way crosses the site. There are long views to the ridge to the north.
Landscape value			X					
Visual value			X					
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve fieldscapes and hedges. Conserve and manage woodland and trees. Protect the character and quality of the waterways. Protect the amenity of the footpath. There would be little scope for mitigation but a landscape buffer on the northern side would contain proposed development. Restoration of a degraded landscape: Not required								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site is the rural setting of the village. The conversion and redevelopment of the brown field mill site will be an enhancement to this part of the AONB if sensitively designed. The site would form the rural setting to that development. Further development into the countryside here would not be in character with the existing settlement pattern. Further expansion around Northbridge Street would not be in character with the historic ribbon form of settlement.

Landscape Sensitivity to Specific Change Desk top assessment as the site has no public access.

Number of assessment unit: SAL0028 and SAL0029

County Landscape Character Area: Upper Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure							Enclosed	Enclosed by trees with very limited views in.
Landform				X			Gentle	Heathfield Gardens is on a low ridge and the site slopes gently towards the east.
Landcover, land use and condition	Trees		X					Grassland pasture with evidence of lack of management so that the sites have invasive scrub. Mature boundary trees and wooded edges.
Man-made influences (Negative/ Positive)					X		Low	Houses in Heathfield Close and the adjacent A21
Settlement pattern and edges	Nucleated		X					Robertsbridge is a 13 th century market town and a nucleated settlement which has spread from the historic core into later extensions such as at Heathfield Close. The site is outside the village boundary.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site is within the AONB. The mature trees contribute to the local landscape. The historic fieldscapes and boundaries are medieval.
Tranquillity				X			A21	The presence of the A21 impacts on tranquillity.
Local distinctiveness/ sense of place				X			Low	Public views to the site area are very restricted and sense of place is difficult to judge. The site area is part of the setting to the village edge.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features				X				Views from the AONB. There is a listed building and historic farmstead to the south of SAL0029.
Vistas and Typical Receptors					X		Limited	Views to the site are very limited due to boundary vegetation. Receptors include residents in Heathfield Close and Brownes House.
Landscape value			X					AONB but with no public access.
Visual value				X				Public views in are very limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and manage the existing trees. Create a new defined landscape buffer on the south side.								
Restoration of a degraded landscape: Manage invasive scrub.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				As the sites are difficult to access this assessment is primarily desktop. Access is a constraint due to the well treed boundaries. The mature trees within the site could also be a constraint. The fields are contiguous with the NP allocated sites adjacent to Heathfield Close. It would make sense to include the entire land parcels to provide an opportunity to retain boundary trees, create new multifunctional GI and maximise the land available.

Landscape Sensitivity to Specific Change

Number of assessment unit: SAL0024 and SAL0025

County Landscape Character Area: Upper Rother Valley Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open	X						The area is a series of medium to large farmland fields with differing levels of enclosure. The ridge top location means that the whole area is open to long views.
Landform	Ridge top	X						Typically undulating high weald landscape falling away from the ridge
Landcover, land use and condition	Good		X					Pastoral grassed fields with well-defined treed hedgerow boundaries. Well managed and in good condition.
Man-made influences (Negative/ Positive)	Few detractors		X					The man-made influences are all positive with an historic farmstead. The built-up edge of Robertsbridge lies to the south but this is suburban housing with soft edges and the school playing fields.
Settlement pattern and edges	Rural	X						Robertsbridge is a 13 th century market town and a nucleated settlement which has spread from the historic core into later extensions on the ridge to the west of the railway and to the north of Brightling Road. The site is outside the village boundary and supports an historic farmstead. The Suburban settlement edge is soft with glimpses of houses.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB and high	X						AONB with a strong medieval field pattern and ancient hedgerow boundaries. Very scenic High Weald countryside.
Tranquillity	Tranquil	X						Very tranquil.

Local distinctiveness/ sense of place	Strong	X						The site is distinctive as ridgetop rolling countryside with several High Weald AONB key components of historic farmland.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features		X						AONB and the historic farmstead and listed building.
Vistas and Typical Receptors								Three public footpaths cross the area. As a ridge top area there are long view into and out of the area from the north.
Landscape value		X						The site is unspoilt High Weald AONB countryside.
Visual value		X						There are long views across and from public rights of way.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the AONB landscape and key components. Landscape mitigation would be out of character with the historic landscape. Restoration of a degraded landscape: Not required.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		X						Both site areas are clearly separated from the nucleated settlement and are very rural in character. Any development in these areas would have an unacceptable impact on the High Weald AONB. SAL0025 is very much contiguous with the wider countryside to the north.

Landscape Sensitivity to Specific Change

Number of assessment unit: TIC0079, TIC0035

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Both sites are enclosed by tall treed boundaries and housing to the south.
Landform				X			Flat	The sites are level.
Landcover, land use and condition	Trees and hedges		X					Rough pasture and scrub in TIC0079. Mature trees on the northern boundary of TIC0035. Mature hedgerows on the boundary with Limden Lane.
Man-made influences (Negative/ Positive)				X			Few detractors	Residential development and a builder’s yard to the north of TIC0035. There are few detractors.
Settlement pattern and edges	Small scale		X					Stonegate is a small village which has grown around the confluence of two Roman roads. The size of the settlement would make capacity for new housing low. The housing development on the northern side of the village has garden edges. The houses in Limden Close and The Acorns form an edge in relation to the sites.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the village. The sites are not typical of the wider AONB countryside as they are closely related to the village and are enclosed. The sites are medieval fieldscapes. The lanes are historic routeways.
Tranquillity	Road		X					The sites are relatively tranquil, TIC0035 is impacted by fast traffic on Bardown Road.

Local distinctiveness/ sense of place				X			Lower	The landscape of the sites is fairly ordinary and not distinguished. The historic character lends some sense of place.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views from within the AONB but these are very localised. There is a view close to and looking across TIC 0079 which is identified as a key view in the Ticehurst Neighbourhood Plan
Vistas and Typical Receptors	Footpath		X					There are views across both sites from a public footpath. Local residents.
Landscape value			X					The value of the site areas is impacted by the road and adjacent residential development.
Visual value			X					There are valued views, but they are very localised.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance trees and hedges. Soften the existing built-up edges. Retain the amenity value of the footpath. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					There could be some scope for low density development on both sites to be in character with the existing housing. The public footpath would need to be accommodated in a generous multifunctional GI corridor.

Number of assessment unit: TIC0040

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The site is enclosed by the built-up edge of the High Street to the south and rising ground to the north. It is open to the east.
Landform				X			Slight slope	The site area slopes gently northwards towards the wider AONB countryside.
Landcover, land use and condition				X				Pasture with mature trees on the eastern boundary with the footpath.
Man-made influences (Negative/ Positive)	Conservation Area		X	X				Houses with gardens to the south and the Ticehurst Conservation Area. Electricity poles and wires.
Settlement pattern and edges	Setting		X					The village of Ticehurst is a nucleated settlement of medieval origin and has grown up along the ridgetop road. It became a local centre and market town in the 14 th century. The historic nucleated core of Ticehurst village is adjacent to the site.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the village of Ticehurst and surrounding countryside. The site is sensitive as part of the green setting to the village and is contiguous with the recreation ground.
Tranquillity	Tranquil		X					It is relatively tranquil as the houses filter noise from the road.
Local distinctiveness/ sense of place	Strong		X					The site has a strong sense of place as the setting for the village and Conservation Area.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X				Views from the AONB.
Vistas and Typical Receptors	Footpath		X				A public footpath runs along the eastern boundary.
Landscape value			X				The site is valued as it is within the AONB and is part of the rural setting for the village.
Visual value			X				The views from the public path are significant as they mark the transition from built up area to countryside.
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Conserve the amenity of the footpath and recreation ground. Protect and enhance tree cover. Plant trees to screen existing farm buildings. Mitigation – a multifunctional GI buffer in the northern part of the site. Restoration of a degraded landscape: N/A							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X				Proposed development of this site has been dismissed at 2 public inquiries. This was principally due to the impact on the AONB landscape and the setting of the village. Access would require demolition of 2 houses in the High Street. The creation of a new access would impact on the character of the Conservation Area. The part of the site closest to the village could have some scope for development. A defined landscape buffer to the countryside would need to be established in the northern part of the site.

Number of assessment unit: TIC0043, TIC0044

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Medium	The fields are enclosed by tall tree belts and hedges.
Landform				X			Slopes	Generally flat, sloping gently to the south.
Landcover, land use and condition	Trees and hedges		X					TIC0044 is a farmyard and large barns surrounded by mature trees. TIC0043 is agricultural with a crop surrounded by tall hedges. Reasonable condition.
Man-made influences (Negative/ Positive)	Few detractors			X				Farm buildings. The busy B2087 lies to the east.
Settlement pattern and edges	Outside village		X					The village of Ticehurst is a nucleated settlement of medieval origin and has grown up along the ridgetop road. It became a local centre and market town in the 14 th century. The site is set back from the village edge. The edges are soft.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the village and the site is countryside contiguous with the wider AONB. The post medieval fieldscapes with well-defined historic field boundaries.
Tranquillity	Road			X				The sites are relatively tranquil, this is impacted by traffic on the adjacent road.
Local distinctiveness/ sense of place	Strong		X					The sites have a strong sense of place as the countryside setting for the village and the listed Cherry Tree Inn.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views within the AONB There are no public views into TIC0044. There are limited views in to TIC0043 from the local road network
Vistas and Typical Receptors	Footpath		X					Views across the site from a public footpath. Local residents. There are no views into TIC0044 and glimpsed public views onto TIC43.
Landscape value	AONB		X					The area is of high value as AONB. The value of TIC0044 is impacted by the farm buildings and yard.
Visual value				X				There are limited views into the sites.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance trees and hedges. Soften the existing built-up edges. Retain and protect the amenity value of the footpath. A new landscape buffer to the countryside on the north of TIC0044. Restoration of a degraded landscape: Replace the farm buildings								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X	X				There could be scope for development of TIC0044 as it is in part brownfield land. TIC0043 could be retained as mitigation and enhanced as a GI buffer to the listed building.

Number of assessment unit: TIC0049

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open	X						The site is an open ridge top location.
Landform	Steep	X						Rolling countryside very steep in places.
Landcover, land use and condition	Trees and hedges		X					Agricultural arable and fallow. Reasonable condition.
Man-made influences (Negative/ Positive)	Few detractors		X					A new build house and the access road Steellands Rise.
Settlement pattern and edges	Outside village	X						The village of Ticehurst is a nucleated settlement of medieval origin and has grown up along the ridgetop road. It became a local centre and market town in the 14 th century. The site is set away from the village edge. The edges are soft.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	X						The AONB washes over the village and the site is countryside contiguous with the wider AONB. The site is medieval fieldscapes with well-defined historic field boundaries.
Tranquillity	Tranquil		X					The site is relatively tranquil, this is impacted by traffic on Steellands Rise.
Local distinctiveness/ sense of place	Strong	X						The site has a strong sense of place as the countryside setting for the village with views to countryside and the church.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB	X						Very wide vistas over the AONB the north and views back to the village.
Vistas and Typical Receptors	Footpath	X						Views across the area from a public footpath. Local residents.
Landscape value		X						The area is of high value as it is a ridgetop location contiguous with the wider AONB.
Visual value		X						Wide views across the area from a public footpath.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance trees and hedges. Retain and protect the amenity value of the footpath. Very little opportunity to mitigate with new planting due to the topography and character of the fieldscape. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		X						The site is very sensitive as AONB countryside on the ridge top and clearly separate from the village edge.

Landscape Sensitivity to Specific Change - **Note this is a desktop study as the site was difficult to access.**

Number of assessment unit: TIC0060

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Enclosed by trees and the built-up edge.
Landform				X			Gentle slope	Gentle slope away from the ridge.
Landcover, land use and condition	Trees and hedges		X					Grassland. Mature trees around the boundaries.
Man-made influences (Negative/ Positive)				X				The village edge and views to houses. A new build development on the western boundary. Electricity lines
Settlement pattern and edges				X			Village edge	The village of Ticehurst is a nucleated settlement of medieval origin and has grown up along the ridgetop road. It became a local centre and market town in the 14 th century. The site is surrounded by development on three sides. The edges are soft.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the village. The scenic quality and character are affected by new development.
Tranquillity	Tranquil			X				The site is not very tranquil due to new development.
Local distinctiveness/ sense of place	Strong			X				The site does not have a strong sense of place.
Visual								
Views related to designated landscapes or	AONB		X					Views within the AONB.

locally valued views including from Cultural Heritage features								
Vistas and Typical Receptors				X			Limited views	Views across the site are very limited. Local residents and gardens.
Landscape value			X	X				The area is of high value as it is a ridgetop location in the AONB. This is affected by new development.
Visual value				X				There are limited views into the site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance trees and hedges.								
Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The site could be developed as an extension to the neighbouring new development.

Number of assessment unit: TIC0075

County Landscape Character Area: Upper Rother Valley

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Relatively enclosed		X					The field is relatively enclosed by the built up edge and treed field boundaries.
Landform	Steep		X					Steeply sloping from the ridge.
Landcover, land use and condition	Trees and hedges		X					Pasture with treed boundaries
Man-made influences (Negative/ Positive)	Few detractors		X					The built up edge of the village otherwise few detractors.
Settlement pattern and edges	Outside village		X					The village of Ticehurst is a nucleated settlement of medieval origin and has grown up along the ridgetop road. It became a local centre and market town in the 14 th century. The site is set back from the village edge. The edges are soft.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the village and the site is countryside contiguous with the wider AONB. The site is a medieval fieldscape with well-defined historic field boundaries.
Tranquillity	Tranquil		X					The site is tranquil.
Local distinctiveness/ sense of place	Strong		X					The sites have a strong sense of place as the countryside setting for the village in this location.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views within the AONB.
Vistas and Typical Receptors	Footpath		X					Views across the site from a public footpath which crosses the north east corner. Local residents. There are views towards the edge of the village and the site from the north.
Landscape value			X					The area is of high value as it is a ridgetop location contiguous with the wider AONB.
Visual value			X					There are valued views from public rights of way.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance trees and hedges. Retain and protect the amenity value of the footpath. Very little opportunity to mitigate with new planting due to the topography and character of the fieldscape. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site is outside the village envelope and within the AONB. The topography and character of the site would make it unsuitable for development.

Landscape Sensitivity to Specific Change

Number of assessment unit: BRE0012 County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	The site forms the northern section of a larger plot which itself is enclosed by tall hedges and trees on its boundaries.
Landform				X			Gentle slope	Slopes down gently from north to south.
Landcover, land use and condition	Trees and meadow		X					The site, together with adjoining land to the south, is covered by self-seeded (?) trees and scrub with mature trees and hedges on the boundaries. Likely biodiversity value. Public right of way passes north to south through the eastern part of the site.
Man-made influences (Negative/ Positive)				X			Few	Very few. Housing to the east and west (ribbon development along Chitcombe Road) but not prominent in views from site due to screening on boundaries. Few detractors
Settlement pattern and edges	Ribbon		X					Broad Oak is a nucleated settlement which has grown around the junction of two ancient routeways. Ribbon development extends along these for some distance out of the central village. This is a significant undeveloped area in between stretches of ribbon development fronting Chitcombe Road. The houses are large detached with long gardens.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Rural		X					In common with the vast majority of the fields on this southern side of Chitcombe Road the site forms part of an Early Post-Medieval (AD 1500 - AD 1599) fieldscape. However, its character is heavily influenced by its current condition, which is covered by scrub and trees, making it enclosed. It is a significant and

								prominent feature in the streetscape due to its size, undeveloped nature and its position between existing development.
Tranquillity				X			Road	Road noise is just audible, less tranquil at northern edge.
Local distinctiveness/ sense of place	Strong		X					An undeveloped area important to the rural character and rural setting of the village, with a public right of way.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB and Public right of way. There are long views from the southern edge of the larger plot, southwards across rolling countryside. However the plot itself (and the site within it) is screened from views from the south due to tall trees on the southern boundary.
Vistas and Typical Receptors	Footpath		X					Clear view of site (but not into site) from Chitcombe Road to the north and from public right of way.
Value								
Landscape value			X					An overgrown site covered in trees and scrub. It has value in the streetscape in particular due to its width and undeveloped nature in between ribbon development.
Visual value			X					Public right of way and views from Chitcombe Road, longer views towards site from south.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance habitat value. Conserve boundary trees and hedges. Mitigation- create defined landscape buffer to the wider countryside. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					Views from the south are less sensitive and would not be a reason to resist development of the site because, like development to the east and west, it could be screened and would in any event be viewed together with development either side. However, the site is sensitive in terms of the impact of any development, and indeed the loss of the boundary hedgerow and undeveloped gap, when viewed from Chitcombe Road to the north. i.e. the local close views are more sensitive than the longer views. If considered suitable ribbon development would be in character but access would impact on the boundary hedge.

Landscape Sensitivity to Specific Change

Number of assessment unit: BRE0014

County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	The site is enclosed by boundary trees and hedges and the topography, it is lower lying than land to the north.
Landform				X			Gentle	Gentle slope
Landcover, land use and condition	Trees and hedges		X					Long grass, boundary trees and hedgerows.
Man-made influences (Negative/ Positive)					X		Houses	The dwellings adjacent to the NW corner are clearly visible. Gate. Few detractors.
Settlement pattern and edges	Rural		X					Broad Oak is a nucleated settlement which has grown around the junction of two ancient routeways. Ribbon development extends along these for some distance out of the central village. The site is separated from the settlement and out of keeping with the settlement pattern.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB rural		X					This is a low-lying field of a rural character but with few distinguishing characteristics. However, it does form part of a Medieval (AD 1066 - AD 1499) Assart and it has a historic field boundary to the north.
Tranquillity				X			Road	Some road noise from A28.

Local distinctiveness/ sense of place	Strong		X					Undeveloped field on the settlement edge, important to the rural setting of the village.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB. PRoW (also a historic routeway) lies to the east but there are limited views due to boundary screening.
Vistas and Typical Receptors				X			Few	No long views. Limited views from PRoW and roadside. Views from adjacent residential properties.
Value								
Landscape value			X					This is a screened field with few features but its rural character is important to the rural setting of the village. Furthermore it has value in that it is a medieval assart.
Visual value			X					Glimpsed views from PRoW and roadside.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve trees and hedges and grassland as meadow. Mitigation with planting would be difficult due to the historic nature of the fieldscape. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					While the site is reasonably well screened with limited views, development here would be out of character with the settlement pattern.

Landscape Sensitivity to Specific Change

Number of assessment unit: BRE0029

County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Enclosed by boundary trees and hedgerows
Landform					X		Level	Relatively level
Landcover, land use and condition	Trees and garden		X					Grass, extended residential garden and boundary trees
Man-made influences (Negative/ Positive)				X			Residential	Hard surfaced access track and gates leading to residential property to the north. Garden influences
Settlement pattern and edges	Outside settlement		X					South of the settlement, not well related to the settlement pattern.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB Trees		X					The site has the character of an extended residential curtilage with wooded edges. However, it does form part of a Medieval (AD 1066 - AD 1499) Assart and it has historic field boundaries.
Tranquillity				X			Road	Some road noise from A28.
Local distinctiveness/ sense of place	Strong		X					This is undeveloped land on the edge of the settlement, providing a buffer to the countryside further east and south.
Visual								
Views related to designated landscapes or				X				AONB. Public right of way (also a historic routeway) lies to the east but the site is not readily visible due to trees on the boundary.

locally valued views including from Cultural Heritage features								There is a listed building just to the north but there are unlikely to be any significant views due to mature trees.
Vistas and Typical Receptors				X				Glimpses from public footpath. Not readily visible from public areas and no long views, although the site does occupy high-lying land, higher than land further south, so in the winter months when the tree screens are less effective there may be longer views and the site may appear more prominent.
Value								
Landscape value			X					An extended residential curtilage with few defining features other than boundary trees, however it is a medieval assart with historic field boundaries.
Visual value				X				Limited views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve boundary trees. Mitigation – landscape buffers to root protection areas. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X	X				A well screened site that could potentially accommodate limited development without any significant landscape impact, although it is sensitive in terms of the impact on the settlement pattern and also development of a medieval assart.

Landscape Sensitivity to Specific Change

Number of assessment unit: BRE0035

County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Site is enclosed by woodland to the north and mature trees on the boundaries to the east and west. There is a thick native roadside hedge.
Landform				X			Gentle	The site slopes gently down away from the road (from south to north).
Landcover, land use and condition	Trees		X					The southern part of the site contains a dwelling and outbuilding, the northern part of the site is a small grassed field. There are some garden trees and hard-standing in the south-eastern section. A large pond with mature trees (including a protected tree) lies in the south-western section. Ancient woodland adjoins the northern boundary.
Man-made influences (Negative/ Positive)					X		Residential	Dwelling within site and adjacent to the east. Electricity line along roadside boundary.
Settlement pattern and edges				X			Cul de sac	The site is at the western end of the settlement where there is lower density development. Most development is ribbon development along Chitcombe Road although there is a small cul-de-sac development just to the east of the site. The ribbon development does extend slightly beyond the site on the opposite side of the road.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			X				AONB. The southern section of the site, closest to the road, is currently developed with a single dwelling and outbuilding and is

[illegible]

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The southern part of the site, fronting the road, contains an existing residential dwelling albeit that it appears currently unoccupied and subject to building work. The rear of the site relates more closely to the countryside adjoining the village edge and would be more sensitive to development, particularly as it would extend the settlement pattern northwards. There is scope to redevelop the southern section of the site, continuing ribbon development, without significant landscape impact, subject to the retention and protection of the pond and mature trees.
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Landscape Sensitivity to Specific Change

Number of assessment unit: BRE0037

County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Site is enclosed by woodland to the north and mature trees on the boundaries to the east and west. There is a thick native roadside hedge.
Landform				X			Gentle	The site slopes gently down away from the road (from south to north).
Landcover, land use and condition	Trees		X					Grassed field with scattered mature trees close to boundaries. Caravan at northern end of site. Grazing? Adjoins ancient woodland on its northern boundary. Good condition.
Man-made influences (Negative/ Positive)				X			Smallholding	Telegraph wires, gate. Adjoining small-scale agricultural buildings/structures visible adjacent to the western boundary.
Settlement pattern and edges	Rural		X					This is a field just beyond the edge of the settlement. It extends further northwards than the established ribbon development to the east although there is a small cul-de-sac development a short distance further east. Ribbon development does extend as far westwards as this site on the opposite side of Chitcombe Road.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					AONB. The site has a strong rural character as a grassed field with wooded edges, including ancient woodland. It forms part of a probable Early Post-Medieval (AD 1500 - AD 1599) informal fieldscape.
Tranquillity					X		Road	There is some noise from the adjacent road although this would be less pronounced in the northern part of the site.

Local distinctiveness/ sense of place	Some		X					The site has a sense of place as an open field on the edge of the settlement, with a strong rural character.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					AONB Views are very localised and longer views into the north of the site are limited.
Vistas and Typical Receptors				X				The site appears well screened. Its frontage is however clearly visible from Chitcombe Road (albeit currently screened by a thick hedge).
Value								
Landscape value			X					Pleasant open field backing onto ancient woodland, important to rural setting of village.
Visual value				X				Limited public views, no long views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Restoration of a degraded landscape:								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X	X				An open field on the edge of the settlement with a strong rural character with wooded edges and substantial roadside hedge. Site character is influenced by small-holding type development adjacent to west which is clearly visible. Development here would extend the settlement westwards to the detriment of the rural character of the area and rural setting of the village. No footway on this northern side of the road and there is only a field gate so a new access would also have an urbanising impact. Although the score is the same as the adjoining site (BRE0035), BRE0037 has a stronger rural gap character with no roadside development.

Landscape Sensitivity to Specific Change
Number of assessment unit: BRE0001 County Landscape Character Area: Brede Valley
Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Enclosed by woodland from the wider landscape to the north-west. Enclosed by existing development (edge of village to south and east).
Landform					X		Level	Relatively flat.
Landcover, land use and condition					X			Paddocks, short grassland, sheep grazing. A small number of large individual trees on the residential boundary. Ancient woodland on northern boundary.
Man-made influences (Negative/ Positive)					X		Houses	Adjoining edge of village, 20 th century housing clearly visible (hard edge). Fencing.
Settlement pattern and edges	Significant extension		X					This is a large open field bordered by a substantial 20 th century housing estate to the east, and ribbon development to the south. It would extend the main body of the village westwards but the historic settlement pattern of the wider village has already been significantly altered through the construction of cul de sacs on either side of the main cross-roads further east.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB Medieval assart		X				Adjoining housing estate	The character of the site is heavily influenced by the adjoining 20 th century housing development which is clearly visible, together with its use as paddocks, with fencing. It has a semi-rural feel. However it does form part of a Medieval (AD 1066 - AD 1499)

[illegible]

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					This is a large area and its development would represent a large extension to the village. It has value as an open field on the edge of the village and contributes to the village's rural setting, although there are no long views in or out of it. It has few distinguishing features and is not typical AONB rolling countryside. The southern section could be less sensitive to development as it is further away from the ancient woodland and also the very sensitive view north-west which lies just outside the site boundary.
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Landscape Sensitivity to Specific Change

Mostly desk-based assessment as site difficult to view on the ground.

Number of assessment unit: BRE0043 County Landscape Character Area: Brede Valley

Date: 14.09.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The site is currently very overgrown with trees and scrub making views into it difficult, however it lies on a south-facing slope so could potentially be open to views from the south.
Landform				X			Slopes	Slopes down from north to south
Landcover, land use and condition	Tres and hedges		X					Covered in probable self-seeded trees and scrub, however there are also a number of tall mature trees especially at the southern end of the site. No obvious use and no public access. Without a site survey the condition/ age/ value of the individual trees cannot be established.
Man-made influences (Negative/ Positive)				X			Residential	Adjoins recent housing development to the north (Ostlers Field) and also the rear garden of an older dwelling to the west.
Settlement pattern and edges	Out of character		X					Adjoins recent cul-de-sac development to the north (Ostlers Field) and also allocated housing site to the north-east (partly developed). However, while the site extends only as far as the rear garden boundaries of the adjoining ribbon development to the west, its development with housing would represent a far denser form of development extending further southwards than any existing or allocated development on this slope.
Aesthetic, Perceptual, Experiential								

[illegible]

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					This is a small site which adjoins recent cul-de-sac development and the long rear gardens of older ribbon development fronting Chitcombe Road. It forms part of an old fieldscape, although some loss of this has already been accepted through the allocation/ partial development of adjoining land to the north and north-east. Its development would extend further southwards than existing/ allocated development on this slope and would likely be visible in longer views from the south including from a nearby public footpath. The site's development would appear to necessitate the loss of a number of mature trees, although the condition, age and value of individual trees within the site has not been established. There would be scope to retain mature trees on southern boundary as mitigation.
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Landscape Sensitivity to Specific Change **Desk top assessment as site not accessible or visible**

Number of assessment unit: GUE0011

County Landscape Character Area: Brede Valley

Date: 27.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Well screened	The site is enclosed on all sides and not visible from the lane. Residential dwellings to the north-east (Chapel Lane side) and north-west (Winchelsea Road side). Mature hedgerow and trees visible to the boundaries, some of the perimeter trees are possibly contained within the adjacent residential gardens.
Landform					x		Flat	The site is flat although slopes a little down towards Chapel Lane
Landcover, land use and condition	Boundary trees and hedges		x					Grassland with tree and hedgerow boundary but limited detail from desk top study.
Man-made influences (Negative/ Positive)					x		Residential	Properties to the north east and west.
Settlement pattern and edges					x		Close to development	The site is located just south of the road junction and sits behind the cluster of mainly ribbon development that has built up around that area.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			x				The Chapel Lane part of the settlement is rural in character and although the site is not visible from the road the mature trees contribute to the rural setting. The surrounding fields are early and late 20 th C fieldscape with some woodland to the south-west.
Tranquillity				x			Road	Very quiet, lane has low level traffic although A259 Winchelsea Road is busy.

Local distinctiveness/ sense of place	AONB			x				The site sits at the edge of the ribbon development on the two roads and so forms part of the area of AONB countryside that lies between a triangle of historic routeways. It is not visible from the road or lane.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features					x		Limited	The site is in AONB countryside with several listed buildings close by, however views are limited as the site is separated from the road/historic routeway by housing.
Vistas and Typical Receptors					x		Limited	Views are limited to the adjacent residential properties. A distant PROW to the south may offer some views across the site.
Value								
Landscape value				x				The site contributes to the wider AONB landscape.
Visual value					X			The site is enclosed and only visible to overlooking residential properties
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect boundary trees and hedgerows. Mitigation- reinforce the landscape buffer to the wider countryside. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The site is very well screened from public view and borders existing development and so the location is not overly sensitive. The AONB countryside increases the sensitivity, however the surrounding area appears flat indicating that the site is not exposed.

Landscape Sensitivity to Specific Change

Number of assessment unit: GUE0012

County Landscape Character Area: Brede Valley

Date: 27.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Fairly enclosed	The site has an enclosed feel due to the bank of woodland outside of the site sloping to the west and the tall evergreen trees to the site's north-eastern boundary.
Landform					x		Gentle slope	Slopes gently down towards the east.
Landcover, land use and condition					x		Horsiculture	Heavily grazed paddock with evidence of horsiculture and livestock. Some non-native ornamental trees and hedgerow to the perimeter.
Man-made influences (Negative/ Positive)						x	Several man-made elements	Perimeter fencing and some temporary horse fencing, sand school carparking adjacent to the perimeter and housing visible as well as mobile dwelling.
Settlement pattern and edges					x		Extension to existing housing	Development to east and west and (non-visible) employment site to the east so disruption to existing pattern would be low.
Aesthetic, Perceptual, Experiential								
Scenic quality and character				x			Horsiculture	The site is within the AONB however it is well used and horsiculture is the main influence on the character. The field pattern is 20 th C.
Tranquillity	Quiet		x					Very quiet with little traffic
Local distinctiveness/ sense of place				x			Lacking	The paddock has an edge of settlement feel and is largely screened from the road but adds to the rural setting of the village.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					A PROW runs across the northwest portion of the site and site acts as the gateway of this route from the village into the AONB landscape. A listed building opposite the site on the opposite side of the lane.
Vistas and Typical Receptors	PROW across the site		x					Users of the PROW will be susceptible to any change on the site.
Value								
Landscape value				x				The site is in the AONB however the horsicultural features and development use reduce the landscape value.
Visual value			x					Users of PROW will appreciate this foreground to the wider AONB views towards the woodland.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the boundary vegetation along Chapel Lane. Mitigation- reinforce the landscape buffer with the countryside.								
Restoration of a degraded landscape: Removal of horsiculture elements would be required to restore this site to the original AONB value.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The site has a strong horsiculture aspect although it retains its rural character. There are several man-made influences and combined with the horsiculture interventions this lowers the sensitivity of the site. Access would be through the existing housing estate to the west.

Landscape Sensitivity to Specific Change

Number of assessment unit: GUE0014

County Landscape Character Area: Brede Valley

Date: 22.07.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Partially open		x					The combined site is enclosed on all sides by mature hedgerow and trees with some perimeter fencing. The land parcel adjacent to the farm buildings is less susceptible and slightly less exposed. Woodland to the west and southwest screens the site from that direction.
Landform	Site sits at the ridgetop		x					The land slopes away to the west leaving site exposed to the north west.
Landcover, land use and condition	Hedgerow& trees		x					Site is covered by overgrown grassland enclosed by a native mixed species hedgerow. Mature oaks also form the boundary. Paddocks appear to be vacant and generally in good condition.
Man-made influences (Negative/ Positive)						x	Mainly agricultural	Roadside cottages to the east are visible. There are adjacent farm buildings, barn etc to the north. Perimeter fencing in places.
Settlement pattern and edges				x			Adjacent to existing development	The site sits behind existing roadside development and is adjacent to agricultural buildings. Existing development in this area does not seem to follow a pattern though it is mainly clustered around the junction of Winchelsea Road and Chapel Lane with interrupted ribbon development extending along both roads. The northern part of the site appears to be less susceptible to change.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Rural AONBcharacter		x					The site has a rural character largely due to the ridgetop position which allows views across the fields to the north east and AONB

							landscape that is visible to the east. The native hedgerow and mature trees contribute to the character.
Tranquillity			x			Traffic	The site is quiet other than the road traffic close by.
Local distinctiveness/ sense of place	Roadside buffer		x				The site is part of the rural setting of Guestling Green, with the hedgerows and oak trees contributing to this quality. The small scale of the fields/paddocks acts as a buffer between the road and the wider AONB landscape.
Visual							
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB, mature oak trees		x				A PROW runs to the north and also to the east giving clear views of the site and how it contributes to the AONB wider landscape.
Vistas and Typical Receptors			x				PROW users and residents of adjacent roadside dwellings are the main receptors. Views to the north from the site are uninterrupted to the horizon.
Value							
Landscape value			x				The site is classed as 20 th C field pattern adjacent to a large area of woodland.
Visual value			x				Users of the PROW and overlooking cottages will appreciate the visual value of the site.
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Conservation of hedgerow and mature trees. Reinforce the landscape buffer to the wider countryside. Restoration of a degraded landscape: N/A							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x				Long views across AONB as valley slopes away to the northeast and the site contributes to the wider AONB landscape, but as it is located at the village edge it will be less sensitive to small scale development to the northern end which is less exposed.

Landscape Sensitivity to Specific Change

Number of assessment unit: GUE0021

County Landscape Character Area: BREDE VALLEY

Date: 27/07/22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Scale and openness				X			Green screening at all sides	Small to medium parcels of ‘small-holding’ type land, divided by many fences and screened by hedging and mature trees to all sides. Site is large but enclosed.
Landform				X			Slight slope	Land slopes down to the north.
Landcover, land use and condition				X			Farm infrastructure	A mix of arable, grazed pasture, some hard standing and a sand school is evident. Horseculture and paddocks with some small agricultural buildings. Some livestock (ducks) on site.
Man-made influences (Negative/ Positive)					X		Pub	Perimeter and internal fencing, temporary structures and agricultural buildings. The pub carpark is adjacent to the south.
Settlement pattern and edges	Rural		X					The site is located at the northern edge of ribbon development that sits on either side of the A259 after you turn out of Hastings and approaching Guestling Green.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			X			Temporary development	The site is within the AONB. There are many agricultural and domestic features including horseculture. The site is pleasant with clear signs of activity. The site is a medieval field.
Tranquillity					X		Road and uses	Adjacent to busy road.
Local distinctiveness/ sense of place					X		Lacking	The site has a sense of place in terms of the horseculture activity. There is no clear visibility from the public realm; the site is well

								screened from the road and has little impact on the surrounding area
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			X				AONB. Adjacent public house is a listed building, site sits within its setting.
Visibility, Key views, Vistas and Typical Receptors				X			Few	The site is enclosed, no key views were obvious from the public realm.
Value								
Landscape value				X				The site is located in the AONB, however it has low public value and is screened from the pub garden from where it would otherwise have public value.
Visual value				X				Characteristic of the edge of a village settlement.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect the existing boundary of mature trees and hedgerow.								
Restoration of a degraded landscape: Remove horsiculture and agricultural structures								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The site is characteristic of a village edge with horsiculture and some agricultural buildings. It has some wider visual benefit although it is well-screened from the surroundings and has no nearby PROW or views into the site.

Landscape Sensitivity to Specific Change **Desk top assessment as site not accessible or visible**

Number of assessment unit: GUE0010

County Landscape Character Area: Brede Valley

Date: 22.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Well screened	Field fully enclosed on all sides by mature hedgerow and trees and by dwellings to the east and south-east.
Landform				x			Flat	The site is not accessible or visible from however Watermill Lane to the east has a low incline down towards the north and its likely the site has a similar slope.
Landcover, land use and condition	Trees		x					The site appears to be covered with grassland a with mature boundary trees.
Man-made influences (Negative/ Positive)					x		Houses	Residential gardens back on to the site on the east and south-eastern sides.
Settlement pattern and edges					x		Within built up curtilage	The site sits within ribbon development along Pett Road and development extended in to Allards residential close and Watermill Lane. The site does not extend further than existing development into the rural area.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			x			Enclosed	The site acts as a green buffer/backdrop to development along Pett Road and Allards. It is not visible from the road, but the hedge/tree boundary adds to the rural character of the village.
Tranquillity	Quiet		x					Very quiet with little traffic
Local distinctiveness/ sense of place	AONB			x				The site is in AONB landscape and supports some of the key characteristics of High Weald landscapes as the eastern half of the

								field and the large field to the south are classed as having early post medieval historic landscape character. This is enhanced by the mature hedgerow and tree boundaries and large area of ancient woodland to the north.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			x				Views within the AONB and particularly from the historic routeway of Watermill Lane to the east which allows wider views of the northern end of the site.
Vistas and Typical Receptors					x		Limited	There are limited public views into the site.
Value								
Landscape value				x				The site is in the AONB however it has development to three sides. The mature hedge and trees on site contribute to the wider landscape.
Visual value				x			Well screened	The hedge and trees add to the rural character of the village.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect historic fieldscapes and mature hedgerow and trees								
Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The site sits within a developed area and is well screened from its surroundings, although a full on-site assessment was not possible due to access and visibility. The AONB location with post medieval fieldscapes to the north increase the sensitivity of the site, however the surrounding development pattern gives reason for the southern end of the site to be further assessed.

Landscape Sensitivity to Specific Change

Number of assessment unit: HAF0011

County Landscape Character Area: Brede Valley

Date: 30.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar X
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open to views		x				Locally enclosed	The site is a matrix of fields some of which are individually enclosed by treed boundaries. There are long views across the Combe Haven Valley from the south.
Landform	Valley side		x					The site slopes fairly steeply from Worsham Farm to the Combe Haven River and forms the valley side.
Landcover, land use and condition	SSSI	x						The fields on the slope are arable in the river floodplain the fields are scrubby pasture. There are patches of woodland, some ancient. The area is in good condition with high wildlife value and at least a third designated as SSSI
Man-made influences (Negative/ Positive)	Few		x					Very few and no detractors.
Settlement pattern and edges	Rural		x					The site area is rural and part of the Combe Valley Countryside Park (CVCP).
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Scenic		x					The site is scenic as rural countryside and the north slope of the Combe Haven River. The patchwork of fields, woodland and scrubby floodplain is scenic and of high quality.
Tranquillity	Very tranquil		x					The area is very tranquil.

Local distinctiveness/ sense of place	Strong		x					As the north slope of the Combe Haven Valley and within the Combe Valley Countryside Park (CVCP) the area has a strong sense of place.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features			x					The site is within the Combe Haven Countryside Park and there are long views towards the site from the countryside park.
Vistas and Typical Receptors	CVCP		x					Receptors include users of the public footpath network within the countryside park. There are long views across the area from the south.
Landscape value			x					As part of the CVCP and partly within an SSSI and strategic gap the site has a high value.
Visual value			x					There are wide views towards the area from the CVCP and local footpath network.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance trees, woodland and hedges and designated habitats. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The site is sensitive as it is within the CVCP. The designated habitats may also be a serious constraint.

Landscape Sensitivity to Specific Change Much of the area is not accessible and this is partly a desktop assessment

Number of assessment unit: HAF0020

County Landscape Character Area: Brede Valley

Date: 1.9.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar X
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open in the southwest			x			In part enclosed	The southwestern part of the site is very open to views from the south. The northern and eastern parts are more enclosed by trees and woodland.
Landform	Ridgetop slope		x					The land undulates and slopes towards Crowhurst Road. The site is at the top of a significant ridge.
Landcover, land use and condition	Agriculture and trees		x					The site is agricultural with arable uses or hay crops. There are blocks of ancient woodland and well trees hedgerows. Good condition.
Man-made influences (Negative/ Positive)					x		Farm buildings	A group of agricultural buildings, farm tracks and a residential dwelling in the centre of the site area. There are few detractors visible from Crowhurst Riad.
Settlement pattern and edges	Countryside			x				The western edge of Hastings lies to the east separated from the site by Queensway and a block of woodland.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Pleasant			x				The site is contiguous with the wider AONB countryside and lies just outside the boundary of the AONB. The fieldscapes and woodland contribute to local character, but these are only really appreciated form Crowhurst Lane.
Tranquillity	Quiet			x				The site is fairly tranquil although Crowhurst Road can be busy as a rat run.
Local distinctiveness/ sense of place	Strong		x					The site has a strong sense of place as a matrix of fields with clumps of ancient woodland with the site and on the boundaries.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				x				There are likely to be long views from the more elevated parts of the site towards Hastings and the coast. Crowhurst Lane is an ancient routeway. There is no footway along Crowhurst Road and pedestrians are infrequent.
Vistas and Typical Receptors			x					Views into the area are limited to those from Crowhurst Lane and the residential dwelling within the site. Farm workers would be receptors. Likely very wide views to the south from parts of the site to the coast and possibly the South Downs.
Landscape value			x					The site is of value as unspoilt countryside with probable historic fieldscapes and likely assarts. The ancient woodland trees and historic hedgerows are valued.
Visual value			x					There are long views from the ridge to the coast. Although public views into the area are limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and manage woodlands and hedgerows. Enhance the biodiversity value of the meadows. Avoid development on the more open slopes. Allow the roadside hedges to grow taller. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x	x				The site area could probably accommodate solar type development in the more enclosed remote parts of the site. This should avoid areas close to the road.

Landscape Sensitivity to Specific Change

Number of assessment unit: HAF0023, HAF0024

County Landscape Character Area: Brede Valley

Date: 31.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					x		Enclosed	The sites are enclosed by trees and woodland to the north and built development on The Ridge to the south
Landform				x			Gentle slope	The sites are at the top of the Hastings ridge. They slope gently northwards towards the steeper part of the ridge.
Landcover, land use and condition	Trees and scrub		x	x				The sites are rough grassland, paddocks and some scrub. The boundaries are mature treed hedgerows and ancient woodland areas. Reasonable condition but some areas are unmanaged and may have wildlife value. A small area of ancient woodland
Man-made influences (Negative/ Positive)				x			Various	The King's Church and car park in the southwest corner, buildings associated with the Martha Trust care home. Waste recycling activities at the top end of Beanies Lane.
Settlement pattern and edges				x			Urban edge	The Hastings Ridge is the edge of most development on the north side of the town. There are some exceptions to this at Parkwood Road and Woodland Way.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x				Urban fringe	The sites are within the AONB as undeveloped land on the north side of the ridge. Some of the fields are medieval and probably assarts cut out of the woodland.
Tranquillity	Tranquil		x					Relatively tranquil away from the Ridge.
Local distinctiveness/ sense of place	Hastings Ridge		x					The areas have some distinctiveness as they are on the Hastings Ridge and some are ancient fieldscapes with significant tree features.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				x			Few views in	The areas are within the AONB, but long views are limited by tree cover.
Vistas and Typical Receptors				x			Enclosed	Public views are limited to users of Beaney's Lane with some possible glimpsed views into the sites from the Ridge
Landscape value	AONB		x					The sites have limited public access and are not easily viewed The historic fieldscapes and ancient woodland add to the value but the areas are not contiguous with the wider AONB countryside.
Visual value				x			Limited	The visual value is limited as the sites are very enclosed. There ay be very distant views to the site areas from the north.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance the wooded field boundaries and areas of ancient woodland. Create new multifunctional GI protecting the best habitats. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				These areas are vulnerable as they are north of the Ridge and the main settlement of Hastings. The character and quality are influenced by other surrounding development and uses. There may be some scope for small scale development if this can conserve and enhance the AONB and create new or protect existing habitats

Landscape Sensitivity to Specific Change **Note: Desktop assessment as the site is not accessible.**

Number of assessment unit: HAF0026

County Landscape Character Area:

Brede Valley

Date: 31.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The site is enclosed from Rock Lane and the north by trees and scrub, The houses and gardens of Austen Way enclose the southern boundary. The eastern boundary is more open.
Landform				x			Gentle slope	The site slopes gently towards the west.
Landcover, land use and condition	Trees		x					Grassed paddocks with mature trees on the boundaries. There appears to be a mature tree in the centre of the field. Reasonable condition.
Man-made influences (Negative/ Positive)					x		Houses	There is a residential property in the centre of the site and various paraphernalia associated with this. Houses on Austen Way.
Settlement pattern and edges				x			Suburban	Suburban infill development has extended north of Hastings between Rock Lane and the A259. Some of this is on steep slopes and is elevated.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			x				The site is within the AONB on the urban fringes of Hastings. The character is influenced by urban fringe development and it is not typically characteristic of the wider AONB.
Tranquillity				x			Houses	The site is fairly quiet as it is away from main roads. Nearby power lines and residential areas detract from the sense of tranquillity.
Local distinctiveness/ sense of place				x			Lower	There is no public access to the site and it does not have a particularly characteristic sense of place.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				x			Few views in	Views from the wider AONB are very limited due to topography and tree cover.
Vistas and Typical Receptors				x			Few	There are glimpses into the site from Rock Lane and long distance views from Hastings Cemetery, otherwise the site is not seen from public views. There may be views from houses and gardens on Austin Way.
Landscape value				x				The site is AONB, however it does not relate well to the wider AONB and has an urban fringe character.
Visual value				x				Public views into the site are limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retain and protect mature trees. Mitigation: Create and landscape buffer to the more open eastern boundary. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The site could have scope for some development if it is in character with the neighbouring housing in Austen Close. The boundary trees would need to be retained and protected. A landscape buffer would need to be provided on the eastern boundary.

*** Note that the boundary between these 2 sites has been amended on the LCA Map to more accurately reflect the actual site boundaries. This assessment takes account of the amended boundary.**

Landscape Sensitivity to Specific Change

Number of assessment unit: ICK0017 and ICK0043

County Landscape Character Area: Brede Valley

Date: 27.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial X Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Both sites form part of larger fields/plots that extend to the south. The larger fields are enclosed by woodland to the south.
Landform					X		Flat	Fairly flat
Landcover, land use and condition			X (43)	X (17)			Grassland (ICK0017), woodland (ICK0043)	ICK0017 is unmanaged grassland with wildflowers, likely some biodiversity value. Appears unused but aerial photography suggests site mown in recent years. Mature trees on boundaries of wider field. Native hedgerow on roadside. ICK0043 also has a native hedgerow on roadside but unlike ICK0017 it appears largely wooded.
Man-made influences (Negative/ Positive)					X		Large pylons	Pylons and electricity line crossing sites. Buildings of an agricultural appearance on eastern boundary of ICK0017. Some fencing within ICK0017.
Settlement pattern and edges	Out of keeping		X					Currently very little development on this southern side of the A259.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB, historic fieldscape			X			Enclosed, man-made influences	AONB, forms part of early post medieval informal fieldscape. Enclosed sites. Pylons detract from scenic beauty.
Tranquillity					X		Adjoining road	Traffic noise on adjoining busy road (A259)

Local distinctiveness/ sense of place	Village edge		X					Undeveloped field/ woodland contributes to rural character of village edge. Users of PROW through ICK0017 would experience immediate transition from village and busy road into countryside.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB, PROW		X					ICK0017: AONB, public right of way through site (also historic routeway). ICK0043: AONB but no PROW within site and public views into site are limited due to boundary screening although site fronts busy A259.
Vistas and Typical Receptors	PROW users, public travelling along A259		X					People travelling along A259 north of the site, although existing boundary hedge provides screening. Users of PROW through site (ICK0017). No long views in summer months, would need to check any long views to south in winter months.
Value								
Landscape value				X				AONB, early post medieval informal fieldscape. Flat unmanaged grassland with pylons and woodland on edges.
Visual value			X					Enclosed from long views but PROW through site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retention and protection of mature trees and hedge boundaries. Mitigation – create a defined landscape buffer to the countryside. Restoration of a degraded landscape: Remove pylons and fencing.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					ICK0017 forms part of a flat, relatively enclosed field and ICK0043 is largely wooded. Neither site has obvious long views although 17 contains a public right of way (also a historic routeway) and provides an important transition from the village edge and busy A259 to the countryside. In this manner the sites are important to the character and setting of the settlement although their scenic quality is degraded by tall pylons. Extending development to this southern side of the A259 would not be in keeping with the settlement pattern which largely confines development to the north.

Landscape Sensitivity to Specific Change

Number of assessment unit: ICK0020 County Landscape Character Area: Brede Valley

Date: 27.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Small scale and enclosed fields.
Landform					X		Level	Level
Landcover, land use and condition				X			Grazing, driveway	Sheep grazing, mature trees and beech hedge (garden-type feature). Hard surfaced driveway through centre of site. Some parts of site bare due to grazing.
Man-made influences (Negative/ Positive)	Adjacent listed building		X					Fencing, maintained hedge, driveway. Listed building and historic farmstead to north. Village edge to south is visible, although development to east is not visible (screened).
Settlement pattern and edges	Settlement edge			X				The site is a small-scale enclosed field between the edge of the village to the south (mostly comprised of linear 20 th century residential development) and a historic farmstead to the north.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB Rural character, old fieldscapes		X					Pleasant, level small fields, provides setting to listed building and farmstead. Sheep grazing and wooded edges are characteristic of rural area and AONB. Early Post-Medieval (AD 1500 - AD 1599) informal fieldscapes.
Tranquillity	Quiet		X					Quiet although adjoins existing development so likely to be some low level noise.
Local distinctiveness/ sense of place			X					The site has a sense of place and provides a setting to the adjoining listed building, and a buffer to the village edge. PRoW through site.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	LB, PROW, AONB		X					Views from public right of way through site (also a historic routeway) and adjacent grade II listed building. AONB.
Vistas and Typical Receptors	PROW		X					Enclosed from longer views but visible to users of the PROW through the site.
Value								
Landscape value			X					Enclosed small fields with man-made influences (positive: LB and negative: village edge, driveway). Rural setting to village and LB. Positive characteristics including mature trees and sheep grazing use.
Visual value			X					PROW through site, setting to Listed building.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retention and protection of mature trees. Retain the public footpath in a GI corridor. Restoration of a degraded landscape: Removal of garden type features, restore field cover lost to grazing.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					These are small scale, enclosed fields adjacent to the settlement edge, with no long views but with a PROW passing through the site. They are old fieldscapes and very important to the setting of the adjacent grade II listed building and historic farmstead. The sensitivity of these features and the footpath would mean this site should not be developed.

Landscape Sensitivity to Specific Change

Number of assessment unit: ICK0036

County Landscape Character Area: Brede Valley

Date: 27.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Screened	Open to views to north beyond boundary hedge only. Otherwise screened by boundary trees/ adjoining development.
Landform				X			Gentle slope	Gentle slope down to north and east
Landcover, land use and condition					X		Grassland, agricultural storage	Short grassland, mature boundary trees. Agricultural uses including storage.
Man-made influences (Negative/ Positive)	Listed building adjacent			X			20 th century development adjacent	Large farm building clearly visible on south-western boundary, forms part of historic farmstead although building itself not historic. Grade II listed farmhouse further north adjacent to eastern boundary. Agricultural uses including storage of tyres within site. Edge of 20 th century housing estate adjacent to south-west.
Settlement pattern and edges				X			Adjoins settlement	Southern part of site relates more closely to adjoining development, northern section extends to open countryside.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Rural character, old fieldscape		X					Pleasant sloping field with views to countryside beyond to the north. Agricultural buildings and uses are characteristic of rural area. Its boundaries are historic field boundaries and it forms part of a Early Post-Medieval (AD 1500 - AD 1599) informal fieldscape.
Tranquillity	Quiet		X					Very quiet, no traffic noise although farm adjacent which likely has a level of activity at times.

Local distinctiveness/ sense of place	Agricultural character		X					Edge of village, agricultural character.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB, LB		X					Limited long views to north, views do not appear to extend to horizon. AONB. likely view from adjacent listed building and possibly from public right of way and historic routeway to the west/north-west.
Vistas and Typical Receptors				X			Limited	Limited long views, limited public views from adjacent housing estate and possibly from PROW.
Value								
Landscape value			X					Rural agricultural landscape associated with historic farmstead, typical of village edge and AONB.
Visual value				X				Screened. Limited long views and limited public views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance historic fieldscapes and boundaries. Create a landscape buffer to the wider countryside. Restoration of a degraded landscape: Removal of agricultural storage, e.g. tyres.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				This is a relatively enclosed site on the edge of the village, in agricultural use. It adjoins existing development including farm buildings to the south-west and a 20 th century housing estate (comprising mainly bungalows) to the south-east. The southern section of the site relates more closely to the settlement so there could be scope for some limited development here which would need screening on its northern boundary to mitigate longer views to the north. However, the impact on the setting of the grade II listed building to the west and the historic farmstead would need considering. There is no obvious site access, and a new access from the west would be harmful to the setting of the listed building.

Landscape Sensitivity to Specific Change

Number of assessment unit: ICK0037 and ICK0015 County Landscape Character Area: Brede Valley

Date: 27.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open to north		X					Open to long views towards north although enclosed on other boundaries.
Landform					X		Flat	Relatively flat
Landcover, land use and condition				X			Grass	Grassland, no obvious use. Reasonable condition.
Man-made influences (Negative/ Positive)				X			Adjacent housing	Edge of adjacent linear development visible on southern boundary including residential gardens. Fencing.
Settlement pattern and edges	Settlement edge		X					These are fields on the settlement edge. Adjacent (mostly 20 th century) development to south is linear although there is a 20 th century cul-de-sac development further east.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Old fieldscapes			X				Fields on settlement edge with few defining features other than mature boundary trees to north and north-east. No obvious use. Forms part of Early Post-Medieval (AD 1500 - AD 1599) Informal Fieldscapes. Countryside to north, of which long views may be gained from the sites, is more scenic and typical of AONB: gently rolling fields interspersed with woodland.
Tranquillity	Quiet		X					Short distance to busy A259 but noise not readily audible from site.

Local distinctiveness/ sense of place	Buffer to village edge		X					While the fields have few defining features they have a sense of place as they provide a clear view out to the countryside from the village edge.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB
Vistas and Typical Receptors				X			Limited public views	Long views to north to distant horizon, but no public right of way within the site. There is a public right of way further north which could provide views into ICK0015. Private views from rear gardens.
Value								
Landscape value				X				AONB but sites themselves have few defining features.
Visual value				X				Limited public views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Structural planting to replace lost field boundaries and trees could enhance the appearance of the site. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The sites are in the AONB but are relatively flat fields with few defining features. The settlement edge (mostly 20 th century residential development) is visible on the southern boundary which detracts from the scenic beauty. The fields provide a buffer (although not a visual screen) between the settlement edge and open countryside further north. There are long views to the north only, across rolling countryside characteristic of the High Weald AONB, however there is no public right of way within the site and therefore public views, in particular of ICK0037, are limited. There may be public views of ICK0015 from a PROW just north/east of the site.

Landscape Sensitivity to Specific Change

Number of assessment unit: ICK0002

County Landscape Character Area: Brede Valley

Date: 27.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Roadside boundary, some long views glimpsed		X					Site is relatively enclosed by mature boundary trees although long views can be glimpsed to the south which are probably more obvious in the winter months. Long boundary with A259, screened by mature native roadside hedge although development would be visible above this.
Landform					X		Gentle slope	Gentle slope down to south
Landcover, land use and condition	Grazing. Boundary trees.			X				Low level horse grazing, long grasses, mature trees, hedges and woodland on boundaries. Ancient woodland adjoins to south-east.
Man-made influences (Negative/ Positive)					X		Residential	Telegraph poles and wire, small number of dwellings on site boundaries.
Settlement pattern and edges	Outside village		X					Within village, although development is largely confined to the northern (opposite) side of the A259 with only scattered development here on the southern side.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Historic fieldscape and boundaries		X					Landscape typical of AONB: wide fieldscape with wooded edges, mature trees and hedges. Strong roadside hedge. Site is an Early Post-Medieval (AD 1500 - AD 1599) informal fieldscape with historic field boundaries surrounding it and passing through the western section.
Tranquillity				X			Traffic noise	Road noise from the adjoining A259 is audible. More tranquil away from the road.

Local distinctiveness/ sense of place	Village edge		X					The site has a sense of place; the land use (horses grazing), mature trees, wooded edges and adjoining scattered dwellings are characteristic of the AONB. PROW through the site provides access into this rural area from the village.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB, PRoW		X					AONB and PRoW through the site.
Vistas and Typical Receptors	PRoW, adjacent road		X					Users of the PRoW through the site, public walking along the A259 (public views from the A259 are limited due to screening from the roadside hedge but development would be visible above this).
Value								
Landscape value			X					Village edge. Wide field with wooded edges and strong roadside hedge. Influenced by road noise and adjoining development.
Visual value			X					PRoW through site, some limited long views to south.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance field boundaries and tree cover. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					This is an irregular shaped open field on the village edge with mature boundary trees and hedges and an adjoining area of ancient woodland to the south-east, typical of the AONB. It is an old fieldscape with historic field boundaries, publicly accessible via a PRoW. It is influenced to an extent by adjoining development, including the busy A259 to the north. Development adjacent to the northern boundary only could mirror existing ribbon development on the opposite side of the A259 without significantly affecting long views to the south, but the loss of the mature native roadside hedge would harm the village character.

Landscape Sensitivity to Specific Change

Number of assessment unit: ID0010

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar X
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The site is a small/medium field with a low hedge to the northern side and housing to the southern boundary. The western boundary with the road consists of a mature hedge that screen the field from the road.
Landform					x		Flat	The site is flat.
Landcover, land use and condition				x			Grazed paddock and scrub	The site appears to be well grazed arable land, with evidence of horsey culture or livestock with water troughs. Some scrub.
Man-made influences (Negative/ Positive)					x		Houses	There is a willow tree and a small building in the northeast corner. Timber fencing forms the boundary with the adjacent houses to the south.
Settlement pattern and edges				x				The site has edge of settlement characteristics with some housing visible and is located to the south end of the village
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is in the AONB The site is a well grazed paddock although areas of scrub give a neglected feel in parts. The mature boundary trees contribute to the rural feel. The north and east filed boundaries are historic.
Tranquillity	Quiet		x					The site is quiet other than the traffic on Iden Road
Local distinctiveness/ sense of place				x				The site contributes to the rural, edge of settlement feel of the area and gives a sense of place to the overlooking residents as the gardens blend in to the site.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			x				The site is enclosed and views are limited. There is a listed building and historic farmstead opposite which could have views to taller forms of development.
Vistas and Typical Receptors					x		Screened	The site is screened by trees and hedgerow other than an access on Iden Road which gives views in for passers-by. The residents of the adjacent housing are the main receptors.
Value								
Landscape value				x				The site is classed as a 20 th C fieldscape although is surrounded by a medieval field pattern.
Visual value					x			The site is scrubby in places and feels a little neglected. There are some plastic water cans and other detritus in places which contributes to this.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: The mature hedge and trees should be conserved and the site allowed to revert to meadow. Increase tree cover on northern boundary. Restoration of a degraded landscape: The removal of horse/agricultural items and perimeter fencing								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The site is south of the centre of development, it is contained and flat which means it would be less sensitive to ground mounted solar development. It is screened from the road and the views into site are mainly from the adjacent housing. The field is in horsiculture use which makes it less sensitive. The site would not be suitable for housing or business as it is outside the village centre in a location where adjacent development is typically ribbon development of detached houses in gardens. Cul de sac development would be out of character and taller buildings would impact on the adjacent listed building.

Landscape Sensitivity to Specific Change

Number of assessment unit: IDE0013

County Landscape Character Area: Brede Valley

Date: 22.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Mainly enclosed	Small to medium sized field with a hedge and tree boundary. Low hedge to the boundary with the bowling club giving site a more open feel to the south.
Landform				x			Level	The site is flat
Landcover, land use and condition	Trees and hedges		x					Short grass covers the site, there is no scrub or obviously overgrown areas, giving an impression of being maintained. Mature trees and hedges to the boundaries.
Man-made influences (Negative/ Positive)				x			Few detractors	There are lengths of post and wire fencing in places, in front of the hedgerow. Adjacent residential and bowling green. There are few detractors.
Settlement pattern and edges	Rural edge		x					The site is located just to the north of the main settlement cluster around the crossroads. It is close to the village pub and shop.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			x				This is a pleasant medieval fieldscape, the variety of tree spp. to the perimeter contribute to the local scenic character.
Tranquillity	Quiet		x					The site and adjacent road are very quiet.
Local distinctiveness/ sense of place	Strong		x					The site forms the backdrop to the bowling green and so is distinctive and has a sense of place by association with the green. The two or three tree spp. which make up the north boundary are probably located in the garden of the adjacent property. They

							have been planted in a very straight line and contribute to the distinctiveness of the site.
Visual							
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB Listed Farmstead		x				Two listed buildings and a farmstead are located to the west on the other side of Wittersham Lane. The ground there is at a higher level than the site. A TPO is located in the southwest corner of the site. The entire village is within the AONB.
Vistas and Typical Receptors	PROW		x				There is a PROW along the entire eastern boundary of the site from north to south. There are views into the site from the pavement.
Value							
Landscape value			x				The site is AONB landscape and also contributes to the rural feel of the village.
Visual value			x				As the hedge boundary to the south is low, the site is visible from the village centre (at the crossroads) and contributes significantly to the village setting.
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Retain the boundary hedgerow and introduce more natural tree planting to the northern perimeter. Restoration of a degraded landscape: N/A							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x				The site has a pleasant rural quality and is visible from the village centre which increases its susceptibility to change. The straight line of boundary trees contributes to the visual quality of the site however this does make the site feel more managed and reduces the rural quality. There could be some scope for small scale development, however the open character does contribute to the historic part of the village and setting of listed buildings. A cul de sac style would detract from the adjacent ribbon development and listed farmstead. Access for ribbon development would have an unacceptable impact on the boundary hedge.

Landscape Sensitivity to Specific Change This is a desk top assessment due to the site not being accessible/visible

Number of assessment unit: IDE0014

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing x Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The site is a medium sized field and enclosed to all sites by mature trees and hedgerow
Landform				x			Flat	The desktop assessment shows the site is flat, however it is at a higher level than the lane
Landcover, land use and condition	Garden		x					The site appears to be grassland with a formal row of ornamental trees to the south boundary with the adjacent property
Man-made influences (Negative/ Positive)	Trees		x					The ornamental trees seem to be prominent along the boundary. Adjacent historic farmstead ad listed building.
Settlement pattern and edges				x				The site is north of the settlement centre but within occasional ribbon development along the lane
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			x			Garden	The site is a 20 th C fieldscape with a managed character due to the borrowed landscape of the adjacent property and garden
Tranquillity	Quiet		x					The site and surroundings are peaceful
Local distinctiveness/ sense of place				x			Limited	The hedgerow boundary contributes to the rural character and sense of place along the lane. Setting of an historic farmstead.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			x				The site is in the AONB however it is not clear whether the site allows long views into the surrounding countryside. There are listed buildings close to the boundaries.
Vistas and Typical Receptors	Listed buildings			x				The lane is an ancient routeway however there are no PROW close to the site. There is a listed building opposite and two directly to the south
Value								
Landscape value	AONB		x					AONB. It is not possible to identify if the site has landscape value from the desk top study. Access is needed to the site.
Visual value					x			The site is not visible from the road
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the perimeter trees and hedgerow. Provide a landscape buffer to the listed building. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The desk top assessment identified that the site has a lower sensitivity to change as it appears to be screened from the wider countryside and is adjacent to existing development. The adjacent garden lends its character to the field. Any proposed development would need to have regard for the characteristic ribbon settlement pattern and adjacent listed buildings.

Landscape Sensitivity to Specific Change

Number of assessment unit: IDE0004

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					x			The site is small and semi-enclosed by trees and hedgerow
Landform					x		Flat	The site appears flat
Landcover, land use and condition					x			The site is serving as a Caravan and Motorhome Club camping site with a small clubhouse/reception building. It is divided into camping areas with electrical hook-up and low post and rail fencing. There is cut grass and mature trees with some pleasant wildflower areas. The site appears to be well maintained.
Man-made influences (Negative/ Positive)					x		Camp site	The site is used as a caravan camp site and so there are many influences.
Settlement pattern and edges					x			The site is located north of the main settlement but within the ribbon development along Withersham Lane
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			x				The site contributes to the area by being a pleasant well-maintained camping site. It is within the AONB and classed as a 20 th C fieldscape.
Tranquillity	Peaceful			x				The site is very quiet
Local distinctiveness/ sense of place					x			The site is clearly a small caravan camp site and is distinctive in this regard.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			X				The site sits in the AONB however mature trees screen long views which a limited to the campsite area.
Vistas and Typical Receptors	PROW			x				A PROW runs to the eastern side giving views into the site. A listed building is located a short distance to the south.
Value								
Landscape value					x			The site is fairly well developed for its purpose which reduces the landscape value.
Visual value				x				The site is pleasant and has visual value as a well-maintained employment site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the mature boundary trees Restoration of a degraded landscape: Removal of the employment use and restore the field to its previous pre-campsite condition								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.					x			The site is a pleasant campsite which contributes to the area through being well-maintained and sympathetic to its location however its sensitivity to change is low as it already has some development.

Landscape Sensitivity to Specific Change

Number of assessment unit: IDE0017

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing x Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Tree boundary	Small to medium sized paddock set back from the road. Enclosed by fencing and hedge to the west and mature trees to all other boundaries.
Landform					x		Flat	Flat
Landcover, land use and condition				x			Horsiculture	The site is covered by short grazed grass, and used for horsiculture. Well maintained paddock.
Man-made influences (Negative/ Positive)					x		Agricultural	Post and wire fencing to the perimeter of the site and some temporary fencing on site for horsiculture activity. Agricultural barns.
Settlement pattern and edges				x				The site is located north of the settlement centre around the crossroads but within the ribbon development that extends north along Wittersham Lane. It does not contribute to the rural gaps.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is pleasant and appears well maintained. Horsiculture elements lend an 'edge of settlement' quality. It is set back from the road by a small carpark and hairdresser's shop. The site is located in the AONB and classed as a medieval fieldscape with similar fieldscapes to the northeast and southeast.
Tranquillity	Very quiet		x					The site is very tranquil with only a little traffic noise from the lane

Local distinctiveness/ sense of place			x					The site is visible from the lane and contributes to the rural quality of the area, emphasised by the horsiculture activity. A footpath crosses the eastern boundary.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				x			Enclosed	The site is screened from the wider AONB landscape by mature trees and the views are short
Vistas and Typical Receptors	PROW		x					There is a PROW along the eastern boundary giving walkers views into the site.
Value								
Landscape value			x					The site is used for pasture and horsiculture and contributes to the local landscape value of the area through being well maintained and pleasant.
Visual value			x					Users of the PROW and the lane will benefit from the scenic quality of the site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the boundary trees Create a landscape GI corridor to protect the amenity of the footpath Restoration of a degraded landscape: Remove horsiculture activity and return to species-rich grassland.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x	x				The site appears to be well-used for agricultural purposes and well maintained as pasture. It contributes to the rural quality of the area, however it is screened from the wider AONB. Any proposed development would need to have regard to the characteristic ribbon development. The site is isolated from the village centre. There could be some scope for small scale development that does not detract from the existing settlement pattern. Cul de sac development would be out of character.

Landscape Sensitivity to Specific Change

Number of assessment unit: IDE0002

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing x Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					Medium to large field enclosed by a low hedge and open to neighbouring fields.
Landform				x				The site is flat and slopes down to the north east. The ground is higher in the surrounding fields.
Landcover, land use and condition			x					The site comprises of scrubby, short grass and thistles. Evidence of sheep so the land is grazed. Gappy hedges on the eastern and southern boundary. Clipped hedge, historic boundary, adjacent to road.
Man-made influences (Negative/ Positive)					x		Houses	The site is overlooked by housing to the west and southwest. Perimeter post and wire fencing.
Settlement pattern and edges				x			Village edge	The site is in close proximity to the cluster of development serving as the village centre at the crossroads.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is within the AONB. The site has an edge of settlement feel with some intrusive influences.
Tranquillity	Quiet		x					The site is very quiet with occasional traffic sounds.
Local distinctiveness/ sense of place					x			The site is screened from the road apart from the access gate on Grove Lane. There is not a strong sense of place or distinctive

								qualities. It is not particularly characteristic of the AONB landscape.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					The views from the site are short however the surrounding fields form a medieval fieldscape pattern. There are several listed buildings in proximity to the site.
Vistas and Typical Receptors	PROW			x				A PROW runs to the south of the site giving distant views into the site for walkers.
Value								
Landscape value			x					The site landscape value is degraded by detractors, but it is contiguous with the wider AONB landscape.
Visual value				x				The site has areas of scrub and is grazed by sheep so has low visual value from public viewpoints.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the mature trees and hedge. Reinforce the existing hedge to create a landscape buffer to the countryside. Restoration of a degraded landscape: Remove the grazing sheep and allow the grassland to develop.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x	x				The site has housing to most sides which reduces the landscape value The historic fieldscape, boundaries and listed buildings contribute to landscape character. The overall sensitivity to change is lower to the west perimeter of the field as it is adjacent to existing development. There could be scope to mirror the nucleated development on the other side of B2082. This would require a well-defined landscape buffer to the wider countryside to create a new defensible village edge.

Landscape Sensitivity to Specific Change

Number of assessment unit: SED0020

County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X				The site is locally enclosed by topography and trees.
Landform	Steep		X					Relatively steeply sloping towards the west.
Landcover, land use and condition	Good		X					Pasture with mature trees on the boundaries. Good Condition
Man-made influences (Negative/ Positive)	Houses			X				The suburban built up edge of the village with confers. Fences to the paddock.
Settlement pattern and edges	Semi-rural		X					Sedlescombe is a small nucleated settlement centred around the historic core and village green. Cul de sac development on the suburban village edge softened by garden vegetation.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB							The site is within the AONB and has a pleasant rural character despite the adjacent houses. Medieval fieldscapes and boundaries.
Tranquillity	Quiet		X					Relatively tranquil at the edge of a quiet cul de sac.
Local distinctiveness/ sense of place			X					Strong as the rural setting to the village with long views over the village to the Hastings ridge.
Visual								
Views related to designated landscapes or locally valued views	AONB		X					Views across the AONB.

including from Cultural Heritage features								
Vistas and Typical Receptors	Public path		X					Local residents and users of the public footpath which crosses the site. There are very long views out of the site towards the distant Hastings Ridge
Landscape value			X					The site is within the AONB and forms part of the setting for the village edge The public footpath gives access to the countryside.
Visual value			X					Long views across the AONB and the public footpath.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conservation of the open meadow and boundary trees. Soften the edge of the existing development with native tree planting.								
Restoration of a degraded landscape: Remove paddock fencing								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					Whilst most aspects of the site have a medium to high sensitivity there may be potential for a small number of houses on the site to the east of Gorselands. As this would need to be in character with the existing low-density development the number of houses would be restricted to 5 or 6. A new defensible boundary with the countryside would be an opportunity to enhance local landscape character.

Landscape Sensitivity to Specific Change

Number of assessment unit: SED0026, SED0027 and SED0036

County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Mostly enclosed	The areas of SED0036 and SED0026 are enclosed by woodland and topography. SED0027 is more open as it is a ridge top location.
Landform	Sloping and ridge top		X					SED0026 and 0027 are on level ground which is at the top of the Pestalozzi ridge. SED0036 is on a gentle slope which falls towards Cottage Lane to the north.
Landcover, land use and condition	Mixed			X				SED0026 and 0027 are parkland meadow with mature trees and in good condition. SED0036 is within the parkland but most of the area is brown field being the buildings of the previous school and accommodation.
Man-made influences (Negative/ Positive)				X			School	The Access track to houses and the old school buildings.
Settlement pattern and edges	Rural		X					Sedlescombe is a small nucleated settlement centred around the historic core and village green. The site is outside the village and within the parkland of the Pestalozzi estate. There is a group of houses within the estate which are related to an historic farmstead.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			X				The site is within the AONB and SED0026 and SED0027 have a parkland character. SED0036 is brownfield land. Ladybird Lane is an historic routeway.

Tranquillity				X			Buildings	The site is relatively tranquil as the lane is only used by local residents and the buildings are disused. The disused buildings do detract from tranquillity.
Local distinctiveness/ sense of place	Strong		X					The Petalozzi establishment and parkland character have a strong sense of place.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					There are views across the AONB. There are views to SED0027 and the top of the ridge from the village and Brede Lane.
Vistas and Typical Receptors	Long views north		X					There are long views across the Brede Valley from the top of the ridge and the northwest part of the area. Receptors would be users of the site and Ladybird Lane and local residents. The northern part of the site is viewed from a public right of way.
Landscape value			X					AONB. The sites have a parkland character. The disused buildings do detract from the value in parts of the area.
Visual value			X					There are views to the site from a public footpath and longer views from across the valley.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance the parkland character meadows, trees and woodland. Restoration of a degraded landscape: Remove or repurpose unused derelict buildings.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The sites are part of the parkland of the Pestalozzi estate the character of the estate is of established institutional uses. The northern part of the area is visually very sensitive. Oaklands Park is an extension of the historic farmstead and should not set a precedent for more housing development on the estate. Large scale residential development would be out of character with the local settlement pattern.

Number of assessment unit: SED0033

County Landscape Character Area: Brede Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open	X						The site is relatively open
Landform	Sloping	X						Gently sloping landscape as part of the Brede Valley side
Landcover, land use and condition	Good	X						Parkland meadow with mature trees. Good condition.
Man-made influences (Negative/ Positive)				X				Adjacent football pitches. Access track to houses and the old school buildings. Few detractors.
Settlement pattern and edges	Rural		X					Sedlescombe is a small nucleated settlement centred around the historic core and village green. The site is outside the village and within the parkland of the Pestalozzi estate. There is a group of houses within the estate which are related to an historic farmstead.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	X						The site is within the AONB and has a parkland character. Ladybird Lane is an historic routeway.
Tranquillity			X					The site is relatively tranquil as the lane is only used by local residents.
Local distinctiveness/ sense of place		X						The Petalozzi establishment and parkland character have a strong sense of place and there are views to the village and Brede Valley which reinforce this.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					There are views across the AONB. Views from distant listed buildings and historic farmsteads.
Vistas and Typical Receptors	Public path		X					There are long views out to the other side of the Brede Valley. There are views across the site from a public footpath which lies to the north and from Ladybird Lane.
Landscape value		X						The site has a parkland character and is typical AONB countryside forming the setting to the village.
Visual value			X					There are views to the site from a public footpath and longer views from across the valley.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the parkland character meadows and trees. Restoration of a degraded landscape: Not required								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		X						The site is part of the unspoilt parkland of the Pestalozzi estate and is visually sensitive. The landscape character and visual context would be very sensitive to change.

Number of assessment unit: SED0035

County Landscape Character Area: Brede Valley

Date: 5.8.2022

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure						X	Enclosed	The site is enclosed by tall trees and hedges and lanes on both sides.
Landform						X	Flat	The site is level.
Landcover, land use and condition				X			Roads	Grassland and scrub with mature boundary trees. Reasonable condition but unmanaged.
Man-made influences (Negative/ Positive)						X		The busy B2244 Junction Road and Compasses Lane. Houses on either side.
Settlement pattern and edges				X			Ribbon development	Sedlescombe is a small nucleated settlement centred around the historic core and village green. Ribbon development is string out along the laes to the north of the village including a sawmill and vinery along with occasional houses. The site is some distance outside the village.
Aesthetic, Perceptual, Experiential								
Scenic quality and character				X			Undistinguished	The site is within the AONB but is not particularly representative or scenic.
Tranquillity						X	Low	The site is not tranquil due to the adjacent roads.
Local distinctiveness/ sense of place					X		Low	The site is not particularly distinctive and lacks sense of place.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features				X			Low	The site is within the AONB.
Vistas and Typical Receptors				X			Low	Users of the roads in cars or cycling and neighbouring residents.
Landscape value			X					The site is within the AONB however it is not very distinctive.
Visual value					X			Public views are limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance existing trees and hedges. Restoration of a degraded landscape: Not required								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The site is of medium to low sensitivity and could accommodate a few houses similar in character to the adjacent cottages without harming the AONB. Care would be required to protect existing trees and access would require loss of some hedgerow.

Landscape Sensitivity to Specific Change

Number of assessment unit: GUE0016 County Landscape Character Area: Brede Valley

Date: 22.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial X Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open	X						Wide field open to long views from north-west and west.
Landform				X			Relatively flat	Relatively flat except steep slope in western part of site, down to west
Landcover, land use and condition			X				Mown grassland	Mown grassland. Wooded edges.
Man-made influences (Negative/ Positive)				X			Hard village edge	Telegraph pole and wire across site and perimeter fencing. Edge of village including modern housing clearly visible on site boundaries to south and east (hard edge).
Settlement pattern and edges	Settlement edge but out of scale with village		X					Edge of village, bordered by residential properties to south and east. Village is largely comprised of linear development along lanes but with some 20 th century cul-de-sacs extending into the countryside, including adjacent to this site to the east. Development of this site would significantly increase village footprint.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			X			Few defining features, hard village edge detracts	AONB, forms part of early post-medieval fieldscape. North-western boundary is historic field boundary. Large open field with mature trees on north/ west boundaries. Adjacent houses (mostly 20 th century) clearly visible and strongly influence site's character, detracting from natural beauty. Other than wooded boundaries the site has few defining features.
Tranquillity	Quiet		X					Quiet, some construction noise audible from nearby residential property, no road noise.

Local distinctiveness/ sense of place	Village edge		X					Large open field important to setting of village and the rural character of the village. Its openness is a significant contrast to adjacent village edge. Public right of way across site.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	PROW, AONB	X						AONB and public right of way (also historic routeway) through site. Some long views towards north-west, distant woodland on higher ground and horizon visible.
Vistas and Typical Receptors	Well-used PROW	X						Local residents and users of the public right of way through the site.
Value								
Landscape value	AONB			X				AONB but few defining features other than treed boundaries. Adjoining village (mostly 20 th century development) creates a hard edge and detracts from scenic beauty
Visual value	Public views and long views	X						Public right of way and some long views. Valuable to local residents in terms of use and also as rural setting to village.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect boundary trees. Retain amenity of footpath. Due to elevated location mitigation would be difficult. Restoration of a degraded landscape: Opportunity to soften hard village edge with planting.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		X	X					Very open and wide flat landscape with long views, also immediate views from public right of way and housing. Few defining features other than some wooded edges, and the character is influenced by hard edge of the adjacent village. Development of the site as a whole would significantly change the settlement pattern representing major development in the AONB. Due to its openness, screening mitigation possibilities of any new development are low.

Landscape Sensitivity to Specific Change

Number of assessment unit: GUE0017 County Landscape Character Area: Brede Valley

Date: 22.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial X Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Enclosed by woodland to boundaries except for roadside boundary (lower hedge)
Landform	Steep	X						Steeply sloping down away from road
Landcover, land use and condition	Trees		X					Horses grazing, majority of site is grazed grassland, northern section has associated stables. Adjoining land (woodland) of higher biodiversity value, including ancient woodland, also protected by Tree Preservation Order, and Local Wildlife Site to south-west.
Man-made influences (Negative/ Positive)	Few			X				Horseyculture. Stables and tarmacked access in northern part of site but this occupies a limited part of the site only. Perimeter fencing.
Settlement pattern and edges	Rural edge		X					Close to existing development in Three Oaks but would be out of character as existing development is linear along the roadside, development of this site would encroach beyond existing settlement pattern into the countryside.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					Pleasant sloping field with mature wooded edges. Forms part of an Early Post-Medieval Fieldscape, historic field boundary to south. Horseyculture is characteristic of rural area on edge of village.
Tranquillity	Quiet		X					Adjacent to quiet lane with low level of traffic, and close to low density residential development to the north.

Local distinctiveness/ sense of place	Strong		X					Field is important to rural character of village, Horsey uses are characteristic of the area. Open field forms buffer between village edge/ lane and adjoining mature woodland.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	Views from some heritage features			X				AONB. Listed building opposite with limited views. Visible from roadside (historic routeway) through access point but no public right of way.
Vistas and Typical Receptors				X			Short views, limited receptors	Short views due to enclosed nature of site (treed boundaries) and steep topography sloping down away from road. Receptors would be local residents and walkers on the adjacent lane (also a historic routeway).
Value								
Landscape value			X					Pleasant, steeply sloping field surrounded by woodland. Typical of AONB. Horseculture and associated development minor detractor from natural beauty.
Visual value				X				Views into/ out of site are limited due to its enclosed nature.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retain and protect adjacent woodland and roadside boundary hedge. Restoration of a degraded landscape: Removal of stable buildings, hardstanding and fencing, although these do make a contribution to the character of the site as they help define its use (horseculture) which is characteristic of the rural area.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					Steeply sloping field surrounded by woodland, including some ancient woodland and a Local Wildlife Site. Development would be out of keeping with settlement pattern representing encroachment into the countryside. The open field is important to the rural character of the village and forms a buffer between the village edge (lane) and the adjoining mature woodland.

Landscape Sensitivity to Specific Change **Desktop assessment as could not see into site**

Number of assessment unit: GUE0008 County Landscape Character Area: Brede Valley

Date: 22.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Enclosed			X				Enclosed by woodland to south and development edge to east, and treed bank to north.
Landform	Relatively level			X				Appears relatively level
Landcover, land use and condition					X		Rough grassland/ storage uses	Could not see into site but from aerial photography it appears to be rough grassland with some agricultural type storage uses.
Man-made influences (Negative/ Positive)					X		Influenced by adjoining development	Could not see into site but from aerial photography the adjacent residential use to the north appears to extend slightly into the site with storage/ paraphernalia, and the site itself contains some agricultural-type storage uses.
Settlement pattern and edges	Undeveloped area on settlement edge			X				Undeveloped area on edge of settlement but bordered on 2 out of 3 sides by existing linear development including housing and village hall.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB, medieval assart		X					AONB and Medieval Assart fieldscape. Could not see into site but its condition appears potentially degraded by existing use. Well screened.
Tranquillity	Quiet		X					Quiet lane, adjoins low density dwellings. Agricultural uses.

Local distinctiveness/ sense of place				X				Could not see into site. Open area on edge of settlement but very limited views.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				X			Limited	AONB. No view from adjacent lane (historic routeway) because site is on higher ground level.
Vistas and Typical Receptors					X		Limited	Very limited/ no public views into site. Appears screened by woodland/ existing development on boundaries but could not see into site so could not check long views, although unlikely.
Value								
Landscape value	AONB, medieval assart		X					AONB and Medieval assart fieldscape, although influenced by existing uses.
Visual value				X			Limited	Very limited/ no public views into site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect wooded edge. Restoration of a degraded landscape: Remove any unsightly storage uses.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				AONB and Medieval Assart. Small enclosed site with very limited/ no public views. Current condition appears influenced by agricultural-type uses and storage.

Landscape Sensitivity to Specific Change

Number of assessment unit: WES0011, WES0032, WES0040

County Landscape Character Area: Brede Valley

Date: 29.07.2022

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Much of the site areas are enclosed by tall hedgerows and tree belts. The western part of WES0032 is more open but is still enclosed from the wider landscape by built development.
Landform					X		Level	The landform is level across the site areas before falling away to the north of Mill Lane.
Landcover, land use and condition					X		Poor	The northwest open area of WES0032 is a grazed horse paddock. The other areas are unmanaged and overgrown scrub and/or tall conifer plantation. The condition is unmanaged for most of the area.
Man-made influences (Negative/ Positive)						X	Low	Residential garden boundaries, fences a large barn and stables in the northwest field.
Settlement pattern and edges				X			Medium sized village	Westfield is a nucleated village which has grown up around the historic core and the confluence of several historic routeways. More modern cul de sac developments have infilled gaps between the older settlement areas. The sites are on the northern edge of the settlement and are enclosed on three sides by historic routeways.
Aesthetic, Perceptual, Experiential								
Scenic quality and character					X		Low	The AONB washes over the site areas. The land use and topography are not very characteristic of the AONB landscape. The fieldscapes are early modern. The surrounding routeways are key characteristics of the AONB.

Tranquillity					X		Low	The busy A28 and residential edge impact on the tranquillity of the area.
Local distinctiveness/ sense of place							Lacking	The site areas lacks distinctiveness, the topography and land uses are commonplace.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features					X		Few	There are limited views into the sites and none from the wider AONB.
Vistas and Typical Receptors	Public rights of way and lanes				X		Localised	There are glimpses into the area from the adjacent country lanes Mill Lane and Cottage Lane. A public footpath Wesfield 27 runs around the southern boundary of WES0040 and WES0002. Views into the area are obscured by tall vegetation. The footpath is dark and oppressive.
Landscape value				X				The sites are in the AONB, but value is affected by the derelict appearance of most of the area and presence of conifers.
Visual value					X			Visual value is reduced due to the lack of views across much of the area. There are views across the more open area.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve mature boundary trees and hedges. Restoration of a degraded landscape: Bring the site into positive management and reduce the dominance of non-native conifers. Enhance the environment of footpath W27 by opening up vistas across the site area and creating an open green corridor on the southern edge of the site. Create landscape buffers to the lanes and wider AONB.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.					X			The sites are not typically characteristic of the AONB and is separated from the countryside by the boundary lanes. The area is more closely related to the settlement edge. There is an application for 28 dwellings on site WES0040. This will be assessed through the planning process.

Landscape Sensitivity to Specific Change

Number of assessment unit: WES0017, WES0023, WES0024, WES0029

County Landscape Character Area: Brede Valley

Date: 20.07.2022

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The areas are a group of fields enclosed by tree belts and hedgerows.
Landform					X		Level	Slightly undulating to flat and falling away from the ridgetop to the east of the site area. WES 0023 has steeper topography as it falls to the east.
Landcover, land use and condition	Pastoral		X					Paddocks and pasture with mature tree belts and hedges. Generally good condition. WES0023 is heavily overgrazed and influenced by horseculture.
Man-made influences (Negative/ Positive)	Historic			X				Telegraph poles, houses on the village edge, fences and farm buildings. Historic farmsteads and older buildings.
Settlement pattern and edges	Rural edge		X					Westfield is a nucleated village which has grown up around the historic core and the confluence of several historic routeways. More modern cul de sac developments have infilled gaps between the older settlement areas. The site area is the rural setting to the eastern edge of the village. This side of the village is characterised by ribbon development along South Terrace and the A28. These houses have large gardens and soft edges and are mostly contained by tall tree belts.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over Westfield village and surrounding countryside. The site is rural in character and has key components of the AONB as medieval fieldscapes with historic field boundaries along with 2 historic farmsteads.

Tranquillity	Tranquil		X					The area is relatively tranquil with few detractors.
Local distinctiveness/ sense of place	Strong		X					The area has a strong sense of place as the rural setting to the village with historic landscape elements.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			X				The views across the site are within the AONB. There are no listed buildings overlooking the site but there are older buildings associated with the historic farmsteads.
Vistas and Typical Receptors	Public right of way		X					There are views across the area from residential properties and the public footpath Westfield 34a which runs along the eastern side of the area.
Landscape value			X					AONB with recreational access from the village and the setting to the village.
Visual value			X					Views within the AONB and form a public footpath.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve historic fields, boundaries and mature trees. Conserve the setting of historic farmsteads.								
Restoration of a degraded landscape: Restore and reinforce the historic character of WES0023 including lost field boundaries.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The majority of the site area is sensitive as the rural setting to the village. The existing ribbon development settlement pattern is characteristic on the east side of the village and most later expansion has been to the west. The fieldscapes and boundaries are historic. The new development at Westfield Down does not detract from this sensitivity as it is isolated from these fields. WES0023 is of a slightly different character and is influenced by land use and the development at New Moorsite. There could be some scope for a small development in the more level western part of this field. Mature boundary trees would be a constraint.

Landscape Sensitivity to Specific Change

Number of assessment unit: WES0021

County Landscape Character Area: Brede Valley

Date: 29.07.2022

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		X					Very open on the south side and enclosed by the built-up area to the north and west.
Landform					X		Flat	Generally flat.
Landcover, land use and condition					X		Agriculture	The site is part of a large agricultural field of improved grassland and possibly sometimes used for arable. Reasonable condition but intensively farmed.
Man-made influences (Negative/ Positive)					X		Village edge	Housing on the northern boundary, the busy A28 and Stonestile Lane. Agriculture.
Settlement pattern and edges	Rural		X					Westfield is a nucleated village which has grown up around the historic core and the confluence of several historic routeways. More modern cul de sac developments have infilled gaps between the older settlement areas. The site is on the southern edge of the village outside the village boundary.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the village and surrounding countryside. Whilst the site is not very typical of the AONB and lacks key components it is part of the wider landscape to the south.
Tranquillity				X			Busy roads	Influenced by the busy roads.
Local distinctiveness/ sense of place				X			Lacking	The site lacks sense of place due to the lack of distinctive and valued landscape features. Long views to the Hastings ridge to the south does instil some sense of place.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				X			Few but AONB	Views from the AONB landscape. There is an historic farmstead and listed building in the northwest corner but views from these across the site are probably obscured by vegetation.
Vistas and Typical Receptors	Public right of way		X					A public right of way wraps around the western and northern boundary of the site. This affords long views across the site and the AONB to the Hastings ridge. Pedestrians and drivers on the A28.
Landscape value			X					The site forms part of the rural setting to the south of the village. The public footpath gives recreational access to the wider countryside.
Visual value			X					There are views across the site from a public footpath and the A28.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the hedged field boundaries. Potential development could be mitigated with a landscape buffer to the south to create a new defensible edge to the built-up area. Restoration of a degraded landscape: Not applicable								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The site is more closely related to the wider countryside to the south than the build up part of the village. The open character and long views do increase sensitivity even though the character of the site is not particularly distinctive. There could be an opportunity for a small scale development in the northern part of the site with a new defensible village edge and a well-defined landscape buffer on the boundary with the countryside. The public footpath would also need to be set within a landscape buffer.

Landscape Sensitivity to Specific Change

Number of assessment unit: WES0025

County Landscape Character Area: Brede Valley

Date: 29.07.2022

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial X Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		X					The site is elevated above the adjacent business park and due to topography is open to the west and east. It is enclosed by deciduous vegetation on the southern and northern edges.
Landform	Elevated		X					The site is located on the top of a gentle slope rising out of the stream valley which lies to the southeast.
Landcover, land use and condition	Agricultural			X				Arable farmland enclosed by well treed boundaries along Wheel Lane and scrubby woodland on the other three boundaries. Generally good condition.
Man-made influences (Negative/ Positive)	Few					X		The presence of the Wheel Farm Business Park on the southeast boundary. Otherwise few detractors.
Settlement pattern and edges	Rural		X					Westfield is a nucleated village which has grown up around the historic core and the confluence of several historic routeways. More modern cul de sac developments have infilled gaps between the older settlement areas. The site is isolated from the village core and development along Wheel Lane is of scattered farmsteads. The existing business park being an exception to this.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The AONB washes over the village and surrounding countryside it is rural and unspoilt. The site is contiguous with the wider countryside to the west. There are no AONB key components evident. It is bounded by a wooded ghyll to the northeast.
Tranquillity	Tranquil			X				The site is relatively tranquil with some influence from traffic on Wheel Lane.

Local distinctiveness/ sense of place	AONB		X					Typical High Weald countryside and has a relatively strong sense of place.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			X				There are views across the area from the AONB and a listed building on Wheel Lane to the northwest of the site.
Vistas and Typical Receptors				X			No public rights of way	Views from Wheel Lane especially in winter. Longer views from the residential areas of the village to the east.
Landscape value			X					AONB landscape with no public access.
Visual value				X				Views from the AONB and Wheel Lane.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the open character of the field and mature boundary trees. Mitigation - Create a new woodland buffer to the wider countryside. Although this would not be in character with the open field setting. Restoration of a degraded landscape: Not applicable								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site is sensitive as the landscape relates more closely to the wider countryside than to the built-up part of the village. The Wheel Farm Business Park is located outside the village boundary and is separated from it by several fields. The elevated topography makes the site sensitive to change and separates it from the existing business park.

Landscape Sensitivity to Specific Change

Number of assessment unit: CAT0011, CAT0016

County Landscape Character Area: Combe Haven Valley

Date: 20.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The sites are enclosed by the built-up part of the village to the east and south, agricultural buildings to the northwest and a dense belt of trees to the north. Open to the bridleway track.
Landform						x	Level	The site has a slight slope.
Landcover, land use and condition	Trees		x					Grazed grass pasture appears semi-improved Mature boundary trees and isolated oaks. Reasonable condition.
Man-made influences (Negative/ Positive)					x		Horsiculture	The sites are used for grazing and exercising horses there is a sand school on site and neighbouring stables. Fencing divides the area into several paddocks. Residential edge and gardens.
Settlement pattern and edges	Nucleated			x				Catsfield is a nucleated settlement which has developed around the junction of several historic routeways. The site is adjacent to ribbon development which extends south along the B2204.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The sites are just within the boundary of the AONB and has a rural fringe character. The character and quality are affected by the horsiculture uses. It is not particularly characteristic of the wider AONB.
Tranquillity	Quiet		x					The sites are relatively tranquil with activity of vehicles and recreational users on the access track and sand school
Local distinctiveness/ sense of place	Some		x					The sites have some sense of place as open green space on the rural fringe of the village appreciated by users of the PROW.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					Views within the AONB. There are listed buildings close by but not with direct views to the site. The old bakery at the entrance to the access road has some historic interest.
Vistas and Typical Receptors	PROW							The public bridleway has views across both sites. Residents may have views and from gardens.
Landscape value			x					The site is within the AONB and is likely to be locally valued due to the bridleway and residents.
Visual value			x					Views from the PROW elevate the value of these local views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: There are opportunities to replace lost historic field boundaries with trees and hedges. Mitigation- create a new defensible edge to the village. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					CAT0011 would be less sensitive to small scale development located to the edge of the village than CAT0016. There are opportunities to provide an overall enhancement to the wider site by removing paddock fences, screening the barns and sand school with new planting to reinforce boundaries. Any proposed development would need to be enclosed by a landscape buffer and multifunctional GI in the wider site area. Creating an access on the bridleway could impact on residents and users of the bridleway.

Landscape Sensitivity to Specific Change

Number of assessment unit: CAT0012

County Landscape Character Area: Combe Haven Valley

Date: 1.9.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open to village		x					The site is enclosed by landform to the north and northwest; hedgerows and trees to the southeast and buildings on Church Lane to the west.
Landform	Slope		x					The site is on a moderate slope which rises into the countryside from Church Lane.
Landcover, land use and condition	Meadow		x					Meadow of semi-improved grassland which is cut annually, maintained hedges on the boundaries. Good condition.
Man-made influences (Negative/ Positive)	Historic village			x				Adjacent residential development along Church Lane. Garden and paddocks fences, otherwise few detractors.
Settlement pattern and edges	Nucleated		x					Catsfield is a nucleated settlement which has developed around the junction of several historic routeways. The site is outside the village boundaries. The character on the east side of Church Lane is of scattered cottages and farmsteads. The rear of the cottages have a hard edge to the site, albeit softened by gardens.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is just within the boundary of the AONB. The site area is rural and unspoilt the adjacent houses are part of the local vernacular. There are some historic boundaries to the site.

Tranquillity	Quiet			x				The site is relatively tranquil, but this is affected by the presence of traffic on the lane and activity in gardens.
Local distinctiveness/ sense of place	Strong		x					The site has a strong sense of place as the setting to the historic part of the village.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB Village			x				There are views across the site from a localised area of the AONB. There are glimpsed views from listed buildings along Church Lane, an historic routeway. Residents and pedestrians.
Vistas and Typical Receptors	Village		x					Glimpsed views from Church Lane and residents.
Landscape value			X					The site has value as it is in the AONB and is the setting to the historic part of the village.
Visual value			X					The site has visual value as it can be seen from various areas in the village.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and reinforce historic field boundaries with hedgerow tree planting. Create a new defined landscape buffer to the wider countryside. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The site is adjacent to the village edge and is rural in character. It is contiguous with the wider AONB but visually separated from it by topography. A small-scale development close to the village edge and closely related to Church Lane could be in character.

Landscape Sensitivity to Specific Change

Number of assessment unit: CAT0017

County Landscape Character Area: Combe Haven Valley

Date: 20.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					The site is open to the wider area Which is enclosed by trees and woodland
Landform						x	Level	The topography is flat.
Landcover, land use and condition	Trees		x					Heavily grazed grass pasture appears semi-improved. Mature boundary trees a group of trees in the northeast corner. Reasonable condition.
Man-made influences (Negative/ Positive)					x		Horsiculture	The sites are used for grazing and exercising horses. Fencing divides the area into several paddocks. Residential edge and gardens.
Settlement pattern and edges	Nucleated		x					Catsfield is a nucleated settlement which has developed around the junction of several historic routeways. The site is adjacent to

								ribbon development which extends south along the B2204. Development of this site would be a large extension and out of character.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is just within the boundary of the AONB and has a rural fringe character. The character and quality is affected by the horsiculture uses. It is not particularly characteristic of the wider AONB.
Tranquillity				x			Road and rec.	The sites are relatively tranquil with activity of vehicles on the B2204 and the adjacent recreational ground users.
Local distinctiveness/ sense of place	Some		x					The site has some sense of place as open green space on the rural fringe of the village appreciated by users of the recreation ground and residents.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					Views within the AONB. There are views across the site and wider area from a listed building and historic farmstead and the ancient routeway which lie to the southwest.
Vistas and Typical Receptors	PROW							The public bridleway has views across the site and there are glimpsed views from the rec. through the trees. Residents may have views and from gardens.
Landscape value			x					The site is within the AONB and is likely to be locally valued due to the bridleway and residents.
Visual value			x					Views from the PROW elevate the value of these local views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: There are opportunities to replace field boundaries with trees and hedges. Mitigation- create a new defensible landscape edge to the village. Restoration of a degraded landscape: N/A								

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The scale of this field is such that it would be a large extension to the village and out of character with the settlement and the AONB. Any proposed development would need to be enclosed by a landscape buffer and multifunctional GI in the wider site area. Mitigation would be difficult as the area is open fieldscape. The wider area may be vulnerable to development if this is allocated. There is no apparent access point.
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Landscape Sensitivity to Specific Change

Number of assessment unit: CAT0018

County Landscape Character Area:

Combe Haven Valley

Date: 1.9.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					The site is a large open field enclosed by tall, treed hedgerows.
Landform				x				The site slopes gently upwards from the edge of the village. The northern part slightly elevated.

[illegible]

Restoration of a degraded landscape: N/A							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x				The site is a large field which is remote from the village. Development of this field even in part would be out of character with the settlement pattern and the AONB landscape.

Landscape Sensitivity to Specific Change

Number of assessment unit: CAT0022

County Landscape Character Area: Combe Haven Valley

Date: 1.9.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity	Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar

		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open to village	x						The wider area within which the site is located is enclosed by landform to the north and northwest; hedgerows and trees to the southeast and buildings on Church Lane to the west. The site is open to the surrounding fields.
Landform	Slope		x					The site is on a fairly steep slope which rises into the countryside from Church Lane.
Landcover, land use and condition	Meadow		x					Grassland pasture of semi-improved grassland a maintained hedge on the boundary with Church Lane. Fences on other boundaries. Good condition.
Man-made influences (Negative/ Positive)	Historic village			x				Adjacent residential development and school along Church Lane. Garden and paddock fences, overhead telegraph poles. Otherwise few detractors.
Settlement pattern and edges	Nucleated		x					Catsfield is a nucleated settlement which has developed around the junction of several historic routeways. The site is outside the village boundaries. The character on the east side of Church Lane is of scattered cottages and farmsteads. The site is on the edge of this and away from the village centre.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	x						The site is just within the boundary of the AONB. The site area is rural and unspoilt the adjacent houses are part of the local vernacular. It has a pleasant rural character and is contiguous with the wider countryside.
Tranquillity	Quiet		x					The site is relatively tranquil, but this is affected by the presence of traffic on the lane and the school.
Local distinctiveness/ sense of place	Strong	x						The site has a strong sense of place as the setting to the historic part of the village. A public footpath crosses the site.
Visual								
Views related to designated landscapes or locally valued views	AONB Village		x					There are views across the site from a localised area of the AONB. There are direct views from a listed building and Church Lane, an historic routeway. Residents and pedestrians.

including from Cultural Heritage features								
Vistas and Typical Receptors	PROW	x						Views from the public footpath across 360 degrees.
Landscape value		x						The site has value as it is in the AONB and is the setting to the historic part of the village.
Visual value		x						The site has visual value as it can be seen from various areas in the village and is crossed by a PROW.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Restore historic field boundaries with hedgerow planting. Landscape mitigation with extensive planting would detract from the open character. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		x						The site is adjacent to the village edge and is rural in character. It is contiguous with the wider AONB if visually separated from it by topography. Development would detract from the rural character and the setting of the village. The mature hedge on the boundary with Church Lane is a constraint to access.

Landscape Sensitivity to Specific Change

Number of assessment unit: CRO0009 and CRO0004

County Landscape Character Area: Combe Haven Valley

Date: 20.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					The site is open to the wider valley to the east.
Landform	Slope		x					Gently rolling and typical of the High Weald landscape the land slopes towards the Powdermill Valley. The northern area is elevated.
Landcover, land use and condition				x			Agriculture	Grassland paddocks with some arable on the lower areas. Scattered trees, a tall hedge and stream. Reasonable condition.
Man-made influences (Negative/ Positive)						x	Barns	Large farm buildings, paddock fencing and telegraph poles.
Settlement pattern and edges	Historic			x				The site has a semi-rural village edge character and is the setting to the historic part of the village. More modern ribbon development is characteristic of Station Road. The site is a historic farm stead.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is within the AONB and is largely rural however the scenic quality is affected by the presence of large bans and associated clutter.
Tranquillity	Quiet		x					It is relatively tranquil however the road is busy at times as access to the station and school.
Local distinctiveness/ sense of place	Strong		x					The site area has a strong sense of place as the setting to the historic village and listed buildings including the priory and church.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB and heritage		x					Views within the AONB and from several listed buildings. The adjacent roads are ancient routeways.
Vistas and Typical Receptors	PROW		x					There are views across the area from the roads, the 1066 Country Walk to the south and a PROW that crosses CAT0009.
Landscape value			x					The area is valued as accessible AONB landscape
Visual value			x					
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve trees and hedgerows. Mitigation – Create a new defined buffer to the wider countryside, the 1066 Country Walk and strategic gap. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					Part of CRO0009 is allocated in the NP. Proposed development would need to relate to and not detract from the heritage value of this part of the village. There is an opportunity to bring about an overall enhancement by removing the intrusive barns. Consideration needs to be given to whether higher density would conflict with local character which is low density scattered or ribbon development. Cross refer to the Crowhurst Parish Landscape Character Sensitivity Assessment 2017.

Landscape Sensitivity to Specific Change

Number of assessment unit: CRO0013

County Landscape Character Area: Combe Haven Valley

Date: 20.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing x Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Semi-open		x					The site is enclosed to north and south by houses and gardens and Crowhurst Road to the east. It is open to the wider Powdermill Valley to the west
Landform	Slope		x					Fairly steep slope on the valley side.
Landcover, land use and condition				x			Garden	Grassland and scrub garden features. Tall hedged boundaries.
Man-made influences (Negative/ Positive)				x				Garden buildings and residential.
Settlement pattern and edges				x			Ribbon	The village extends as ribbon development along the west side of Sandrock Hill. Typically with large houses on large gardens.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Unspoilt		x					The site is outside the AONB boundary which is Sandrock Lane. It is part of a strategic gap. It is more closely related in character to the adjacent residential area rather than the wider valley.
Tranquillity				x			Road	Tranquillity is influenced by proximity to thread and houses.
Local distinctiveness/ sense of place				x			Limited	Some sense of lace due to the ridgetop location but the site is not publicly perceptible.
Visual								
Views related to designated landscapes or				x			Few	There are long vistas across the valley to the opposite ridge. There are views back to the site from the 1066 Country Walk to the

locally valued views including from Cultural Heritage features								west. There is a listed building to the south, but this is screened from the site
Vistas and Typical Receptors				x			Enclosed	Public views in are limited to the site entrance and distant views across the valley.
Landscape value				x				The site has a garden character and is not widely valued apart from by the residents.
Visual value				x				Public views into the area are limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect the boundary hedges and mature trees. Mitigation – create a new defined landscape buffer to the wider countryside. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The site could have some potential for development which is in character with the adjacent settlement. Cross refer to the Crowhurst Parish Landscape Character Sensitivity Assessment 2017.

Landscape Sensitivity to Specific Change **Note : This is a desktop assessment as the site is inaccessible.**

Number of assessment unit: CRO0035

County Landscape Character Area: Combe Haven Valley

Date: 20.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure						x	Enclosed	The site is very enclosed by trees and woodland on all sides.
Landform						x	Level	The site would appear to be level.
Landcover, land use and condition	Trees and wood			x			In part brown field	The gate suggests that the site is a disused former plant nursery. From Google Earth there are buildings and hardstanding on part of the site. The rest is grassed and possibly grazed paddocks which would appear to have been cleared from surrounding woodland. There are mature trees on all boundaries and within the site. Ancient woodland.
Man-made influences (Negative/ Positive)						x	Brown field	Disused nursery and possible residential dwelling.
Settlement pattern and edges	Ribbon			x				The site sits between ribbon development along Forewood Lane (typically large houses in large gardens) and Station Road. There are cul de sacs in the vicinity at Craig Close and Forewood Rise.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			x			Limited	Scenic quality is difficult to assess due to lack of access. The enclosed nature of the site limits scenic potential. The landscapes are modern. Brown field elements.
Tranquillity	Tranquil		x					The site is likely to be tranquil.
Local distinctiveness/ sense of place				x				Probably low due to lack of access and views into the area.

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			x			Enclosed	The site is in the AONB however there are no long views.
Vistas and Typical Receptors					x			Possible views in from surrounding gardens. No public views.
Landscape value				x				The site is not typical of the wider AONB countryside and is surrounded by development. It is also in part a brown field site.
Visual value					x			There are no public views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Protect and manage existing trees. Mitigation- provide a buffer to the ancient woodland. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.					x			The site could have some potential for development as it is totally enclosed and in part a brown field site.

Number of assessment unit: CR0037

County Landscape Character Area: Combe Haven Valley

Date: 20.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					The site is open to the wider Powdermill Valley to the south, but otherwise enclosed by development and woodland.
Landform	Steep		x					The site is on a relatively steep slope.
Landcover, land use and condition				x			Agriculture	The land use is arable and under a crop when surveyed. There are some mature trees within the site and on the boundaries.
Man-made influences (Negative/ Positive)					x			There are some large barns associated with a farmstead the west and houses on Woodland way to the east. Telegraph poles cross the site.
Settlement pattern and edges			x					Settlement in this part of the village is characteristically ribbon development along Sandrock Hill and Woodland Way. A site of this size could be out of character. The edges are garden and woodland.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Valley side		x					The site is part of the valley side slopes of the Powdermill Valley and is contiguous with this.
Tranquillity	Tranquil							The site is tranquil.
Local distinctiveness/ sense of place	Strong		x					The site does have sense of place as part of the rural setting to the village, it is elevated and widely visible from the village. It is also the setting for a fine listed building.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	Wide views		x					There are wide views towards the area from areas within the village. There are views to the wider field from Royal Oak Lane, although the site is set down.
Vistas and Typical Receptors			x					There are glimpsed views form the adjacent bridleway. Users of the roads and residents in the village. There are potential views to the site area from the valley and the 1066 Country Walk.
Landscape value			x					The site is valued as the rural setting to the village.
Visual value			x					There are long views towards the site and it is prominent in these.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the agricultural uses and protect trees. Mitigation – with extensive planting would be out of character with the open landscape. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The site is not suitable for development as this would be out of character with the existing settlement. The site is widely visible for the village and from the rural setting. There is no evident or practical access point.

Landscape Sensitivity to Specific Change

Number of assessment unit: BEC0017 and BEC0001 County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Two adjoining sites which together are relatively well enclosed by boundary trees/ hedges and existing development.
Landform				X				Gentle slope
Landcover, land use and condition					X		Grass	Mown grassland (BEC0017), long grassland (BEC0001). Mature trees on boundaries including non-native trees within BEC0017. No obvious use, possibly grazing.
Man-made influences (Negative/ Positive)					X		Negative	20 th century housing at Buddens Green clearly visible on eastern boundary – hard urban edge. Fencing.
Settlement pattern and edges	Out of keeping			X				Centrally located within the village, one of the undeveloped gaps in Beckley but more heavily influenced by existing development than others. Buddens Green (to the east) does not follow traditional settlement pattern which is linear along the roads.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Undeveloped field in village		X					Pleasant field characteristic of AONB with tall trees on southern boundary. Contributes to rural character of village. However, adjoining 20 th century development is prominent and detracts, along with non-native trees in BEC0017. Historic field boundaries around BEC0017 and on western boundary of BEC0001. Early post-medieval informal fieldscape.
Tranquillity				X			Road	Some road noise and activity from nearby dwellings.

Local distinctiveness/ sense of place			X					Undeveloped field within village albeit with man-made influences.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB. Public right of way (and historic routeway) to the east but sites unlikely to be readily visible due to intervening land and trees. Visible from the lane to the west and the main road to the north, both are also historic routeways. Historic farmsteads mapped nearby but possibly now lost?
Vistas and Typical Receptors				X			Limited longer views	Users of adjoining lane and road. In the winter months longer views can be gained across the site beyond the northern boundary to the boundary of the next field but no very long views. In the summer months longer views are more limited.
Value								
Landscape value			X	X				Small fields influenced by adjoining development.
Visual value			X					Visible from roadside.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Protect adjacent woodland Restoration of a degraded landscape: Remove non-native species and fencing. Planting to soften hard edge with 20th century housing. Reinstate historic field boundary between the 2 sites.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X	X				These are small fields which are visible from the roadside, but generally well screened from longer views by existing boundary vegetation and development. They are influenced by adjoining 20 th century housing which detracts from their natural and scenic beauty, furthermore, land to the east is also allocated for housing (6 dwellings) which will further affect the setting of these fields, if built. However they do have historic field boundaries and together, form a wider fieldscape characteristic of the High Weald AONB. They represent a locally important open gap which helps to maintain the dispersed settlement pattern of this part of

								Beckley. There could be scope for some limited development if this were to retain the open gap; however not across the whole 2 sites as this would be out of proportion with the level of development in the village and not in keeping with the settlement pattern. Any development would need to be carefully positioned to avoid adverse impacts on the character of the narrow King's Bank Lane to the west.
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Landscape Sensitivity to Specific Change

Number of assessment unit: BEC0021 County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Tall roadside hedge currently screens views from roadside. Trees across site and on other boundaries enclose site together with large building (village hall) on western boundary.
Landform				X			Slope	Gentle slope.
Landcover, land use and condition	Trees	X						Site covered in trees and scrub, likely high biodiversity value.
Man-made influences (Negative/ Positive)					X		Village hall	Overhead line on roadside boundary. Adjacent village hall (20 th century building) visible.
Settlement pattern and edges	Gap		X					The site forms part of a wider (and significant) gap between ribbon development in the central part of the village. It extends northwards beyond the footprint of nearby ribbon development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site does not provide views out into the countryside but its heavily treed nature (together with the adjoining site) does contribute to the rural character of this part of the village. HLC mapping suggests it was previously an orchard (early 20 th century) formed from an assart/ early modern (AD 1800 – AD 1913) fieldscape.
Tranquillity				X			Road	Minor level of noise from Main Street and activity at adjoining village hall.

Local distinctiveness/ sense of place	Strong	X						This is a publicly accessible site due to the public right of way which is a mown route so it is clearly maintained for public use. It has local value as a publicly accessible site of likely high biodiversity value.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB, Public right of Way (also a historic routeway) within site.
Vistas and Typical Receptors	PROW		X					Users of public right of way. No obvious long views out of site.
Value								
Landscape value			X					Valued site due to its treed nature which contributes to the rural character of this part of the village. Unlike many of the other undeveloped gaps in the ribbon development in Beckley this site does not allow long views out into the countryside but it still has a strong rural character.
Visual value			X					The site does not provide long views out to the countryside but its heavily treed/ vegetated nature is prominent in views from Main Street, furthermore immediate views are gained from the public right of way.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance the existing trees and habitat areas. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site has the feeling of a nature reserve and due to the public right of way would be of local value. It forms part of a larger undeveloped gap in the ribbon development in the village. Its development would entail the loss of vegetation and mature trees which are a valuable local landscape feature.

Landscape Sensitivity to Specific Change **NOTE: I could not see into this site other than from the roadside therefore much of this assessment was done on a desktop basis**

Number of assessment unit: BEC0023

County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Key: (r) = residential section of site (east), (f) = field (western section of site)

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure			X (r)		X (f)		Enclosed field	Appears relatively well enclosed to north by adjoining woodland and boundary trees. Enclosed to south by established residential curtilage, and other dwellings fronting Main Street.
Landform						X	Flat	Appears level.
Landcover, land use and condition				X (r)	X (f)		Residential	The site has 2 distinct sections: In the SE there is a large residential curtilage (20 th century dwelling) with large decorative rear garden, stable development, hard-standing and sand school to rear, also a large pond to the east. In the NW there is a large agricultural field (likely used for grazing).
Man-made influences (Negative/ Positive)	Adjoining listed buildings			X			Residential structures within site	Dwelling within site, agricultural/horseculture buildings and structures. Adjacent housing fronting roadside to east and west including a number of grade II listed buildings and some 20 th century development.
Settlement pattern and edges	Field out of keeping		X (f)		X (r)		Residential section already developed	The residential curtilage would be of lower sensitivity because it is already developed. Development of the field beyond would be out of keeping with the settlement pattern, extending it significantly into the countryside.

Aesthetic, Perceptual, Experiential								
Scenic quality and character	Old fieldscape		X (f)		X (r)		Existing residential development	The two parts of the site (residential/equestrian and field) have markedly different characters. Field has a historic field boundary and is early post-medieval (AD 1500 - AD 1599) informal fieldscape. Residential/equestrian section is developed and its character is therefore heavily influenced by those uses.
Tranquillity				X			Quiet	Low level road noise.
Local distinctiveness/sense of place	Field provides buffer		X (f)		X (r)			The two parts of the site differ, the field would be much more sensitive, providing a buffer between the edge of the village and the open countryside and woodland beyond.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB, limited views from adjacent listed buildings. Possible glimpse of part of site from short section of a PRoW to the north-east.
Vistas and Typical Receptors	Pedestrians			X				Front of site clearly visible from roadside. Rear of site not publicly visible other than possibly glimpsed from a short section of a PRoW to the north-east. There do not appear to be any long views.
Value								
Landscape value			X (f)		X (r)			The two parts of the site (residential/equestrian and field) have markedly different characters and different landscape value.
Visual value				X				The front of the site is visible from the roadside, but the rear of the site is screened.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect existing trees and hedges. Retain and enhance the habitat value of the pond. Restoration of a degraded landscape: N/A								

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X (f)		X (r)			The existing residential curtilage and the area of equestrian use has potential for redevelopment. There is higher density, modern development adjacent but any development would need to respect the setting of the adjacent listed buildings. Development of the field to the rear would extend the settlement pattern significantly, encroaching into a rural area.
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Landscape Sensitivity to Specific Change

Number of assessment unit: BEC0025 County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	2 roadside boundaries			X				The site is relatively enclosed by surrounding development and boundary hedgerows, but it does have 2 roadside boundaries allowing views in.
Landform	Slope			X				Gentle slope down from south to north
Landcover, land use and condition					X		Grass	Mown grassland, no obvious use. Mature trees and hedges on boundaries.
Man-made influences (Negative/ Positive)					X		Limited	Small number of adjoining dwellings, gate
Settlement pattern and edges	Undeveloped gap in village core		X					Adjacent to existing development which is largely linear and in small groups/ rows. One of the undeveloped gaps between small rows of dwellings of which there are many in Beckley.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					Typical small scale, pleasant, gently sloping field, characteristic of AONB. Late medieval fieldscape with historic boundaries.
Tranquillity				X			Road	Some traffic noise from adjacent roads, low level noise from use of adjoining dwellings and gardens.
Local distinctiveness/ sense of place	AONB fieldscape		X					Undeveloped field between short rows of dwellings contributes to rural character of village. The
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X				AONB. No public rights of way across site but site is visible from adjoining lane/ road which are historic routeways (although screened to an extent by boundary hedgerows). Mapping shows several historic farmsteads close to site although these now appear to be dwellings and are not listed buildings.
Vistas and Typical Receptors	Pedestrians		X				Longer views across site to north due to site being on a higher ground level than land to the north. Close views into the site are limited due to trees and hedges on boundaries.
Value							
Landscape value			X				Small scale field, typical of AONB and characteristic of village.
Visual value			X				Local views from adjacent lane/ road although screened to an extent by boundary trees and hedges. Longer views limited.
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Retain and protect trees and hedges. Mitigation – Provide a landscape buffer to King's Bank Lane. Mitigation with extensive planting would be out of character with the historic open character of the fieldscape. Restoration of a degraded landscape: Screening to adjacent modern dwellings.							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X				This is a relatively small field with limited longer views. Its visibility from the adjacent roads is likely to vary with the seasons and depending on how high the boundary hedge is left to grow. As one of the undeveloped gaps in Beckley between short rows of dwellings, and centrally located in the village, it contributes to the rural character of the village. Development of the entire site would be uncharacteristic of the settlement pattern which is largely linear along the roads but with many gaps. More limited development in part of the site is also likely to be problematic: in the southern part of the site development would have an urbanising impact on the narrow lane and would be prominent in views from the north due to the topography. In the northern part of the site development would be prominent in views from Main Street and would significantly change the open aspect of this site which currently contributes to the rural character and appearance of this part of the village.

Landscape Sensitivity to Specific Change Desktop assessment as no access to site.

Number of assessment unit: BEC0026

County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Site appears relatively well enclosed by trees/ hedges on boundary.
Landform					X		Level	Relatively level.
Landcover, land use and condition	Biodiversity value			X				Long grass/ scrub, no obvious use. Mature trees/hedges on boundaries. Likely some biodiversity value.
Man-made influences (Negative/ Positive)					X		Few within site	Overhead line and telegraph pole on roadside boundary, field gate. Adjacent 20 th century dwelling to south-east.
Settlement pattern and edges	Out of keeping		X					Edge of village, at end of ribbon development along Whitebread Lane although the ribbon development does extend slightly further on the opposite side of the lane, opposite the site. Site extends considerably further back than existing pattern of ribbon development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site forms part of a 20 th century fieldscape, however its boundaries are historic field boundaries. It has a strong rural character due to the thick roadside hedge and its undeveloped nature, and lack of footway outside the site.
Tranquillity				X			Road	A level of road noise from adjacent lane (at the end of the 30mph zone so traffic speeds are higher).

Local distinctiveness/ sense of place	Strong		X					The site represents a clear change from the developed section of Whitebread Lane, it has a strong rural character and is an open area adjacent to woodland further north-west along the Lane.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB. No PRoW. Although views can't easily be gained into the site from Whitebread Lane the frontage (thick native hedge) is clearly visible from the lane.
Vistas and Typical Receptors				X			Few	Users of the lane only, and these will be limited as there is no footway outside the site and no PRoW, also the thick roadside hedge is an effective screen. Views are not gained from the PRoW which lies about 130m to the west due to intervening trees/ woodland, although it is possible that such views may open up in the winter months.
Value								
Landscape value			X					The site has value as an undeveloped area at the edge of the village, providing a buffer between ribbon development and woodland further north-west.
Visual value				X				The site is generally well screened and does not appear to afford long views, furthermore public viewpoints are limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect boundary trees and hedges. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site occupies an edge of village location alongside a busy lane with no footways. The site area is clearly distinct from the existing ribbon development alongside Whitebread Lane and provides an open buffer between 20 th century housing development and mature woodland further north. Views are limited although the frontage is clearly visible from the Lane and any development would be similarly visible. Development would entail the loss of the substantial roadside hedge and would have an urbanising impact.

Landscape Sensitivity to Specific Change

Number of assessment unit: BEC0031 (north) County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	Relatively enclosed and narrow site. Forms part of a larger field that is itself enclosed by trees/hedges on boundaries although there are glimpses into fields beyond.
Landform					X		Level	Level.
Landcover, land use and condition	Trees/hedges		X					Long grassland with some semi-mature and mature trees. Trees and thick beech hedge on roadside boundary.
Man-made influences (Negative/ Positive)				X			Village	Telegraph pole, overhead lines on roadside, gate, adjacent dwellings (including grade II listed buildings to the east) are clearly visible. Also adjacent telephone box and bus stop.
Settlement pattern and edges	Gap			X			Houses	Close to existing development and does not extend far beyond existing settlement footprint, however the site is one of the undeveloped gaps in the linear development, characteristic of Beckley. There is lower density development in this part of the village compared to some of the other gaps, e.g. BEC0032.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					Different character to the field on the opposite side of the road (BEC0031 south) because it is less open and more heavily treed, also not used for arable, and doesn't have the same longer views to a woodland boundary. But the site does still have a rural character. Forms part of a probable Early Post-Medieval (AD 1500 - AD 1599) informal fieldscape.
Tranquillity				X			Road	Some traffic noise from adjacent road.

Local distinctiveness/ sense of place	AONB. Village gap		X					Less distinct than the field to the south (BEC0031 south) because the views are less open, however this site still contributes to the rural setting of the village due to its undeveloped nature and several tall prominent trees.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB, adjacent listed buildings.
Vistas and Typical Receptors	PROW		X					No public right of way but site is visible from roadside (although views are currently obscured by tall hedge). Some longer views into adjoining fields but not to horizon.
Value								
Landscape value			X					The site is of a rural character containing mature trees which are important in the local landscape although long views are limited.
Visual value			X					Visible from roadside. Adjacent listed buildings.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect existing trees and hedges. Mitigation – Create a defensible landscape buffer to the wider countryside. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					Although this is one of the characteristic undeveloped gaps between short stretches of ribbon development in Beckley, due to its narrow width and clear views of adjacent dwellings on either side, some frontage development could potentially be accommodated without a significant impact on the wider landscape. However, there are other constraints which would mean that development is highly unlikely to be appropriate, i.e. the adjoining grade II listed buildings, and mature trees and hedges within the site (the loss of which would reduce the local landscape value).

Landscape Sensitivity to Specific Change

Number of assessment unit: BEC0031 (southern section) County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		X					Open to views along roadside boundary. Forms part of a larger field that extends to south and is itself enclosed from long views by mature ancient woodland.
Landform					X		Level	Site itself relatively level but the larger field slopes down beyond the site boundary.
Landcover, land use and condition				X			Arable	Crop. Arable field with garden planting close to roadside boundary. Public Right of way passes through site.
Man-made influences (Negative/ Positive)				X			Houses	Gate, adjoining house (grade II listed building)
Settlement pattern and edges				X			Village	Close to existing development and does not extend far beyond existing settlement footprint, however the site is one of the undeveloped gaps in the linear development, characteristic of Beckley. There is lower density development in this part of the village compared to some of the other gaps, e.g. BEC0032.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	X						The site forms a section of a pleasant, gently sloping agricultural field with wooded boundaries (ancient woodland), characteristic of AONB. Garden planting on northern boundary detracts from natural beauty. The field is surrounded by historic field boundaries and is a probable medieval assart (AD 1066 – AD 1499)
Tranquillity				X			Road	Some traffic noise from adjacent road.

Local distinctiveness/ sense of place	Strong	X						This undeveloped gap in the ribbon development provides views out of the village into the countryside, it is therefore important to the rural setting of the village. The arable use contributes to the rural character.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB	X						AONB, Public Right of Way (also historic routeway) passes through the site, adjacent listed building.
Vistas and Typical Receptors	PROW	X						No long views but site clearly visible from roadside, from public right of way and from PROW in adjoining part of field (to the south).
Value								
Landscape value		X						An important prominent field and gap in the ribbon development, enhances rural character of village, historic landscape, adjacent listed building.
Visual value		X						No long views beyond wooded boundary of larger field, but many valued public views, and prominent site in streetscape.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect trees and hedges. Mitigation- Create a defensible landscape buffer to the wider countryside. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		X						This is a sensitive landscape and any development would harm its rural and historic landscape character and the setting of the adjacent listed building. It is locally valued both for access to the countryside via the Public Right of Way and for providing views out of the village into the countryside and mature ancient woodland beyond. It is characteristic of the HW AONB.

Landscape Sensitivity to Specific Change

Number of assessment unit: BEC0032 County Landscape Character Area: Lower Rother valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open to views to north		X					Forms part of a slightly larger field which is enclosed by tall trees to some extent but open to north. Open to views from Main Street.
Landform						X	Level	Flat
Landcover, land use and condition				X			Grass	Rough grassland, a few semi-mature trees within site including some non-native on boundaries. Beech hedge on roadside. Mature native woodland just north-west of the site (not ancient woodland). Evidence of low wet areas. / flooding.
Man-made influences (Negative/ Positive)					X		Few detractors	Adjoining 20 th century housing visible, telegraph poles and wires on roadside boundary. Otherwise few detractors.
Settlement pattern and edges				X			Hard edges	Close to existing development and does not extend far beyond existing settlement footprint, however the site is one of the undeveloped gaps in the linear development, characteristic of Beckley. There is ribbon development east and west of the site and on the opposite side of Main Street.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Historic fieldscape		X					The site is a level, open area with a few trees. The woodland beyond the site boundary and the long views towards the adjoining countryside are the most scenic features. The site has historic field boundaries and forms part of an Early Post-Medieval (AD 1500 - AD 1599) informal fieldscape.
Tranquillity				X				Some minor traffic noise from adjoining Main Street.

Local distinctiveness/ sense of place	Rural views out.		X					This undeveloped gap in the ribbon development provides views out of the village into the countryside, it is therefore important to the rural setting of the village.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	PROW		X					AONB, PROW within the site, nearby Grade II listed buildings.
Vistas and Typical Receptors	Open		X					Visible from roadside and PROW. Longer views to north.
Value								
Landscape value			X					The site itself has value as an open gap although there are few distinguishing features within the site itself. However it does form part of an old fieldscape with historic field boundaries. Its value is influenced by the adjoining 20 th century residential development which is clearly visible and detracts from the scenic beauty.
Visual value			X					Prominent open gap in the streetscape providing countryside views out of the village.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect boundary trees and hedges. Mitigation – create a defined landscape buffer to the countryside. Create new wetland habitat Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site itself has value as an open gap in the ribbon development, and is publicly visible including from the roadside and public right of way, although other than the boundary hedge and woodland beyond the site boundary to the north it has few distinguishing landscape features. Its character is influenced by the adjoining 20 th century residential development which is clearly visible. It forms part of an old fieldscape. The site could potentially accommodate limited development on the frontage although this would enclose longer views out of the village. Flooding could be an issue.

Landscape Sensitivity to Specific Change Desktop assessment as site not accessible

Number of assessment unit: BEC0033 (eastern section only, excluding the site separately assessed under BEC0015)

County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	The site is enclosed by existing development (houses and rear gardens) and treed boundaries.
Landform					X		Level	Appears level.
Landcover, land use and condition	Trees and hedges		X					Grass with some mature trees on boundaries.
Man-made influences (Negative/ Positive)					X		Houses	Rear gardens of adjoining residential properties, the properties themselves and associated domestic paraphernalia.
Settlement pattern and edges				X			Gardens	The site is to the rear of existing ribbon development on the 2 adjacent roads, there is no development adjacent that extends this far back from the roads although there is cul-de-sac development further north, off Hobbs Lane.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			X			Village	Forms part of a 20 th century fieldscape. Few features other than boundary trees. Valued as an open buffer between the rear of residential properties and the open countryside further west and north.
Tranquillity					X			Likely quiet as no road frontage, although some activity from adjoining dwellings and use of their rear gardens.

Local distinctiveness/ sense of place				X			Lacking	Little public value as not prominent in public views or accessible but would have value to the many adjoining residents as an open outlook from their rear gardens. Open land on the edge of the settlement, important to its rural setting.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB. Adjacent listed buildings likely to have obscured view of site due to intervening vegetation/ other gardens.
Vistas and Typical Receptors				X			Few	No long views, enclosed site. Views to the west possibly open up slightly in the winter months. Very limited public viewpoints, through gaps between houses on the adjacent roads only. Many private viewpoints from adjoining dwellings.
Value								
Landscape value				X				A small enclosed site, not prominent in the wider landscape but it has local value as part of the rural setting to the village.
Visual value				X				Limited public viewpoints.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect boundary trees and hedges. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X	X			The site is less sensitive due to its small, enclosed nature, lack of landscape features and proximity adjacent to existing development. However, its development would change the existing settlement pattern of ribbon development and reduce the extent of open land on the edge of the settlement, although this has been accepted further north off Hobbs Lane. The impact on the setting of the adjacent Listed Buildings would need considering, together with access to the site, as currently there is not an obvious access.

Landscape Sensitivity to Specific Change

Number of assessment unit: BEC0034

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		X					Forms part of wide fieldscape, quite well enclosed to north with mature trees but would be more open in winter
Landform					X		Flat	Relatively flat
Landcover, land use and condition				X			Unkempt	Rough scrub, some trees, some areas of shorter grassland. Recent grazing use. Agricultural storage and structures on western side.
Man-made influences (Negative/ Positive)					X		Largely negative	Fencing, agricultural structures and open storage. Pylons and electricity line across site. Edge of village visible to south.
Settlement pattern and edges	Out of keeping	X						There is linear development either side of the site (east and west) but the site extends far beyond the existing settlement pattern into open countryside to the north of the village.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB			X			Village edge	Parts of the site have an unkempt appearance due to scrubby vegetation, some rubble tipped etc, with man-made influences, however the longer views to the north and the mature boundary trees are more typical of the AONB. 20 th century fieldscape but surrounded by historic field boundaries.
Tranquillity	Quiet		X					Some road noise but otherwise quiet.
Local distinctiveness/ sense of place	Strong		X					Strong rural character, important to setting of village. Contains public right of way alongside eastern boundary.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	PRoW, AONB, LB		X					PRoW within site (also a historic routeway), AONB, there is a listed cottage just south of the site (opposite side of main road).
Vistas and Typical Receptors	PRoW		X					Users of the PRoW and people walking along the road to the south. Longer views to the north are likely in winter months.
Value								
Landscape value			X					Slightly unkempt appearance at present and some harmful man-made influences including pylons. However the current condition would be changeable. More important to the landscape value is the site's open nature, longer views and mature boundary trees. Characteristic of edge of rural village.
Visual value			X					Public views, including rural views out of village.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retain wooded edges. Restoration of a degraded landscape: Remove unsightly elements and pylons and fencing.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					This site is similar to (and adjoins) BEC0015 but is probably in more active/ recent agricultural use which has given it a slightly unkempt appearance. However aside from its current condition it is a pleasant open field characteristic of the High Weald AONB and important to the rural setting of the village, highly visible from nearby public viewpoints including the PRoW within the site. Development of the whole site would extend the village's footprint significantly into open countryside and be out of keeping with the settlement pattern. Roadside development only would have a lesser impact on the settlement pattern but it would enclose the existing open views out into the countryside across the site which are important to the rural character of the village.

Landscape Sensitivity to Specific Change
Number of assessment unit: BEC0015 and BEC0011 **County Landscape Character Area: Lower Rother Valley**
29.7.22

Number of assessment unit: BEC0015 and BEC0011 County Landscape Character Area: Lower Rother Valley

Number of assessment unit: BEC0015 and BEC0011 County Landscape Character Area: Lower Rother Valley

29.7.22

Date:

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		X					Wide open field, irregular shaped, screened from roadside by boundary hedge.
Landform				X			Gentle	Gentle slope
Landcover, land use and condition	Meadow, mature trees		X					Meadow: long grassland and wildflowers. Mature trees and hedges on boundaries. Pond.
Man-made influences (Negative/ Positive)					X			Edge of village visible, including adjoining residential garden with some fencing.
Settlement pattern and edges	Out of keeping	X						Close to existing development but extends far beyond the characteristic ribbon development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					Typical AONB landscape, pleasant field with large mature trees. 20 th century fieldscape but surrounded by historic field boundaries.
Tranquillity	Quiet		X					Some road noise from road south of the site (B2088) but otherwise quiet.
Local distinctiveness/ sense of place	Strong		X					Strong rural character, important to setting of village. Adjacent public right of way allowing clear views into site.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB, LBS, PROW		X					AONB. Several nearby listed buildings (within ribbon development alongside main road, S and SE of site). Public Right of Way (also historic routeway) runs parallel and adjacent to site's western boundary.
Vistas and Typical Receptors	PROW, adjacent road		X					Users of the adjacent PROW and people on Main Street south of the site. Enclosed by mature trees to north but probably longer views in summer.
Value								
Landscape value			X					Scenic beauty: open field with mature trees and hedges. Important to rural setting of village. Historic field boundaries, nearby listed buildings.
Visual value			X					Immediate views from public right of way and roadside although limited longer views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect boundary trees and hedges. Mitigation – Create a landscape buffer to the wider countryside and defined village edge. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					This is a pleasant open field characteristic of the High Weald AONB and important to the rural setting of the village, highly visible from nearby public viewpoints. Development of the whole site would extend the village's footprint significantly into open countryside and be out of keeping with the settlement pattern. Roadside development only would have a lesser impact on the settlement pattern but it would enclose the existing open views out into the countryside across the site which are important to the rural character of the village. BEC0011 is more enclosed, but is contiguous in character with BEC0015.

Landscape Sensitivity to Specific Change

Number of assessment unit: EWH0009

County Landscape Character Area: Lower Rother valley

Date: 29/07/22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					The site sits at the top of the ridge. It is part of a vast field (EWH0018), open with long views to the north.
Landform			x					The site slopes down to the north; the incline become steeper towards the north-west end of whole field. The site level is slightly higher than the adjacent road to the south side.
Landcover, land use and condition	Hedges		x					Short grazed grass covers the site, livestock are present in adjacent fields. Boundary hedges.
Man-made influences (Negative/ Positive)				x			Houses	Residential properties are to the west with a residential listed building and farmstead to the east.
Settlement pattern and edges	Outside village			x			Ribbon	The historic core of the village is a nucleated settlement which has grown around the junction of two ancient routeways. The site is located outside the nucleus of village development around the crossroads, however there are clusters of ribbon development along Northiam Road for some distance out of the village.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The parcel of land is part of a much larger open field therefore is part of a characteristic AONB landscape with long views to the horizon and made up of early medieval fieldscapes with historic boundaries.
Tranquillity	Tranquil		x					Low level traffic on adjacent road

Local distinctiveness/ sense of place	Strong		x					Site is raised from road level but not clearly visible. Boundary hedge to the roadside adds to rural character of the area. The site and wider are part of the rural setting for the village.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					Views within the AONB PROW to the south of site will give users a view towards the site across the larger field. The boundary of a listed building abuts the field to the east.
Vistas and Typical Receptors	Footpath		x					Users of the PROW will be the most effected receptors of this site. Long vistas to the north and the wider AONB. Views from Northiam Road.
Value								
Landscape value			x					AONB landscape with long views and typical features such a hedgerows, mature trees and ancient woodland.
Visual value			x					High value as part of the larger field.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retain and conserve hedgerows. Mitigation – Create a well-defined and defensible landscape buffer to the wider countryside and site EWH0018. Allow the boundary hedge to grow up and incorporate trees. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					Site is on a higher level than the road and exposed to the AONB to the north. Sloping land means the site will be visible from a distance. There could be scope for small scale development with a defined buffer to the wider countryside. The need to conserve the setting of the listed farmhouse may be a major constraint.

Landscape Sensitivity to Specific Change

Number of assessment unit: EWH0010 County Landscape Character Area: Lower Rother Valley

Date 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Valley exposes site to the south		x					Linear site open to the south. Trees/hedges to the east/west. Land rises to the south on the other side of the valley.
Landform	Slopes		x					Land slopes down towards the south.
Landcover, land use and condition	Hedges		x					The site is overgrown with mixed grassland and wildflowers. Area of hard standing at the entrance and assorted construction materials. Boundary trees and hedges.
Man-made influences (Negative/ Positive)					x		Detractors	Hardstanding, portacabin, telephone wires visible across the site running east west.
Settlement pattern and edges	Outside village		x					The historic core of the village is a nucleated settlement which has grown around the junction of two ancient routeways. The site is located outside the nucleus of village development around the crossroads, however there are clusters of ribbon development along Northiam Road for some distance out of the village.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					Pleasant 'wild' character with typical AONB elements of native hedgerow and mature trees. The site is classed as a medieval fieldscape with ancient boundaries..
Tranquillity	Tranquil		x					Low traffic noise but intermittent. A playground is located on the other side the road.
Local distinctiveness/ sense of place	Setting to village			x			Detractors	The site has a rural character however hardstanding and a portacabin are visible from the public realm and detract from this.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			x			Localised	AONB landscape. The site gives views across a small valley though the hills to the south limit long views.
Vistas and Typical Receptors	PROW		x					A PROW runs east west to the south of the site and will allow users to view the site from the top of the small valley.
Value								
Landscape value			x					The site is in the AONB and contributes to the wider character of the area. The site is overgrown but adds to the biodiversity of the area.
Visual value			x					The site is overgrown and feels neglected however this offers a not unpleasant contrast to more highly maintained land.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve hedges and trees. Restore to species rich meadow. Provide a landscape buffer of multifunctional GI in the southern part. Restoration of a degraded landscape: Remove hardstanding and construction materials.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The site contributes to the rural character of the area, the slope makes it more susceptible to views from across the small valley and the PROW. The site appears neglected from the public realm but this is mainly due to the construction materials at the entrance; the overgrown vegetation will be rich in biodiversity. It is believed that site was land raised as a deposit site for the adjacent development. A condition for this would have been restoration to grassland. There could be some scope for limited development no further south than the neighbouring houses with the rest of the field being managed as multifunctional GI.

Landscape Sensitivity to Specific Change FOR SOLAR Assessment done partly on site and partly desk top due to access

Number of assessment unit: EWH0012

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar X
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					x		Enclosed	The site is enclosed on all sides by mature trees and hedgerow. It is not visible from the road other than an access at the north east corner.
Landform					x		Flat	The site is very flat
Landcover, land use and condition	Mature trees and hedges			x				Landcover mainly comprises of overgrown grassland, the site appears to have not been recently used. Mature trees and hedges on boundaries. Unmanaged
Man-made influences (Negative/ Positive)	Few detractors			x				There are none visible from the access point. Garden centre to the south a listed building to the north.
Settlement pattern and edges	Outside village			x				The site is located south of Staplecross, some distance from the centre of the village. It abuts a large nursery business directly south and there is another nursery on the other side of the B2165. There is also some housing around this junction between the B2165 and Beacon Lane.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB historic		x					The site has a rural character with the existing access from a narrow lane. The boundary of mature trees and the distance. The southern section of the site is classed as early post medieval fieldscape with historic boundaries. There is a listed building

								associated with a historic farmstead in the northern part of the site.
Tranquillity				x			Roads	Relatively quiet and tranquil but influenced by roads.
Local distinctiveness/ sense of place	Some		x					The site forms an island with two roads diverging at the northern end and so influences the road network. The mature trees contribute to the character of the area. Setting of farmstead.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				x			Localised	Views from the AONB are restricted to within the site. There are no views out of the site as the boundary trees are mature. A listed building is located in the northern end of the site, the setting of which will be a consideration.
Vistas and Typical Receptors				x			Few	Low as the site is flanked by a road without a footpath and a narrow lane.
Value								
Landscape value			x					As there are no views into the site the value is restricted to within and is not widely appreciated.
Visual value				x				The boundary trees contribute the rural feel of the area.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retain the boundary trees. Enhance the meadow habitat. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The site is isolated from the village centre but adjacent to employment land. It is well screened from the public realm and would have a lower sensitivity to solar panels than other types of built form due to the location and low visibility.

Landscape Sensitivity to Specific Change

Number of assessment unit: EWH0018

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Top of valley	x						Mature trees give some screening to the north and northwest. Hedgerow screens to the east.
Landform	Steep in places		x					Large arable field falling to the north. Slopes steeply at the north-eastern edge.
Landcover, land use and condition	Good		x					Grazed short grass. Livestock in adjacent field. Boundary hedges. Good condition
Man-made influences (Negative/ Positive)				x			Houses	Telegraph poles along south perimeter. Housing to south/southwest. Few detractors.
Settlement pattern and edges	Rural		x					Site is set back from the ribbon development along Northiam Road and from the nucleus of the village centre at the crossroads. Isolated although housing can be seen from the site.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site has a rural character, expansive long views of the AONB landscape. The site is classed as AONB early medieval fieldscape in keeping with the surrounding fields. Historic field boundaries
Tranquillity	Tranquil		x					Peaceful, low sound of traffic from the road
Local distinctiveness/ sense of place	Strong		x					The site contributes to the rural character of the village.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB	x						There are long views across the AONB landscape and a listed building and historic farmstead to the east with an unscreened open garden abutting the site.
Vistas and Typical Receptors	PROW	x						A PROW runs along the northern perimeter of the site and the main receptor would be users of the path.
Value								
Landscape value			x					AONB landscape with typical perimeter hedgerows, woodland and historic fieldscape.
Visual value		x						High value across the AONB valley.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retain boundary hedgerow and trees. Mitigation – extensive planting would not be in character with the open historic fieldscape. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		x						The site area is sensitive to change as it is an exposed site visible from a distance across the AONB countryside. The site forms an important gap between the village and the ribbon development along Northiam Road. The field is also remote from the village edge. Extensive planting as mitigation would not be in character with the open and historic fieldscape. Development of this field would have an unacceptable impact on local character and views.

Landscape Sensitivity to Specific Change

Number of assessment unit: EWH0005

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	Medium sized field fully enclosed by trees and hedgerow, although the site is open to the north-east onto the adjacent housing estate.
Landform					x		Flat	The site is very flat
Landcover, land use and condition	Tres and hedges		x					The site mainly comprises of a heavily grazed paddock with further evidence of horseculture from watering troughs and fencing. Hedgerow along road frontage and treed Se boundary.
Man-made influences (Negative/ Positive)					x		Horseculture	Temporary fencing extends along the length of the field from north to south. Some perimeter fencing, small building and cars to the south. Housing visible to the east which backs on to the site, with an estate road in between.
Settlement pattern and edges				x			The site is partly contiguous with development in the area	The site sits in proximity to the Staplecross road junction where the majority of the village development is clustered, and at the edge of the housing estate to the east.
Aesthetic, Perceptual, Experiential								
Scenic quality and character				x			Houses	Characteristic of an edge of settlement paddock, with horseculture elements. Pleasant amenity character and clearly contributes to the immediate landscape of the nearby housing.

Tranquillity				x			Road	The site is tranquil although the adjacent B2165 has fairly constant traffic, exacerbated by the proximity to the crossroads.
Local distinctiveness/ sense of place	Some		x					The site serves as a buffer to the housing estate and the main road. It is overlooked by the west end of the estate and will have value to the residents here.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features				x			Localised	The site is located in the AONB and is classed as a 20 th C fieldscape with ancient field boundaries. There are no long views from the immediate landscape which is relatively flat. Several listed buildings are located on the opposite site of the main road and around the crossroads.
Vistas and Typical Receptors				x			Few	Residents of the adjacent housing are the main receptors to the site. Users of the B2165, although there are no footpaths so few pedestrians.
Value								
Landscape value	AONB			x			Detractors	The amenity character of the site has medium value, however the boundary trees and hedgerow contribute to the rural character of the village.
Visual value				x			Localised	The site is fairly well screened from the road however the access offers glimpses from the road and the site will have visual value to the overlooking housing.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Retain and conserve hedges and trees. Mitigate impacts on residents and Listed buildings. Restoration of a degraded landscape: The site is not degraded only grazed								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				Pleasant edge of settlement paddock fairly well screened from the public realm. Adjacent housing would be sensitive to any change as the field forms a backdrop and a buffer for the estate. Views from the Listed buildings would need to be mitigated.

Landscape Sensitivity to Specific Change **Desktop assessment due to access and visibility**

Number of assessment unit: HUG0029

County Landscape Character Area: Lower Rother Valley

Date: 28.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	Site appears to be enclosed to all sides by mature trees and hedgerow.
Landform				x			Gentle	The site sits at a higher level than then the adjacent A21 road and the site appears to be mainly flat with a gradient that slopes down to the south west corner.
Landcover, land use and condition	Trees/Hedges		x					Short arable grassland is apparent on Google Earth. Well treed boundary hedges. Good condition.
Man-made influences (Negative/ Positive)					x		Shop	Adjacent farm shop and house.
Settlement pattern and edges	Rural		x					The site is located a distance from the main cluster of development of the settlement at the junction of the A21 and Station Road. There is some ribbon development north along the A21 mostly on the west side. Adjacent to the site is a farm shop with a large car park. There are no footpaths around the site. It is a large site for out of village development.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is not visible from the road but is a large medieval fieldscape, with historic boundaries, which contributes to and is contiguous with the wider AONB landscape. Ancient woodland is visible to the north west and south west.
Tranquillity					x		A21	The main road is very busy

Local distinctiveness/ sense of place				x			Lower	There are no PROW in proximity to the site or views into the site and so a sense of place is minimal.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			x			No public views	It is not possible to see the site from the road due to the change in level, however the site is AONB landscape. Two listed buildings and a historic farmstead are located on the opposite side of the road.
Vistas and Typical Receptors				x			Enclosed	The site is not visible from the public realm. Views from neighbouring house
Value								
Landscape value	AONB		x					Contributes to the wider AONB however it was not possible to assess the landscape value of the site without access.
Visual value				x			Limited views	There are no PROW or obvious viewpoints to increase the visual value of the site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve trees and hedgerows. Mitigation with planting would be out of character with the historic nature of the field. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x	x				The site is not visible from the public realm however it contributes to the wider AONB landscape and forms part of the pattern of medieval fieldscapes in this area. It is a large field to be considered for out of village development. Development of any scale would be out of character. The boundary vegetation would be a constraint to access.

Landscape Sensitivity to Specific Change **Desk top assessment due to access and visibility**

Number of assessment unit: HUG0030

County Landscape Character Area: Lower Rother Valley

Date: 28.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The site is enclosed on all sides by mature trees and hedgerow.
Landform							Gentle	Google Earth/online search indicates the gradient of the site slopes down to the south east
Landcover, land use and condition	Trees		x					The site appears to be covered in grassland. Mature trees and hedges on boundaries. Possible meadow?
Man-made influences (Negative/ Positive)	Few detractors			x				None visible. Adjacent roads. There are few obvious detractors.
Settlement pattern and edges	Outside settlement		x					The site is located a distance from the main cluster of development of the settlement at the junction of the A21 and Station Road. The site is a distance to the north of the main village on the east side of the road. The majority of the ribbon development extending from Hurst Green is on the west side of the road.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Rural AONB		x					The site appears to be a large field, early 20 th C fieldscape, surrounded by some similar fields and some early medieval with a small area of ancient woodland to the south east.
Tranquillity	A21				x			The A21 is very busy with constant traffic noise
Local distinctiveness/ sense of place	AONB		x					This is not apparent from the desktop assessment access would be required to establish. Trees and meadow? contribute to sense of place.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					The site is within the AONB and 2 listed buildings are located on the opposite side of the road.
Vistas and Typical Receptors				x			Few	The site is at the junction of two historic routeways however views into it are not possible and the closest PROW to the east does not appear to overlook the site due to hedge and tree boundaries.
Value								
Landscape value			x					The site contributes to the wider AONB landscape
Visual value				x				The site is not visible from the public realm however the mature tree and hedge boundary contributes to the local landscape
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect perimeter trees and hedgerows. Mitigation with planting would be out of character with the open fieldscape. Conserve and enhance the site as a meadow? Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The desktop assessment is limited and allows the sensitivity of the site to be mainly considered through its AONB location and distance from the centre of the settlement, which both increase its sensitivity to change. It is a large field to be considered for out of village development. Development of any scale would be out of character. The boundary vegetation would be a constraint to access.

Landscape Sensitivity to Specific Change **Assessment was part site based, part desk top due to access**

Number of assessment unit: HUG0036

County Landscape Character Area: Lower Rother Valley

Date: 28.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					x		Enclosed	The site is fully enclosed to the eastern roadside boundary by a mature hedge and tree
Landform	Slopes			x				The site appeared to be flat from limited roadside view. Google Earth indicates that there is an incline across the site from east to west, the west being the lower side. The east of the site is approx. 0.5 metres higher than Bodiam Road.
Landcover, land use and condition	Woodland		x					The site has an assortment of cover: tree copses, overgrown grassland/scrubland and some hardstanding related to on site buildings. Fruit trees are located to the western side and visible from the road. Mature boundary hedge with road.
Man-made influences (Negative/ Positive)				x			Small holding?	Some buildings (viewed on GE), hard standing, perimeter fencing and a telecom tower which may site inside/outside the north west boundary.
Settlement pattern and edges				x			Ribbon	The site abuts the existing ribbon development to the west side of Bodiam Road that extends from the road junction with the A21.
Aesthetic, Perceptual, Experiential								
Scenic quality and character				x			Developed	AONB countryside and the central part of the site is a medieval fieldscape but impacted by development. The site is heavily screened from the public realm and only the mature perimeter hedge and trees contribute to the rural character of the area.
Tranquillity					x		Road	Some traffic noise from Bodiam Road. The road is fairly well used.

Local distinctiveness/ sense of place	Trees			x				The tall hedgerow contributes to the village setting but the site itself is not visible.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features					x		Enclosed	The site sits within AONB countryside, however there are no views from the site to the surrounding landscape due to mature trees and hedgerow.
Vistas and Typical Receptors					x			The site is not visible from the public realm and the closet PROW to the southeast is unlikely to give views as it is at a similar level.
Value								
Landscape value				x			Partly developed	The site is partly developed with small buildings and hard standing and although it is AONB medieval landscape it has little obvious landscape value other than the mature trees and hedgerow.
Visual value					x			The site is screened from the public realm and contributes to the area only by the perimeter hedge which flanks the road together with the hedge boundary on the opposite side.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect hedgerows and trees. Restoration of a degraded landscape: remove buildings, hardstanding and telecom tower and return to grassland								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The site is fully enclosed which contributes to its low sensitivity to change. There has been some development on site which adds to this. There are many trees on site, visible with Google Earth and an arboriculture survey would be required to inform the extent if the potential developable area.

Landscape Sensitivity to Specific Change

Number of assessment unit: HUG0037

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar X
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Large open field		x					The site is screened from the road to the south but open to the north as the woodland that abuts the site is at a lower level
Landform	Gradient exposes site to the north			x				The gradient of the site rises from the road and then slopes down towards the north
Landcover, land use and condition	Trees and meadow			x				The landcover mainly consists of overgrown grassland with mature trees and hedgerow to the perimeter.
Man-made influences (Negative/ Positive)						x	Detractors	There are a couple of structures on site, possibly from former agricultural use.
Settlement pattern and edges					x		Site is very separate from the centre	The site is located a distance from the main cluster of housing development in Silverhill. Adjacent to the west are two listed buildings and a farmstead which operate a Camping and Caravanning business and a house is located opposite.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is classed as an AONB early modern historic landscape with ancient woodland at the north boundary. It is contiguous with the wider AONB landscape. The site is visible from a roadside entrance and a PROW along the west side allows the site's rural character to be appreciated by walkers.
Tranquillity	Quiet		x					The site is very quiet with some traffic along Bodiam Road

Local distinctiveness/ sense of place	Pastoral		x					The PROW allows the site to contribute to the locality and users will value the sense of place here as they move along the west boundary.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	Listed buildings and Battle of Britain heritage		x					Along the PROW, next to a gate access to the site a large signage board states that the field is called 'Stage Field Open Space' and has historical significance regarding the Battle of Britain. On the west side of the PROW two listed buildings and a historic farmstead are located although these are not visible from the site. There are longer views across the AONB to the north of the site.
Vistas and Typical Receptors	PROW users		x					Users of PROW have views into the site along the west side although a change in level and scrubby undergrowth limits the views until the opening/access close to the reservoir building in the adjacent small field to the west.
Value								
Landscape value			x					Early modern AONB fieldscape. The site is large and so makes a significant contribution to the wider AONB landscape.
Visual value			x					The site will be visible from a distance due to its size and the gradient. The site is valued locally as an open space and there is an aspiration in the draft NP to designate it as Local Green Space.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the perimeter trees and hedgerows. Mitigation – enhance the meadow management and biodiversity. Provide a landscape buffer to the wider countryside and public footpath. Restoration of a degraded landscape: Remove the agricultural structures								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The gradient of the site increases its sensitivity to development as does the PROW, however the sensitivity to solar development is perceived as lower due to the height of development and the possibility that the south facing slope of the field only would be utilised, reducing visibility from a distance. The adjacent site is a business and combined with the distance from the settlement centre, this further lowers the site's sensitivity.

Number of assessment unit: HUG0020

Date: 28.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing x Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					A large, dense hedge is located at the boundary with the road. The desktop assessment indicate the site is open to the east.
Landform				x			Gentle	Gentle slope to the north.
Landcover, land use and condition				x			Agricultural	There is a boundary hedgerow and mature trees visible from the road. Desktop assessment indicates the field is grassland/ arable. Reasonable condition.
Man-made influences (Negative/ Positive)	Few			x				Apart from adjacent houses none visible on site or from desk top assessment. Few detractors
Settlement pattern and edges				x			Ribbon	The site sits adjacent to the housing development clustered at the road junction and the centre of Silverhill.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		x					The site is classed as a medieval fieldscape as are the surrounding fields.
Tranquillity				x			Roads	Bodiam Road is quiet although there is low traffic noise from the A21.
Local distinctiveness/ sense of place				x			Lacking	The site abuts the village centre and serves as the gateway to the countryside beyond Silverhill. Sense of place weakened due to lack of structure.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					AONB landscape and a listed building is located to the west of the site between the site and the road, and the building setting must be considered.
Vistas and Typical Receptors				x			Limited public views	The PROW to the northeast is at a higher level and may give views towards the site, but there is woodland inbetween. Walking along Bodiam Road presents a challenge as there is not a footpath and the road has many bends so it is unlikely that many pedestrians/walkers use this route.
Value								
Landscape value			x					AONB but no further comment as there were no views into the site.
Visual value				x				The site boundary of a large hedge contributes to the rural quality of the road.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the boundary hedgerow and tree clump. Provide a robust landscape buffer to the wider countryside. Restoration of a degraded landscape: Restore field boundaries where lost.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The assessment was mostly desktop. The large hedge fully screens the site from the public realm and reduces the sensitivity however the site could be viewed from the wider landscape. The site abuts the existing housing and would be a natural development extension along Bodiam Road. The ribbon character of the hamlet would influence the type and extent of potential development.

Landscape Sensitivity to Specific Change

Number of assessment unit: Swiftsden area HUG0005, HUG0026, HUG0038, HUG0039

County Landscape Character Area: Lower Rother Valley

Date: 28.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The sites are screened from the surrounds by hedgerow and mature trees, and (from google earth) by woodland to the west and southwest. There are views into 0039 and 00326 from the A21.
Landform					x		Level	The sites are not all easily visible from the road but the land on all seems to be fairly flat.
Landcover, land use and condition					x		Land is neglected in places and some has existing development	Sites are a mix of scrubby land, mixed grassland, some patchy hardstanding in places and mixed-use buildings. Boundary trees and hedges.
Man-made influences (Negative/ Positive)					x		Many influences of different types	Some hardstanding, evidence of horseculture and low-level agricultural use e.g. temporary structures and water troughs. HUG0026 is an existing (and busy) farmshop which also contains a Spar Shop
Settlement pattern and edges				x			Ribbon	Sporadic development along this section of the A21, housing interspersed with employment sites.
Aesthetic, Perceptual, Experiential								
Scenic quality and character				x			Impacted by A21	The sites have a rural character individually, however the A21 is prominent and impacts on the quality of each. The sites seem a

[illegible]

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The settlement does not have any sense of a centre and is some distance from the 'centre' of Hurst Green. Most sites are employment rather than housing, although there is a row of cottages to the west edge of the A21. The landscape is flat and would seem to be less sensitive to change. Access from the A21 would be straightforward as it is with Planters Nursery. There are opportunities to enhance local sense of place.
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Landscape Sensitivity to Specific Change

Number of assessment unit: NOR0025

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing x Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The site forms the majority of a slightly larger field which is relatively enclosed by trees/hedges on boundaries.
Landform					X		Level	Relatively level.
Landcover, land use and condition	Biodiversity value		X					Long grassland with nettles and wildflowers, mature trees on boundaries, small pond in north of site. No obvious current use.
Man-made influences (Negative/ Positive)	Listed building to SE			X				Adjoining dwellings/ shed to the south. Listed building opposite (to the south-east).
Settlement pattern and edges	Out of character		X					Most development follows a linear pattern fronting the main road, with a small number of dwellings to the rear. This site extends significantly beyond the extent of existing development. On the northern edge of the village.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Typical AONB		X					Enclosed, unmanaged field with mature trees on boundaries, typical of High Weald AONB. Forms part of a 20 th century fieldscape, formerly an assart.
Tranquillity	Quiet			X				Quiet except for road noise from nearby A28.
Local distinctiveness/ sense of place	Edge of village		X					Typical rural field on edge of village. Strong rural character despite proximity of adjacent dwellings, influenced by mature boundary trees and countryside views to the north.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB, grade II listed building to the south-east. No public right of way.
Vistas and Typical Receptors	Some long views		X					Limited public views. Visible from private lane to east. Long views to north (to horizon) but otherwise screened from adjacent land by mature trees and hedges.
Value								
Landscape value			X					This is an enclosed, unmanaged field with tall trees on the boundaries, typical of the AONB.
Visual value			X					Some long views although public viewpoints are limited.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect mature boundary trees and hedges. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site has a strong rural character and likely biodiversity value in its long grassland, wildflowers, boundary trees and pond. Its development would be out of keeping with the settlement pattern which is largely linear along the main road. Access would be via a narrow private lane which would need significant engineered alterations to accommodate traffic associated with a development here.

Landscape Sensitivity to Specific Change

 Number of assessment unit: **NOR0026**

 County Landscape Character Area: **Lower Rother Valley**

 Date: **29.7.22**

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open to views in some directions.			X				Site is relatively well enclosed by boundary trees and hedgerows although it is open to immediate views from limited sections of the adjoining lanes to the south and east. Longer views glimpsed to east and north.
Landform				X			Gentle slope	Gentle slope down from west to east.
Landcover, land use and condition				X			Paddocks	The site is used as paddocks with horses grazing, associated with the adjacent dwelling/farmstead to the west. It is mainly short grassland. There are mature trees and native hedgerows on the boundaries and a small pond surrounded by mature trees adjacent to the southern boundary.
Man-made influences (Negative/ Positive)					X		Adjoining development	Electricity lines crossing the site, fencing and gates associated with paddock use. At western end there are stables, parking area and a dwelling.
Settlement pattern and edges	Beyond village edge		X					The site sits beyond the village edge, which is largely confined to land to the west and south. There is however a large employment site to the south-east which also sits outside the village. Site comprises open land on edge of settlement, important to setting of village.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Old fieldscape		X					The site has the characteristic of paddocks associated with the adjoining dwelling, rather than open countryside. Boundary hedges and adjoining narrow lanes are characteristic of AONB. It

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Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X	X				The site has a rural character, but is influenced by human activity, specifically horsiculture, and there are associated buildings/ structures at the western end. Due to its proximity to existing development, this western end of the site would be less sensitive to limited redevelopment than the eastern section, although it is also on a higher ground level so development could be visible in longer views to the north and east. The whole site is separated from the main body of the village. Large scale development here would extend the footprint of the village significantly.
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Landscape Sensitivity to Specific Change

Number of assessment unit: NOR0034

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial X Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	OPen		X					Medium scale open field with wooded edges. Open to views from north only, enclosed on other boundaries.
Landform					X		Level	Relatively flat
Landcover, land use and condition				X				Short mown grassland, no obvious current use. Mature trees and hedges on boundaries including small area of ancient woodland on south-western boundary. Small pond in northern part of site.
Man-made influences (Negative/ Positive)				X			Electricity lines	Electricity lines cross site. One adjoining dwelling visible. Sewage works adjoins site to south-east but not readily visible from site as screened by trees.
Settlement pattern and edges	Out of character		X					While the site is close to existing development including a large employment site to the east, it is not readily visible from the site due to tall boundary trees and hedges. Immediately adjoining residential development is largely linear along the roadside.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Scenic beauty, assart	X						AONB. Pleasant open field with tall mature trees and ancient woodland on boundaries and native roadside hedgerow. Only detracting feature is electricity lines crossing the site. Forms part of a probably Assart (Medieval (AD 1066 - AD 1499)).
Tranquillity	Quiet		X					Quiet. Low level noise from adjoining employment site.

Local distinctiveness/ sense of place		X						The site is an attractive, wide open field with treed boundaries, which contributes positively and strongly to the rural character of this edge of village location.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB. No PRow or Listed buildings
Vistas and Typical Receptors				X			Few	Views across site from adjoining lane only. Enclosed from longer views in other directions by tall mature trees on boundaries.
Value								
Landscape value		X						This is a pleasant open field characteristic of the High Weald AONB. It is a probable medieval assart and adjoins a small area of ancient woodland. The only detracting feature is the electricity lines crossing the site.
Visual value			X					Public views into the site are limited to the lane to the south. There are no public rights of way across the site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect existing trees and hedges. Provide buffer to ancient woodland. Restoration of a degraded landscape: Remove electricity lines								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					This is a pleasant open field with a strong rural character and sense of place. It is a probable medieval assart and adjoins a small area of ancient woodland. Adjoining development is largely screened from the site meaning it has a rural and largely unspoilt character, the only detracting feature being electricity lines crossing the site. Development here would appear as encroachment into the countryside and would be harmful to the character of the AONB.

Landscape Sensitivity to Specific Change

Number of assessment unit: NOR0002

County Landscape Character Area: Lower Rother Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Longer views		X					Relatively deep, narrow site fronting the main road (A28) with development either side but open to longer views to the north.
Landform					X		Level	Relatively level.
Landcover, land use and condition	TPOs	X						Long grassland with a number of large protected trees (TPOs). Mature hedges on boundaries. Small pond in west of site. No obvious current use.
Man-made influences (Negative/ Positive)					X		Limited	Electricity line on roadside boundary, gate, adjacent dwellings to east just visible. There is a grade II listed building to the east and west of the site although views are limited.
Settlement pattern and edges	Contributes to rural character of village edge		X					The site is opposite established ribbon development on the southern side of the A28 but at the far end of the main village. It is at the far end of ribbon development on the northern side of the A28 and its undeveloped nature and mature trees contribute to the rural setting of the village. In this location development becomes less dense before the landscape opens out further north and east to become more open countryside.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Mature trees		X					The site is surrounded by historic field boundaries and is a probably Early Post-Medieval (AD 1500 - AD 1599) informal fieldscape. The large protected trees are highly visible in the local landscape.

Tranquillity				X			Road noise	Road noise form the adjacent A28. More tranquil further north within the site.
Local distinctiveness/ sense of place	Strong		X					Important undeveloped gap contributes to the character of the edge of village.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					AONB and adjacent Grade II listed buildings (to east and west).
Vistas and Typical Receptors			X					Long views to the north across the site, public views from the adjacent main road (which has a footway). Screening on other boundaries. No PRoW across the site.
Value								
Landscape value			X					Important undeveloped gap contributes to the character of the edge of village. Historic field boundaries and TPOs.
Visual value			X					Prominent site in the streetscape and some longer views.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect trees and boundary hedges. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site comprises an undeveloped gap on the edge of the village. It is important to the character of the village edge, providing a buffer between denser development to the south-west and scattered development/open countryside to the north-east. It is highly visible in the streetscape and the large mature protected trees within the site are valuable landscape and ecological features. It is difficult to see how any development could take place on this site without harming the protected trees.

Landscape Sensitivity to Specific Change

Number of assessment unit: PEA0001 County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Large rectangular fields enclosed by tall trees and hedgesw on all boundaries except to north-east (where it is instead enclosed by the rear garden of the adjacent house) and south-east where there are views through to the adjoining field.
Landform					X		Level	Relatively level
Landcover, land use and condition	Trees		X				Grass	Mown grass. Mature treed boundaries. No obvious use. Likely associated with adjoining house to the NE. Public right of way passes through site. Good condition.
Man-made influences (Negative/ Positive)				X			Domestic influences	Fencing to adjoining residential garden. Development on the village edge is visible. Some non-native trees
Settlement pattern and edges	Out of keeping		X					Would extend settlement significantly southwards, out of keeping with traditional settlement pattern which is linear along the main road, however there are some changes to this settlement pattern already (Jempsons supermarket to the north-west and residential development further south-east) together with the allocated site just east of this site (DaSA Local Plan Policy PEA1). The northern part of this site would be less sensitive as it relates more closely to the existing settlement.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					Forms part of a 20 th century fieldscape with some historic field boundaries. This is a level, rectangular, mown grassed field which forms part of a network of similar fields/ paddocks at the rear of ribbon development on Main Street and is enclosed from views

[illegible]

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				Similarly to PEA0035 (east), this site is level, relatively enclosed and tranquil. Development here would extend the settlement pattern southwards although both Jempsons (to the north-west) and the allocated housing site further east both extend beyond the traditional ribbon development pattern. The northern part of the site is less sensitive due to its closer relationship to existing development and greater separation from the SW boundary (which in the winter months could potentially allow some long views across the adjoining countryside). If the site were to be developed, it would be necessary to strengthen the existing tree planting on the site's SW boundary to prevent long views into the site from the countryside in the winter months which could otherwise be harmful to the wider landscape character.
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Landscape Sensitivity to Specific Change
Number of assessment unit: PEA0035 (east) County Landscape Character Area: Lower Rother Valley
Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed but more sensitive in winter	Relatively enclosed by tall trees on all boundaries although would be more open to views in winter. The most sensitive boundary is the south-western boundary, as beyond the tree line long views are gained across the countryside. In winter the SE boundary may also be more exposed but views here would be shorter and confined to the adjacent fields/paddocks at the rear of houses (some of which are already allocated for development).
Landform					X		Level	Relatively flat
Landcover, land use and condition	Trees and hedges		X					Rough grassland with tall trees and mature hedges on boundaries.
Man-made influences (Negative/ Positive)				X				Adjoining caravan site to north-east just visible beyond tree line with Listed pub beyond. Historic farmstead
Settlement pattern and edges				X			Ribbon	The site does extend well beyond the traditional ribbon development pattern along Main Street but this is already interrupted by the Jempsons supermarket which adjoins the site to the NW. However Jempsons is not visible from this site due to it being on a lower ground level. Development here would extend the settlement pattern southwards, although this has already been accepted to an extent slightly further south-east (DaSA Local Plan allocated site PEA1) – although this not yet developed.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Rural			X				This is a grassed, enclosed field with a public right of way which forms part of a network of small rectangular fields/ paddocks to

[illegible]

Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The site has a markedly different character to the western part of PEA0035 (assessed separately). It is level, relatively enclosed and tranquil. Development here would extend the settlement pattern southwards although both Jempsons and the allocated site further east both extend beyond the traditional ribbon development. If this change to the settlement pattern were to be accepted, it would be necessary to strengthen the existing tree planting on the site's SW boundary to prevent long views into the site from the countryside in the winter months which could otherwise be harmful to the wider landscape character.
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Landscape Sensitivity to Specific Change

Number of assessment unit: PEA0035 (west) County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Exposed	X						Exposed site, open to views from countryside including from public right of way to north-east. The site's exposure is increased due to its sloping nature. The site forms a section of 2 adjoining fields and does not follow the field boundaries or any other natural boundary.
Landform	Slope		X					Sloping undulating countryside.
Landcover, land use and condition				X				Arable. Some mature trees and native hedges on field and roadside boundaries.
Man-made influences (Negative/ Positive)				X				Gate, fencing, telegraph poles and wires. Adjacent grade II listed buildings and historic farmstead to west.
Settlement pattern and edges	Outside settlement		X					Not adjacent to settlement, part of open countryside to the south-west of the village. While the site is close to the large Jempsons supermarket, Jempsons is on a lower ground level and so does not appear prominent from this direction.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	X						Part of the rolling landscape, characteristic of AONB, with nearby listed buildings. It forms part of a 20 th century fieldscape but 2 historic field boundaries pass through the site
Tranquillity				X			Some noise	Some road noise and noise from nearby supermarket.
Local distinctiveness/ sense of place	Strong	X						The site forms part of the open rolling countryside on the edge of the village which has a strong sense of place.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	Prominent	X						AONB, Public rights of way and Tanhouse Lane (also historic routeways) and adjacent listed buildings.
Vistas and Typical Receptors	Many receptors	X						Medium-long views across local landscape although not to horizon. Users of public rights of way and people travelling along Tanhouse Lane
Value								
Landscape value		X						While the site is close to the edge of the village and has some associated influences including telegraph poles and glimpses of modern development, it forms part of the open rolling countryside characteristic of the AONB and includes historic field boundaries and adjoins a listed building.
Visual value		X						Highly visible in the local landscape including from public viewpoints and sensitive heritage receptors.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the open character and hedgerows. Mitigation would not be possible due to the exposed character and sensitive fieldscapes. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		X						This is a very sensitive and exposed site with strong rural characteristics, close to heritage assets and containing historic field boundaries. Development here would be highly visible and would appear as a significant encroachment into a rural agricultural landscape, despite the site's close proximity to the edge of Peasmarsh to the north-east. Furthermore the site does not follow established field boundaries and would create new and unnatural boundaries, out of keeping with the landscape pattern.

Landscape Sensitivity to Specific Change

Number of assessment unit: PEA0024 County Landscape Character Area: Lower Rother Valley

Date: 5.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open to local views		X					Large field enclosed by woodland to the south and strong village edge to the north. Due to its sloping nature it is however open to views from the village to the north.
Landform	Sloping		X					Slopes up from north to south and west to east.
Landcover, land use and condition	Trees		X					The majority of the field is covered by long grassland with no obvious use. The western part is wooded with trees and scrub. Likely biodiversity value. There is a public right of way crossing the site from north to south
Man-made influences (Negative/ Positive)	Listed buildings adjacent		X					Very strong village edge is highly visible to the north of the site including some listed buildings and traditional vernacular building styles.
Settlement pattern and edges	Out of keeping		X					The village has a strong linear character in this location, development of this site would extend the form of the village significantly to the south.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Typical AONB, village setting	X						Pleasant open field with wooded edges, clearly visible from village, forms rural setting to village. Forms part of an Early Post-Medieval (AD 1500 - AD 1599) informal fieldscape. There are historic field boundaries in the western part of the site.
Tranquillity	Quiet		X					Road noise is just audible.

Local distinctiveness/ sense of place		X						The site has a sense of place as an open field with a public right of way, important to the rural setting of the village and visible from it, providing a buffer to the woodland beyond.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features		X						AONB, public right of way (also a historic routeway), some adjacent listed buildings (to the north).
Vistas and Typical Receptors			X					No long views to the horizon but views from many receptors including public right of way and many private dwellings.
Value								
Landscape value		X						The site is an old fieldscape and is important to the rural setting of the village, providing a buffer between the village edge and woodland further south. Historic field boundaries.
Visual value			X					Relatively contained views but from many receptors including heritage assets.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect trees and hedges. It would not be desirable to screen the village edge or introduce extensive planting into the historic fieldscape. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					This is a wide, open field which slopes up from the edge of the village and is visible from many public and private viewpoints including heritage assets. It has landscape value as an open area between the edge of the village and adjoining woodland, important to the rural setting of the village. Development would be prominent, especially in the southern part of the site (on the highest ground), and would not be in character with the linear settlement pattern. Furthermore, development in the western part would entail the loss of trees and scrub.

Number of assessment unit: PLA0002

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The site is a portion of a medium to large size field enclosed by hedgerow and mature trees.
Landform				x			Gentle slope	The site slopes down gently to the east.
Landcover, land use and condition	Crop		x					The site is arable land and covered by a single crop of possibly barley. Good condition
Man-made influences (Negative/ Positive)					x		Residential	Properties to the south overlook the site
Settlement pattern and edges				x			Ribbon	The site sits at the southern end of the settlement within the ribbon development along Iden Road (B2082). The north side of the site fronts on to Playden Lane and the row of properties facing the site.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Arable land			x				The site is classed as a 20 th C fieldscape. The barley crop gives an agricultural quality to the area.
Tranquillity	Quiet		x					The site is peaceful with some traffic sound from Iden Road
Local distinctiveness/ sense of place	Some		x					The open access to the site at the southern end allows the site to contribute to the character of the settlement. The scale and use of the site gives it a strong sense of place.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					Long views from the site reach to the wind turbines in the distance across AONB landscape. There are several listed buildings clustered around the site.
Vistas and Typical Receptors	PROW		x					The PROW along Playden Lane allows walkers views into the site.
Value								
Landscape value			x					The site contributes to the rural setting of the settlement and the PROW adds to the value.
Visual value			x					The barley crop adds to the visual impact of the site however without it the site is still visible from the road and contributes to the wider AONB landscape.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the hedgerows and trees and retain the land for arable use. Mitigation – provide a defensible landscape buffer to the wider field. High quality design which would not detract for the setting of the listed buildings. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The site consists of a narrow portion of a larger field and although it is located within the ribbon development along Iden Road and Playden Lane, the gradient of the land and the scale of the field allows long views and makes the site more sensitive to change. The number of listed buildings must be taken in to account- changes to the site will impact on their setting.

Landscape Sensitivity to Specific Change

Number of assessment unit: PLA0003

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x				There are mature trees to all boundaries with the wider landscape. A residential property is located to the south western boundary and a hotel to the north west boundary. The site appears open in places although this is constrained by the L-shape.
Landform	Many levels and gradients		x					The site has a gradient and slopes down to the east. To the rear of the hotel the site forms a small valley, although there are variety of gradients in different parts of the site.
Landcover, land use and condition	Trees		x				A mix of ground covers	The site has an assortment of covers due to different uses. Some grazed pasture and ornamental trees. Evidence of livestock with water troughs. The property within the site boundary has a cut grass garden area with some garden shrubs.
Man-made influences (Negative/ Positive)				x			Existing development	A house with driveway is located on the western portion of the site. There is some post and wire fencing to the site perimeter and wind turbines are visible on the eastern horizon. The hotel boundary with the site comprises of a 1.8m fence.
Settlement pattern and edges	Outside settlement		x					The site is located to the north of the main cluster of the settlement however there is ribbon development along Rye Road and a hotel is and its grounds abuts the eastern site boundary.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB setting		x					The site has a rural quality outside of the house and its curtilage. It is located on the edge of the AONB and abuts a AONB medieval fieldscape. The valley adds to the feel of open countryside.

Tranquillity				x			Traffic	The site is fairly quiet although the Rye Road is busy with constant traffic
Local distinctiveness/ sense of place	Some		x					The site is set back but still partly visible from the road and has a strong sense of place, due to the scale and valley. The mature trees contribute to the wider landscape.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		x					The site provides views into the AONB
Vistas and Typical Receptors	Footpath			x				There is a footpath set back from the road along the boundary of the western edge of the site which allows users to view the southern portion of the site.
Value								
Landscape value				x				The site is pleasant and contributes to the wider landscape
Visual value				x				The main views into the site will be from the property within the site boundary, but users of the footpath can view the southern part of the site.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect boundary trees. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x	x				The site is partly developed which gives a lower sensitivity in this section however the valley to the northern part, mature trees and the different gradients across the site raise its sensitivity.

Number of assessment unit: PLA0008

County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Enclosed	The site is a medium size field. There are mature trees to all boundaries and a property on the west boundary.
Landform					x		Gentle slope	The site slopes down to the east and is at a higher level than the road as the road gradient goes down towards the east.
Landcover, land use and condition	Trees		x					There is mixed overgrown grassland. The mature trees to the perimeter include some ornamental and some evergreen.
Man-made influences (Negative/ Positive)						x		There is 2 metre high feather board fencing to the west edge, creating a boundary between the property and the site.
Settlement pattern and edges					x		Close to development	There are built up area to the west and south of the site and mainly larger detached properties along New England Road.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Rural quality			x				The site has a rural character although the mix of tree species add to a more managed appearance.
Tranquillity	Very quiet		x					The site is very quiet although the traffic from the main road is audible.
Local distinctiveness/ sense of place	Visible from the main road			x				The site contributes to the rural character of the settlement. The boundary trees are visible from the main road and the site can be seen from the junction with the main road as the access gate is at the western end.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features				x				The site is outside the AONB. There is a listed building to the east, but this is not visible from the site.
Vistas and Typical Receptors				x				Users of New England Road benefit from the pleasant views in to the site.
Value								
Landscape value				x				The site is not AONB but contributes to the rural landscape value of the area.
Visual value				x				The site is visible from the road and from the main road and has value from certain viewpoints.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the mature trees to the boundaries. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				x				The interior of the site is only visible from the access point at the western end however users of the road benefit from this view. The perimeter trees along New England Road create a country lane quality which adds to the rural value of the area. The change in level from the road to the site would be a consideration regarding access.

Landscape Sensitivity to Specific Change Desktop study as site not visible from the public realm

Number of assessment unit: PLA0001 County Landscape Character Area: Lower Rother Valley

Date: 04.08.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				x			Appears enclosed	
Landform	Change in level		x					The site appears to have a low incline down towards the the adjacent lane but the road is on a gradient leaving a change of level of approx. 3 metres.
Landcover, land use and condition	Trees		x					Not visible from the road, however the boundary comprised of mature trees, hedgerow and scrub.
Man-made influences (Negative/ Positive)					x		Not clear	None visible on Google Earth.
Settlement pattern and edges				x			Built up	The site is located within built up areas to the west and to the south. Larger detached properties are prevalent along New England Road.
Aesthetic, Perceptual, Experiential								
Scenic quality and character					x			Not visible from the road
Tranquillity				x			Road	Playden Road is very quiet although the traffic noise from the main road is audible
Local distinctiveness/ sense of place				x			No public views	The site is outside the AONB. It possibly contributes to the sense of place to the surrounding properties but is not visible from the public realm.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features				x			None	Views into the AONB may be possible from the site at the higher west end however the perimeter tree and hedgerow may reduce views out of the site.
Vistas and Typical Receptors					x		Few	There are no PROW close to the site or views into the site from the public realm.
Value								
Landscape value					x			The site is not AONB.
Visual value					x			The site is not visible from the road but may have visual value to the surrounding properties.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve and protect mature trees and hedges. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.					x			As it is not AONB the sensitivity to development is less, however access to the site is required to undertake a detailed assessment. Access to the site was not obvious and the change in level from the site to the road would need consideration.

Landscape Sensitivity to Specific Change

Number of assessment unit: Rye0003

County Landscape Character Area: Rye Town / Rye Winchelsea Area boundary

Date: 30.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial X Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					x			The site is built up and fairly open to the wider levels
Landform					x		Flat	The area is level and low lying
Landcover, land use and condition						x	Sheds	The site is developed as light industry and hard standing for lorries.
Man-made influences (Negative/ Positive)						x		Developed
Settlement pattern and edges				x				Rye is a nucleated market town with the historic core centred on the distinctive citadel. Rye Harbour Road supports industrial development at the eastern end. The site is built up and separated from the citadel by the river.
Aesthetic, Perceptual, Experiential								
Scenic quality and character						x	Low	The site is not scenic due to the land use however the wider part of the strategic gap has more character.
Tranquillity						x	Road	A259 and industry.
Local distinctiveness/ sense of place				x			Lacking	The site and surroundings have some sense of place due to the proximity to the river and citadel however this is masked by development.
Visual								
Views related to designated landscapes or	Rye		x					Views to the citadel and possibly to the AONB to the west. Views towards the site from the wider marshes and Camber Castle.

locally valued views including from Cultural Heritage features								
Vistas and Typical Receptors			x					Views into the site are limited due to the high hedge. There are no long views across the area.
Landscape value						x		The site is not valued as it is developed with light industrial uses and little vernacular quality.
Visual value				x				A public footpath runs along the northern boundary. Potential wider views from the marshes. Views from the citadel
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: There is little to conserve. Mitigation would be to create a new defined edge to the settlement by reinforcing the landscape buffer to the levels. Restoration of a degraded landscape: Replace buildings with a high-quality mixed-use development.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.					x			A high-quality mixed-use development could be acceptable with retail as well if considered appropriate.

Landscape Sensitivity to Specific Change

Number of assessment unit: UDI0004

County Landscape Character Area: Lower Rother Valley /Brede Valley Boundary

Date: 31. 8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open		x					The area is a patchwork of fields some enclosed by hedgerows. There are long views across from higher ground. Very open.
Landform	Slopes and floodplain		x					The southern part is an undulating slope which falls towards the Tillingham Valley and the wider AONB. The north part of the site is a flat valley in floodzone 2.
Landcover, land use and condition	Trees and hedges		x					Agricultural and arable with hedged field boundaries and scattered hedgerow trees.
Man-made influences (Negative/ Positive)	Few detractors			x				Adjacent residential development on the outskirts of the town of Rye, otherwise few detractors.
Settlement pattern and edges	Contained		x					Ribbon development has extended out of the town along the B2089. A new estate has recently been built at Valley Park. Thus is well contained from the wider countryside as it is located in a gentle valley. Houses in the Pottingfield Road estate do intrude onto the AONB countryside. Further extension would be out of character with the existing settlement.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB rural		x					The area is unspoilt countryside and is contiguous with the wider AONB landscape. The central fields are medieval and most of the field boundaries are historic.
Tranquillity	Quiet		x					The area is relatively tranquil away from the B2089.

Local distinctiveness/ sense of place	Strong							As the rural unspoilt setting to the town and the Tillingham River Valley the area has a strong sense of place.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB Rye		x					Long views across the AONB and the Tillingham Valley from the edge of town and several public footpaths. There are views across the area from Rye cemetery
Vistas and Typical Receptors			x					Views from residential parts of the town and several public footpaths. Long views across the area from the north and Rye cemetery.
Landscape value			x					The site is part of the countryside setting for the setting for the town. It is valued as the valley side to the Tillingham Valley.
Visual value			x					The long views across the site are of valued countryside and there are several public footpaths with views across the area.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the historic field boundaries trees and hedges. Mitigation with planting would be out of character with the historic and open field structure. Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					The area is contiguous with the AONB countryside and is very open. The recent housing development in Valley Park is well contained and has a defined landscape edge which should not be breached. A previous appeal for a petrol station and shop adjacent to the B2089 was dismissed by the inspector.

Number of assessment unit: RYE0025

County Landscape Character Area:

Rye Winchelsea Area

Date: 30.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure		x					Very open	The site is very open to long views across the river to the wider marches and to views from the town.
Landform					x		Flat	The area is level and low lying
Landcover, land use and condition	Grass		x					Recovered flood plain previously salt marsh now grassland and grazed. Reasonable condition. Scope for habitat creation.
Man-made influences (Negative/ Positive)	Rye town			x				A Kingdom Hall in the SW corner. Boats and houses adjacent to the river.
Settlement pattern and edges	Nucleated		x					Rye is a nucleated market town with the historic core centred on the distinctive citadel. Rye Harbour Road supports industrial development at the eastern end. The site and surroundings are a largely undeveloped gap between the citadel and the industrial area. The river also separates the areas.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	Setting of Rye		x					The site is scenic as the undeveloped setting of the river and citadel
Tranquillity			x					Rye Harbour Road is busy with industrial traffic. Away from the road the site is quieter.
Local distinctiveness/ sense of place	Strong		x					The site and surroundings have sense of place due to the proximity to the river and citadel.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	Rye		x					Views to the citadel and the river.
Vistas and Typical Receptors			x					There are wide views across the site from the wider levels. There are public rights of way with views across the site on the other side of the river. There are long views from the citadel and historic parts of the town.
Landscape value			x					The river and marshes are valued. It is part of the strategic gap.
Visual value			x					There are wide views across the area from sensitive locations.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Create wetland habitat Restoration of a degraded landscape: N/A								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			x					Housing development would be out of character with this part of Rye Harbour Road. The river forms the boundary to the core of the town. If developed there would be no logical boundary or defensible edge.

Landscape Sensitivity to Specific Change

Number of assessment unit: Rye0047

County Landscape Character Area:

Rye Winchelsea Area

Date: 30.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					x		Enclosed	The site is enclosed by a tall conifer hedge along Rye Harbour Road and trees and scrub on the boundaries with the wider levels
Landform					x		Flat	The area is level and low lying
Landcover, land use and condition					x		House	The site is a house and garden with a large barn or workshop adjacent and hardstanding/ farmyard character. Reasonable condition. Some detractors.
Man-made influences (Negative/ Positive)					x		House and yard	Residential development.
Settlement pattern and edges	Nucleated			x				Rye is a nucleated market town with the historic core centred on the distinctive citadel. Rye Harbour Road supports industrial development at the eastern end. The site and surroundings are a largely undeveloped gap between the citadel and the industrial area. The river also separates the areas.
Aesthetic, Perceptual, Experiential								
Scenic quality and character					x		Low	The site is not scenic due to the land use however the wider part of the strategic gap has more character.
Tranquillity					x		Road	Rye Harbour Road is busy with industrial traffic.
Local distinctiveness/ sense of place				x			Lacking	The site and surroundings have some sense of place due to the proximity to the river and citadel however this is not appreciated from the outside.

Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	Rye			x				Views to the citadel and possibly to the AONB to the west.
Vistas and Typical Receptors					x		Enclosed	Views into the site are limited due to the high hedge. There are no long views across the area.
Landscape value					x			The site does not have much value but the surrounding areas with the river and marshes are valued. It is part of the strategic gap.
Visual value					x			There are limited views in.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: There is little to conserve. Mitigation would be to create a new defined edge to the settlement. Replace conifer hedge with native vegetation. Restoration of a degraded landscape: Restore areas of hardstanding and degraded land.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.					x			If considered suitable it would be difficult to defend the adjacent field to the south of the site and this could lead to over development in the strategic gap. A housing development would be out of character with this part of Rye Harbour Road as there is no housing to the east of the river in this location. Rye Harbour is a distinct and separate area of settlement at the end of the road.

Number of assessment unit: BAT0014

County Landscape Character Area: Combe Haven Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure				X			Enclosed	The individual parcels of land within the site are enclosed by tall well treed hedgerows. Enclosed by a wooded ridge on the east side and development edge on the west side.
Landform	Sloping		X					Gently undulating and slopes away from the built-up area from north to south.
Landcover, land use and condition	Unspoilt		X					Pastoral farmland used for hay crops. Well managed and in good condition. Mature treed hedgerows enclose field parcels. Ancient woodland and nature reserve on the eastern boundary.
Man-made influences (Negative/ Positive)	Few		X					The settlement edge of Tollgates including a new development of 60 houses. Few detractors.
Settlement pattern and edges	Rural edge		X					Settlement extending to the east of the town is principally ribbon development along North Trade Road and contained cul de sacs extending out to the north and south of the main road. The existing settlement edge is softened by mature trees belts.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	X						The site is typical AONB landscape with historic early medieval fieldscapes and field boundaries. The character is rural and unspoilt.
Tranquillity	Quiet		X					The site is relatively tranquil with some influence from the current building site and residential neighbours.
Local distinctiveness/ sense of place	Strong		X					Strong sense of place due to the mature trees, fieldscapes and historic connections including Almonry Farmhouse.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	Several		X					Views from the AONB. Views across the site from the listed Almonry Farmhouse. Potential views for the 1066 Country Walk and the top of the Gatehouse at Battle Abbey.
Vistas and Typical Receptors	Rights of way		X					Local residents, users of an adjacent public footpath 82 and potentially the 1066 country walk to the east and southeast.
Value								
Landscape value		X						Valued countryside due to the AONB status, the rural setting to this part of the town and unspoilt countryside.
Visual value			X					Views from public rights of way and sensitive heritage receptors along with the AONB countryside.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve fieldscapes, trees and hedges. New planting mitigation would not be appropriate as fieldscapes are more valued than new trees and hedges which are already abundant. Positive management of existing landscape features would help to mitigate. A 15m landscape buffer to Ancient woodland on the eastern boundary. Restoration of a degraded landscape: Not applicable.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The area is rural in character and is comprised of distinct separate fields. The site area is clearly distinct from the new development at Fieldway which is enclosed by a tree belt. Access to the various fields would require loss of ancient field boundaries. LVA carried out by SLR 2020 concludes that the more sensitive part of the site is further from the settlement edge. The area close to the settlement edge is more visually sensitive, from Battle Abbey and public rights of way, and is the setting of a listed building. Due to the visual sensitivity of the area closest to the urban edge the illustrative layout is proposing to develop the most sensitive part of the site in terms of landscape character. There may be scope for small scale development close to the urban edge.

Landscape Sensitivity to Specific Change

Number of assessment unit: BAT0038

County Landscape Character Area: Brede Valley

Date: 22.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness / Enclosure	Open		X					The northern field is open to the wider landscape to the east otherwise relatively enclosed.
Landform	Steep	X						Slopes steeply towards the east.
Landcover, land use and condition	Historic		X					Grassland with evidence of hay cut. Mature trees on boundaries and in groups and some hedged boundaries. Farmland in good condition.
Man-made influences (Negative/ Positive)				X			Houses	The site is adjacent to the built-up edge of Netherfield Road. Otherwise there are few detracting influences.
Settlement pattern and edges	Rural		X					Netherfield Road is characterised by ribbon development extending out from the historic core of the town. The residential area has a soft edge with gardens. The gardens are smaller adjacent to the field in the southeast part of the site where the houses have a more dominant influence on the countryside.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	X						The site is within the AONB and is contiguous with the wider countryside of the Brede Valley character area to the west. The fields and boundaries are historic fieldscapes.
Tranquillity	Tranquil		X					The site is relatively tranquil with few local noise sources.

Local distinctiveness/ sense of place	Local		X					The area has a strong sense of place as the rural setting to this part the town. Mature trees and hedges and the pastoral character contribute to this.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB		X					Views from the AONB. There is an historic farmstead in the centre of the site, but no listed buildings.
Vistas and Typical Receptors	Public right of Way		X					Views into the site from Netherfield Road are limited to residential properties apart from a gateway which allows glimpses into one field. There are views towards the site from a public footpath which crosses the area from Beech Farm to Battle.
Value								
Landscape value			X					The site is in the AONB and it supports some of the key character components including mature trees, historic fieldscapes and a farmstead.
Visual value			X					There are views towards the site area from the wider AONB.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conservation of mature trees and field boundaries. Reintroduction of flower rich meadows. Extensive woodland planting would not be appropriate as it would mask the historic fieldscapes. Restoration of a degraded landscape: The site is in good managed condition.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The site area is very sensitive as it is rural in character and contiguous with the wider AONB landscape. It also supports key components of the AONB.

Landscape Sensitivity to Specific Change

Number of assessment unit: BAT0085, BAT0110, BAT0020

County Landscape Character Area: Combe Haven Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure					X		Enclosed	Enclosed by trees and woodland, high fences and built development.
Landform					X		Level	Slightly undulating with some level areas.
Landcover, land use and condition							Horse paddocks	Horse paddocks, fences and heavily grazed grassland. Reasonable conditions as part of a managed estate.
Man-made influences (Negative/ Positive)					X		Built form	Fences and paddocks, horsiculture, tarmac driveway and institutional signage. Institutional and other buildings.
Settlement pattern and edges					X		lower	Ribbon development extends along both sides of Hastings Road as it emerges from the town. The sites is part of the countryside setting to this. The edges are softened by garden vegetation and boundaries.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site has a parkland character as part of the grounds of the country house. The horsiculture uses detract from character.
Tranquillity				X			Occupied buildings	Influenced by the urban edge and A2100 close to these but more tranquil in the north and east.
Local distinctiveness/ sense of place				X			Lower	Some limited sense of place as part of the grounds to the house however this is not very pronounced.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB			X				The AONB landscape from within the site.
Vistas and Typical Receptors				X			Few public	There are limited public views into the area from the access road and some houses which overlook parts of the site. Users of the school and office buildings within the estate.
Value								
Landscape value			X					AONB but only accessible to the users of the site.
Visual value				X				
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Mature trees and hedges and parkland character. Reinforce and strengthen this character and remove horsiculture influences. Restoration of a degraded landscape: Remove or reduce influence of horsiculture.								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.				X				The site is within the AONB but it is influenced by the land use and activity related to the main house and wider estate. There could be some opportunities for sensitive development.

Number of assessment unit: BAT0067

Date: 19.8.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Ridge top			X				The site is in a ridge top location so potentially open to long views but locally enclosed by topography and trees
Landform	Slope?		X	X				Ridgetop sloping towards the east. Access to the site is required to check.
Landcover, land use and condition	Trees and hedges		X					Grassland pasture with mature boundary trees and hedges. Good condition
Man-made influences (Negative/ Positive)	Few detractors		X					Agricultural buildings of the old poultry farm adjacent to the site. Adjacent listed building and garden. Few detractors
Settlement pattern and edges	Ribbon		X					Netherfield is a small village. The historic part is centred around the church. Darvel Down is characterised by scattered historic farmsteads along historic routeways. The more modern cul de sac tumbles down the side of a north facing slope.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The site is within the AONB. The character is influenced by the presence of the chicken sheds and adjacent cul de sac.
Tranquillity	Tranquil		X					The area is relatively tranquil, but influenced by adjacent development.
Local distinctiveness/ sense of place	Strong		X					The ridge top location and distinctive character of the settlement do have a strong sense of place
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	AONB Listed building		X				Views within the AONB and from the adjacent listed building Darvel Beech
Vistas and Typical Receptors	Ridgetop			X			There are glimpsed views to the site from the cul de sac of Darvel Down. Otherwise public views are very limited. There are potential distant views from the higher ground to the north but there are no public footpaths.
Landscape value			X				The site is in the AONB and has some character. The fieldscapes are late post medieval.
Visual value				X			Few public views
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Conserve and enhance trees and hedges. Create a new defined landscape buffer to the wider countryside. Provide a landscape buffer to the listed house. Restoration of a degraded landscape: N/A							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X				The ridge top location would make this site sensitive to development. There may be some scope for development close to the village edge. Careful consideration would need to be given to the character of the settlement and whether this site cumulatively with other allocated sites would have an unacceptable impact on the scale of the existing hamlet.

Landscape Sensitivity to Specific Change

Number of assessment unit: BAT0080, BAT0083 and BAT0069 County Landscape Character Area: Combe Haven Valley

Date: 22.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness / Enclosure			X					The sites are enclosed by topography, tall hedges, the built up urban edge and tree belts.
Landform			X					A gently rolling ridge top landscape which falls away to the south.
Landcover, land use and condition				X				A mix of arable, horse paddocks and hay pasture with some unmanaged scrubby areas. Mature trees, tall hedgerows and ancient woodland forms the eastern edge.
Man-made influences (Negative/ Positive)						X		BAT0080 and 0083 are separated by the access road to a care home at Cedarwood House. Gardens and houses on Hastings Road which bound the sites to the north. Horseyculture in BAT0083.
Settlement pattern and edges			X					Ribbon development extends along both sides of Hastings Road as it emerges from the town. The sites area is the countryside setting to this. The edges are softened by garden vegetation and boundaries.
Aesthetic, Perceptual, Experiential								
Scenic quality and character			X					The sites are typical of AONB countryside on the edge of development. The ridgetop location adds to scenic quality. BAT0069 is an early medieval historic fieldscape.
Tranquillity				X				The area is relatively tranquil as it is set back from the road. BAT0080 and BAT0083 are influenced by moving traffic on the lane and adjacent gardens.
Local distinctiveness/ sense of place			X					The ridge top location and long views contribute to local distinctiveness and sense of place.

Visual							
Views related to designated landscapes or locally valued views including from Cultural Heritage features			X				The sites are viewed from locations in the AONB. Cedarwood House is a listed building and historic farmstead.
Vistas and Typical Receptors			X				There are views across the areas from adjacent houses and gardens but no public rights of way. There are extensive and long views out of the sites across the AONB to the south downs. Due to the topography and vegetation local views towards to site from the wider AONB are limited.
Value							
Landscape value			X				The site is valued as the setting for the urban area and as AONB landscape.
Visual value			X				There are wide views out but limited views on from public areas.
Mitigation potential							
Conservation or enhancement of an intact unspoilt landscape: Conserve historic fieldscapes and boundaries. Conserve setting of historic farmstead. If development is considered to be acceptable create a woodland buffer to the wider countryside and new defined edge to the town. Restoration of a degraded landscape: Remove or reduce the influence of horse/culture influences such as temporary fences.							
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X				The ridge top setting is sensitive despite the adjacent ribbon development. There may be some scope for infill development in BAT0083 as it is flat, more enclosed and more closely related to other development on the urban edge.

Landscape Sensitivity to Specific Change

Number of assessment unit: BAT0074 and BA0072

County Landscape Character Area: Brede Valley

Date: 22.07.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness / Enclosure	Ridgetop		X					The area is enclosed by topography and woodland, but more open on the ridgetop.
Landform	Steep	X						Very undulating with steep sided ghylls close to the road.
Landcover, land use and condition	Farmed		X					Arable fields and paddocks enclosed by hedgerows with ghyll woodland on the southern boundary. Managed farmland in good condition.
Man-made influences (Negative/ Positive)						X	Road	The busy A2100 on the western boundary. The road appears to be on embankment as the land falls away sharply on both sides. Farm buildings. BAT0072 is partly developed with a residential property and sand school.
Settlement pattern and edges			X				Suburban edge	Apart from the developed art of BAT0072 the sites are part of an undeveloped area on the east side of the A2100 and set between the ribbon development of Virgins Lane and Canadia Road. A new development is being built out on the west side of the road at Lillybank.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB		X					The sites are typical of undulating farmed landscape of the AONB. It is separated from the wider countryside by landuse and landform.
Tranquillity					X		Road	The busy A2100 detracts from tranquillity in the part of the site closest to the road.
Local distinctiveness/ sense of place	AONB		X					The site is AONB landscape and supports some of the key characteristic components in the early mediaeval historic

								fieldscapes, boundaries, mature trees and ghyll woodland. The area is separated from the wider AONB landscape by ribbon development and the A2100.
Visual								
Views related to designated landscapes or locally valued views including from Cultural Heritage features					X		Limited	Views from within the AONB
Vistas and Typical Receptors				X			Few	Restricted to drivers and pedestrians on the A2100
Value								
Landscape value			X					The site is AONB however it is influenced by suburbanising developments.
Visual value				X				There are limited public views into the area.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve historic fieldscapes, trees and hedges. Mitigation would be difficult on the more elevated slopes. Restoration of a degraded landscape: Not applicable								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.			X					The sites are in a countryside location within the AONB. The surrounding development does reduce the sensitivity of the area overall. The development at Lillybank does not detract from the character of the site as it is set low in the landscape. The Lillybank site is more closely associated with the urban area than with the wider countryside. BAT0074 would be unsuitable for development. BAT0072. The southern part of the site is subject to a current outline planning application for 10 dwellings. There could be some scope for development on the more level parts of the site. much of which is already developed with a house and sand school. This part of the site is also more closely related to the existing

								settlement edge. The northern part of the site is similar in character to BAT0074.
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Number of assessment unit: BAT0076

County Landscape Character Area: Brede Valley

Date: 29.7.22

Criteria	Higher susceptibility (informed by indicators)	Sensitivity					Lower susceptibility (informed by indicators)	Notes – indicators of susceptibility to development (tick). Housing X Light industrial Solar
		H	HM	M	ML	L		
Landscape								
Openness/ Enclosure	Open areas		X					The northern part is more open on a ridge top. Areas further south are more enclosed.
Landform	Steep	X						Ridge top in the north falling away to a bowl to the south with some steep slopes on the settlement edge. Steeply undulating in places.
Landcover, land use and condition	Historic	X						A mix of pastoral and arable farmland in good condition. Mature trees and hedges, woodland shaws including ancient woodland.
Man-made influences (Negative/ Positive)	Historic town	X						The eastern and northern edge of the town. Telegraph poles. A farmstead with some modern buildings.
Settlement pattern and edges	Soft edges		X					The built-up edges of Battle town some open hard edges others softened by garden boundaries. Views to traffic on the A2100 and Battle car park.
Aesthetic, Perceptual, Experiential								
Scenic quality and character	AONB	X						The area is typical AONB countryside and forms the rural setting to the town. It supports historic landscapes, some medieval, and ancient boundaries. Ancient woodland belts, ghyll woodland and several historic farmsteads. All key components of the AONB.
Tranquillity	Rural fringe		X					Influenced by the urban edge and A2100 close to these but more tranquil in the north and east.
Local distinctiveness/ sense of place	Unique	X						Very strong due to the unique setting to the historic parts of the town including the church many listed buildings and Battle Abbey The steep topography and land cover reinforce this.
Visual								

Views related to designated landscapes or locally valued views including from Cultural Heritage features	Battle Abbey etc.	X						The AONB, an historic farmstead and many listed buildings including Battle Abbey and the Conservation area.
Vistas and Typical Receptors	Public rights of way and town	X						The site is crossed by several public footpaths giving access to the countryside from the town. Long views both north and south across the area from the ancient trackway in the north.
Value								
Landscape value		X						The area is the rural setting to the historic part of the town and is valued due to many public access opportunities.
Visual value		X						There are wide views across the area from the town and the many public rights of way which cross the area.
Mitigation potential								
Conservation or enhancement of an intact unspoilt landscape: Conserve the historic fieldscapes, ancient woodland and mature tree and hedges. There would be little opportunity for mitigation as new planting would be out of character and would mask fieldscapes. Restoration of a degraded landscape: Not applicable								
Overall Landscape Sensitivity (landscape and visual susceptibility combined with value) of the assessment unit.		X						The area has a unique character as the setting for the historic town. The steep topography on the boundaries of the built-up area would be a major constraint to development. The area is highly valued as unspoilt accessible countryside.

MAP KEY



HELAA Site



Tree Preservation Orders



Listed Buildings



Scheduled Monuments



Conservation Areas



Strategic Gaps



Local Wildlife Sites



Ancient Woodland



High Weald AONB



High Weald AONB: Ponds



High Weald AONB: Historic Routeways -
Public Rights of Way



High Weald AONB: Historic Routeways -
Roads



High Weald AONB: Historic Farmsteads



High Weald AONB: Historic Field Boundaries



High Weald AONB: Historic Landscape Character
Early Medieval (AD 410 - AD 1065)



High Weald AONB: Historic Landscape Character
Medieval (AD 1066 - AD 1499)



High Weald AONB: Historic Landscape Character
Early Post-Medieval (AD 1500 - AD 1599)



High Weald AONB: Historic Landscape Character
Late Post-Medieval (AD 1600 - AD 1799)



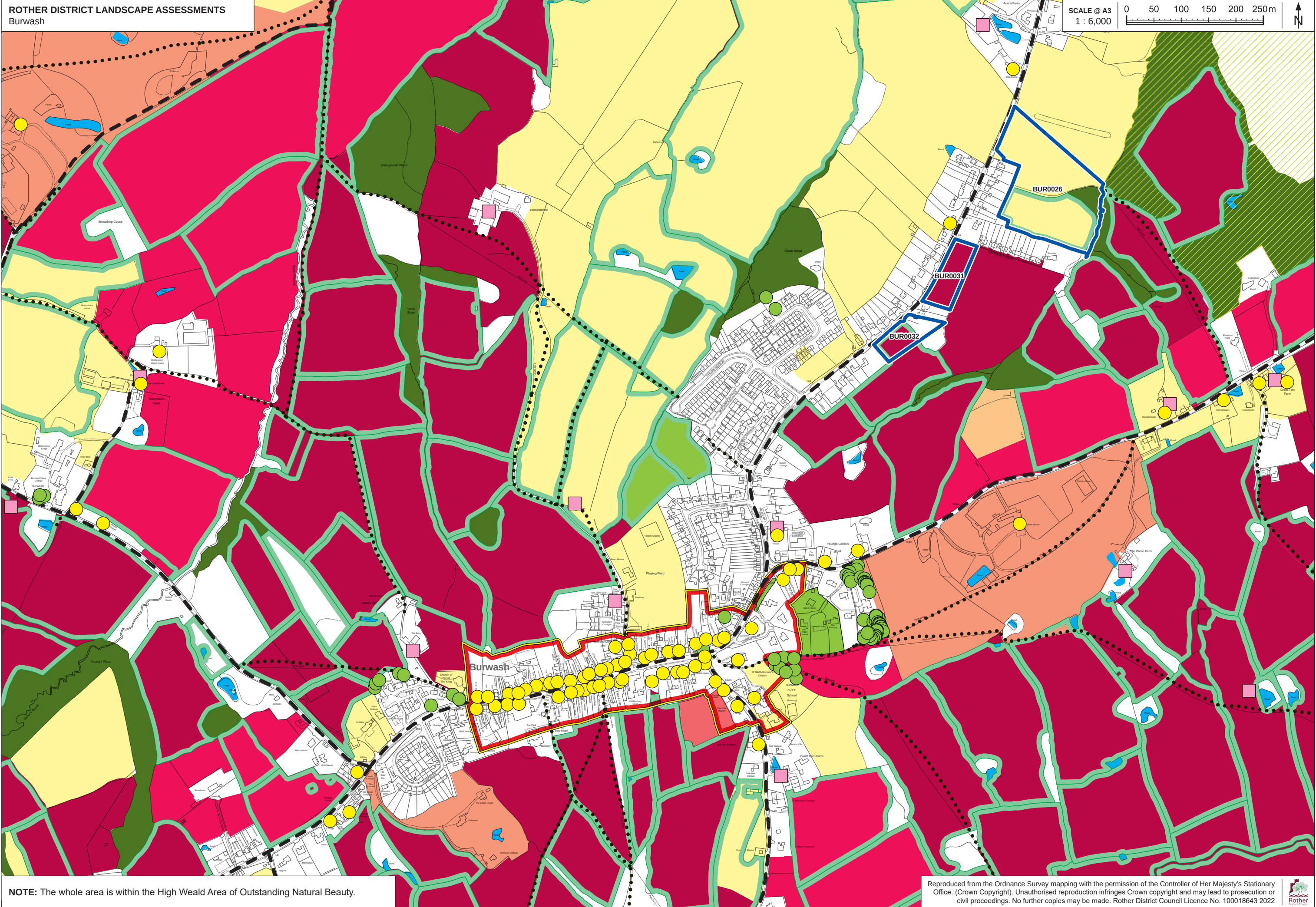
High Weald AONB: Historic Landscape Character
Early Modern (AD 1800 - AD 1913)



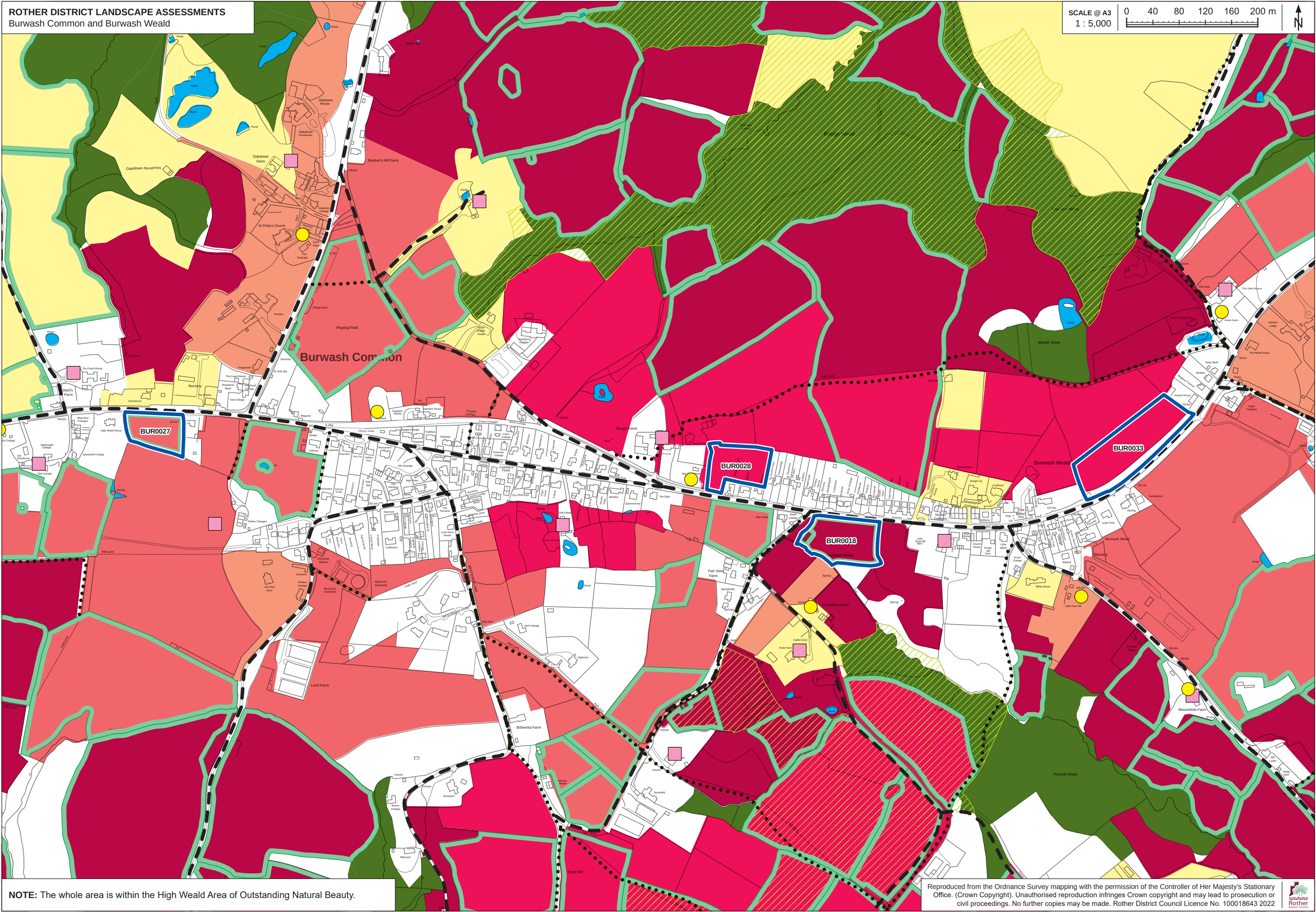
High Weald AONB: Historic Landscape Character
Early 20th Century (AD 1914 - AD 1945)



High Weald AONB: Historic Landscape Character
Late 20th Century (AD 1945 - Present)



NOTE: The whole area is within the High Weald Area of Outstanding Natural Beauty.

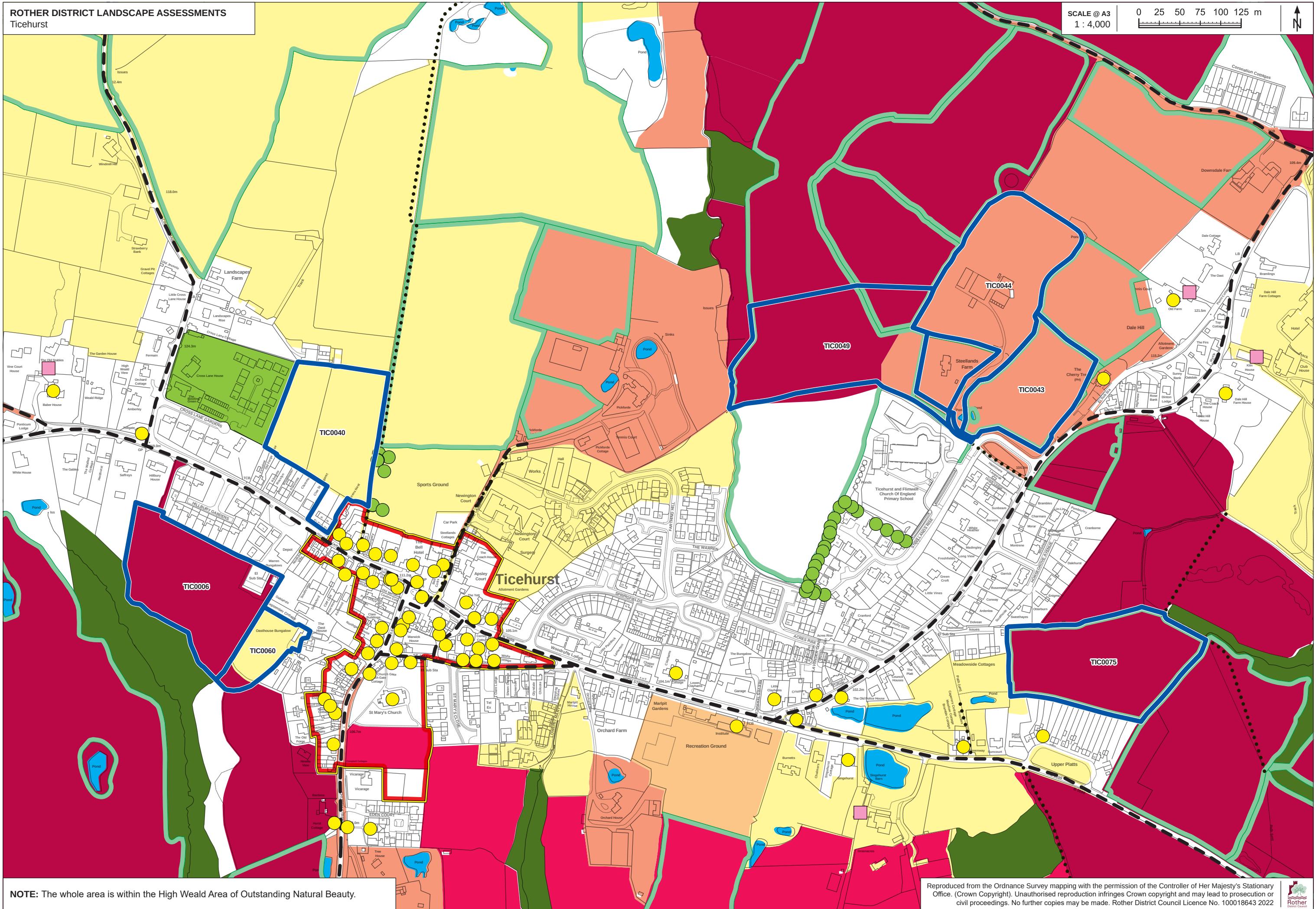


NOTE: The whole area is within the High Weald Area of Outstanding Natural Beauty.

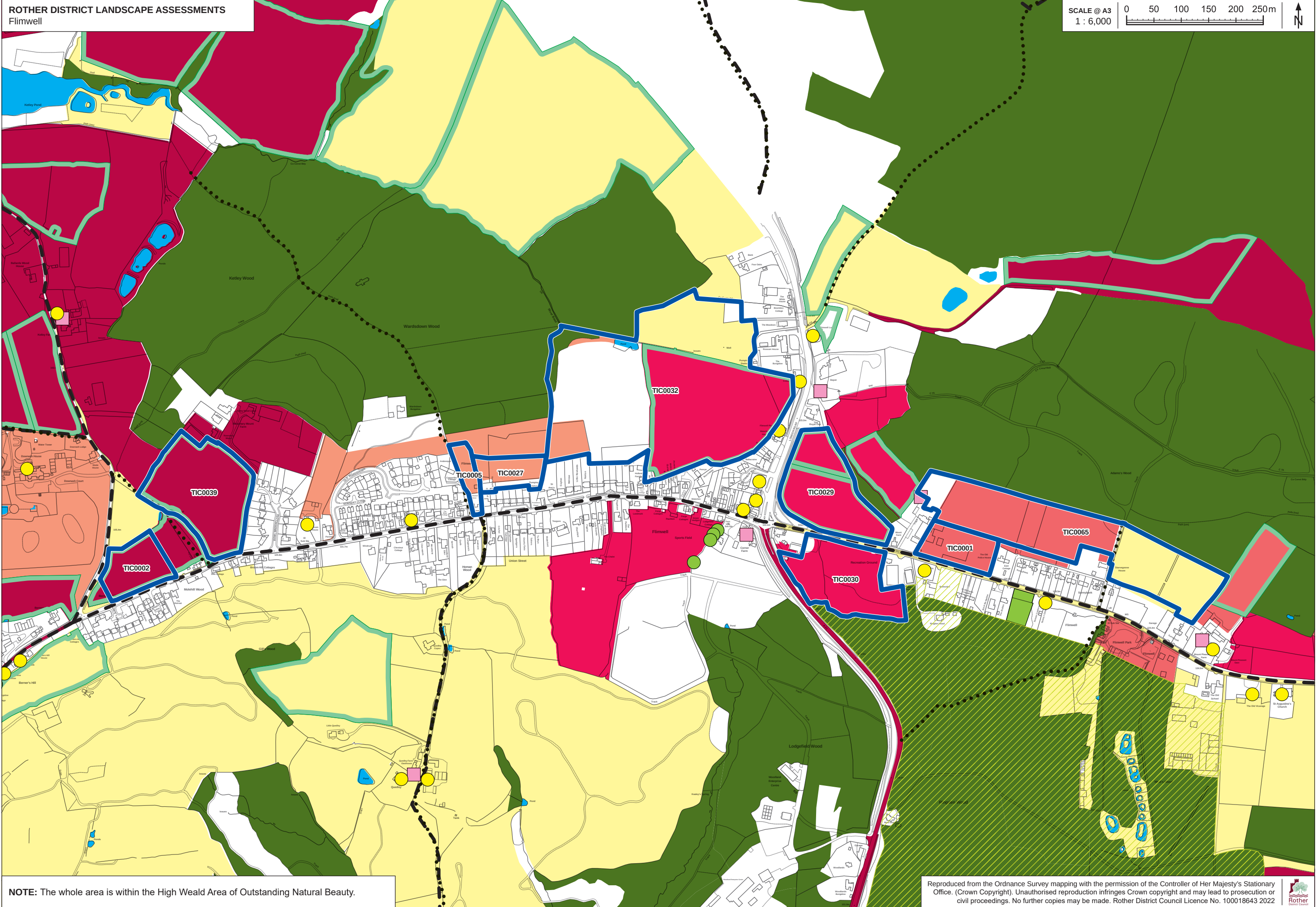


NOTE: The whole area is within the High Weald Area of Outstanding Natural Beauty.

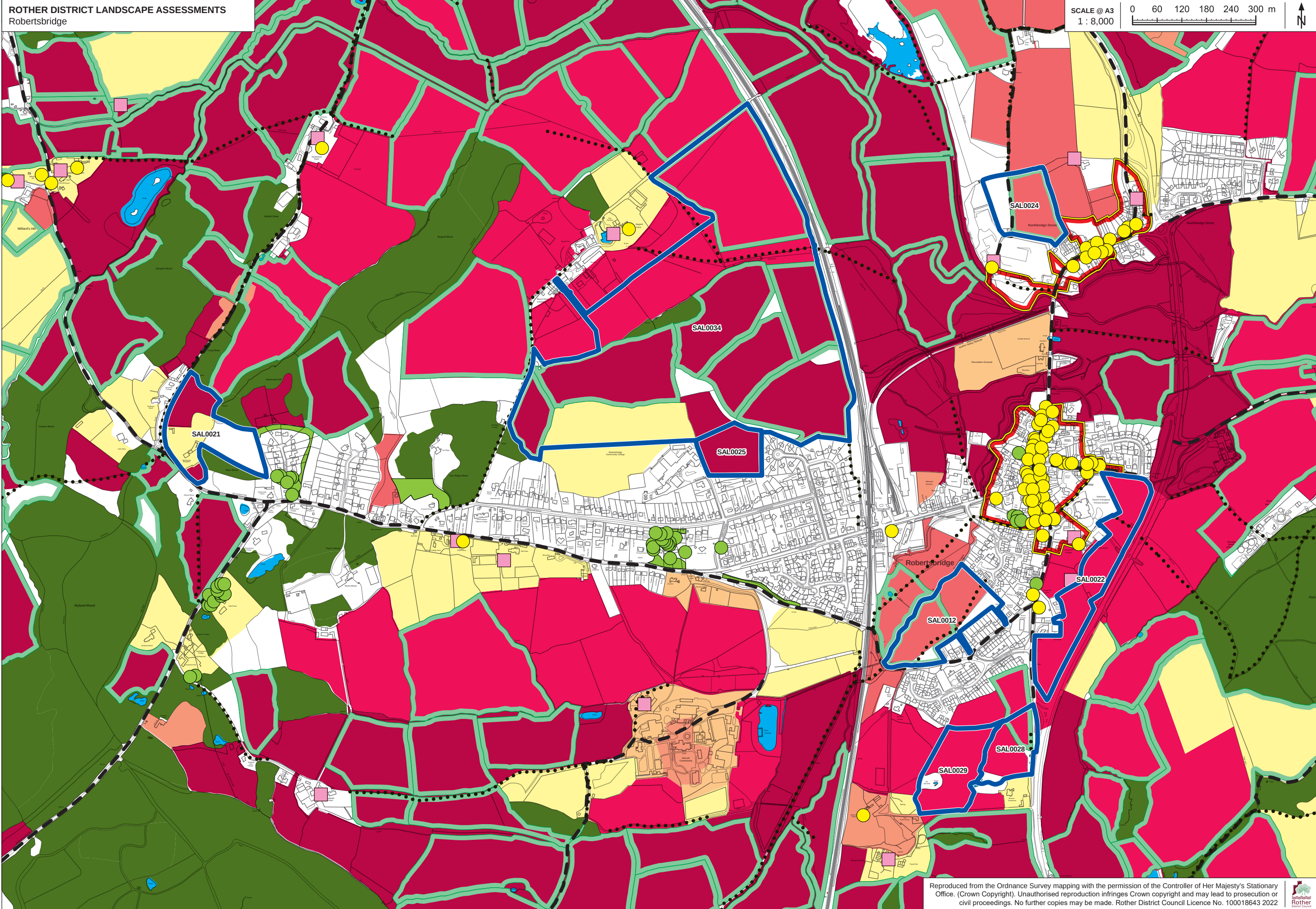


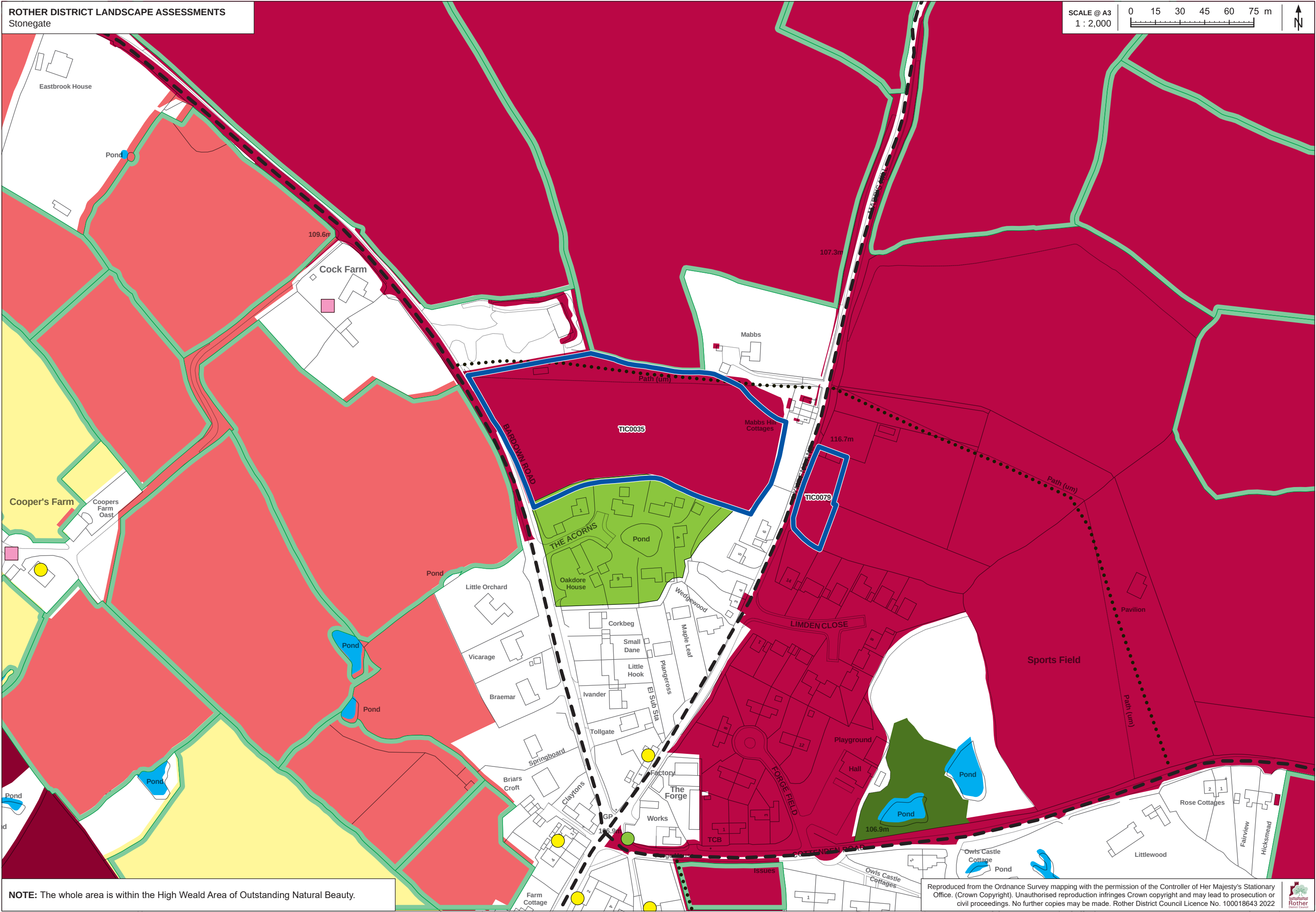


NOTE: The whole area is within the High Weald Area of Outstanding Natural Beauty.



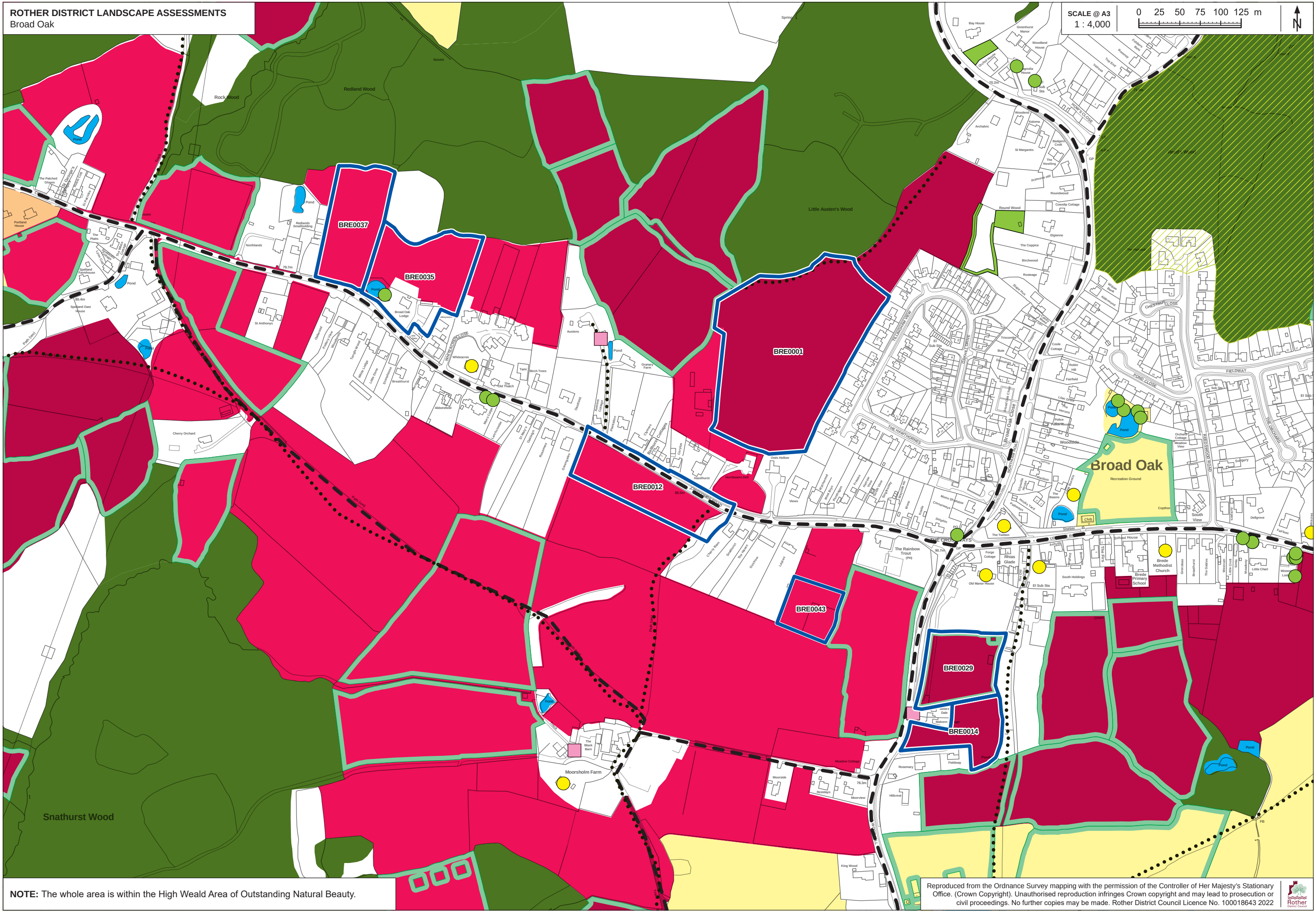
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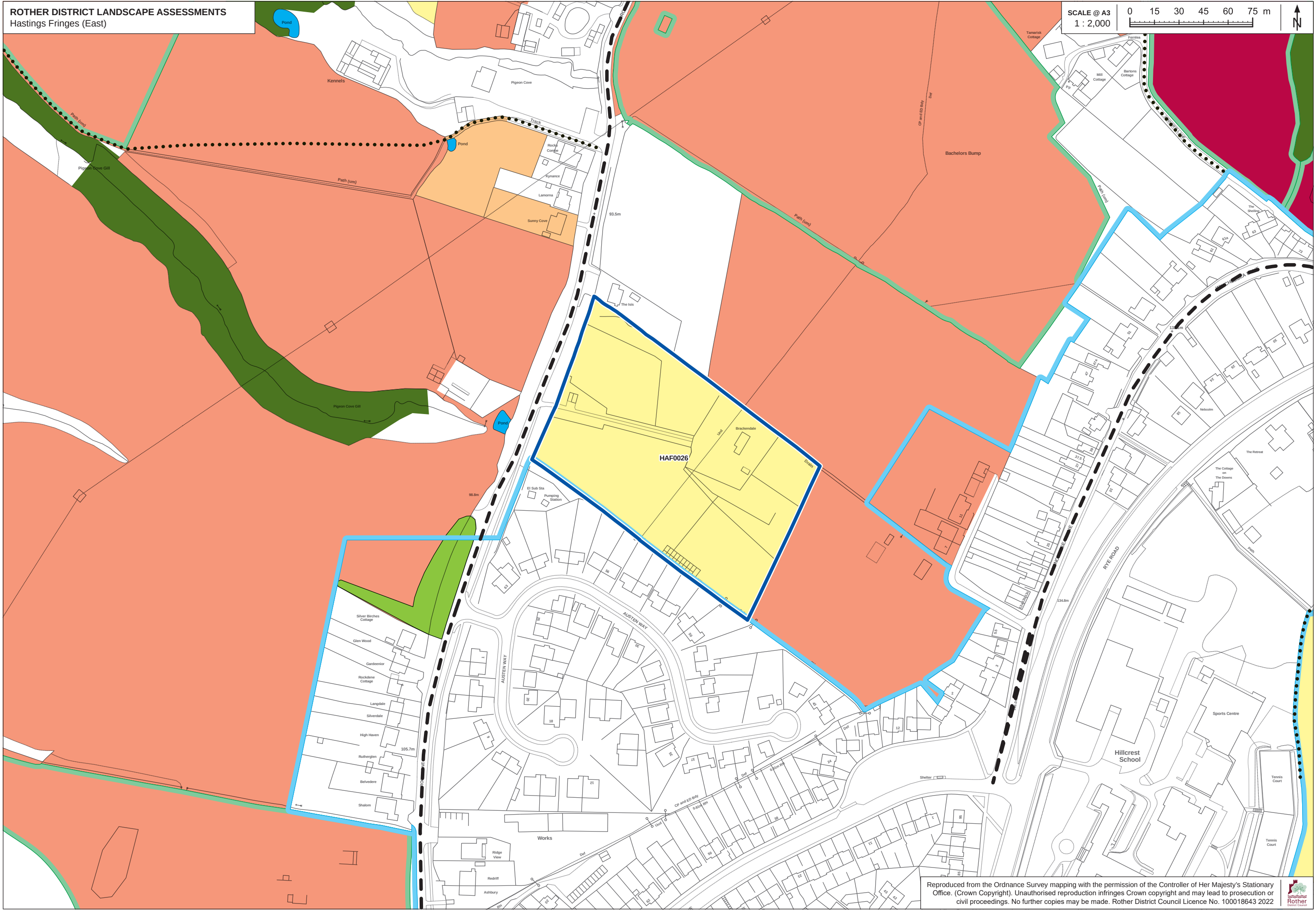


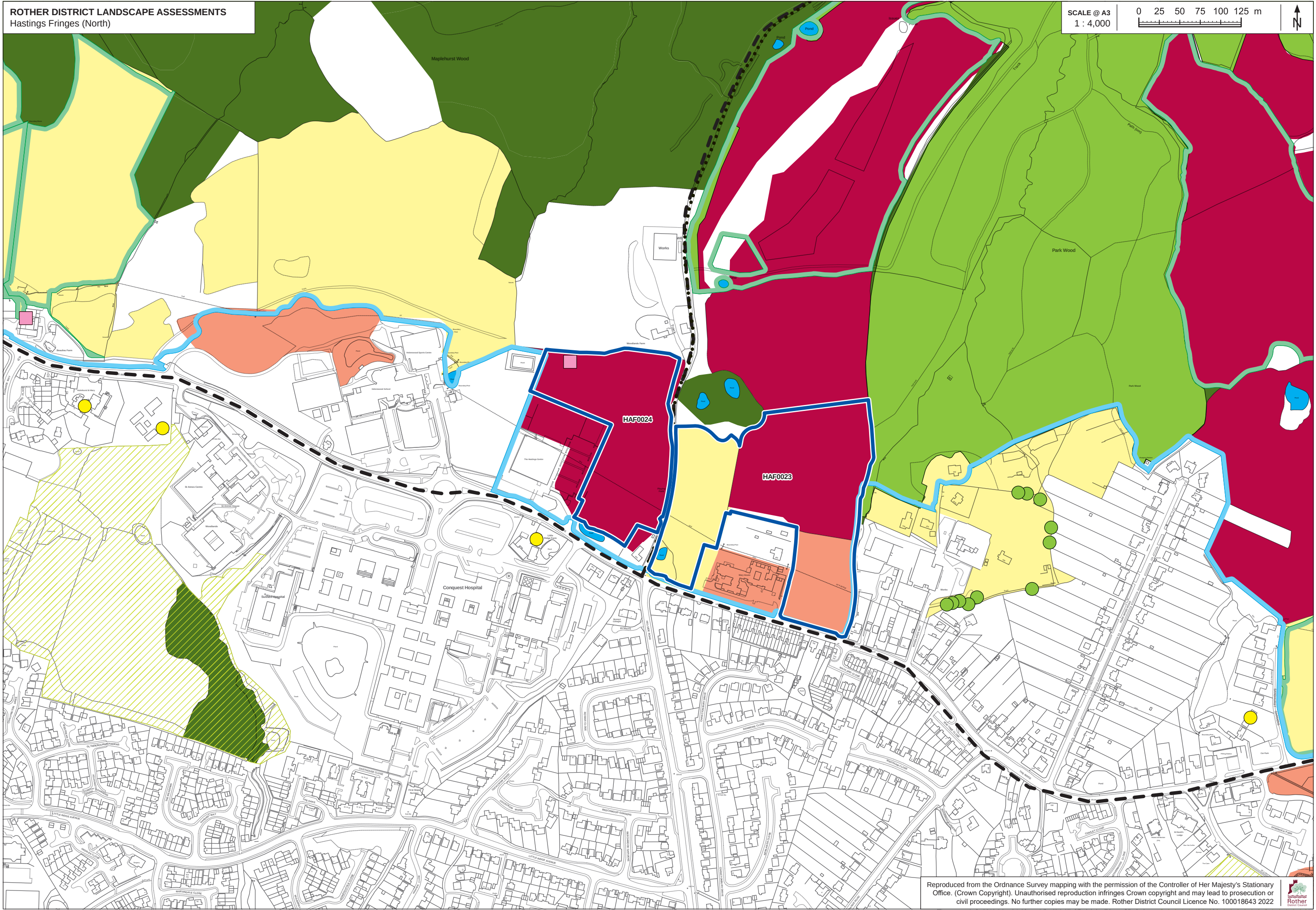


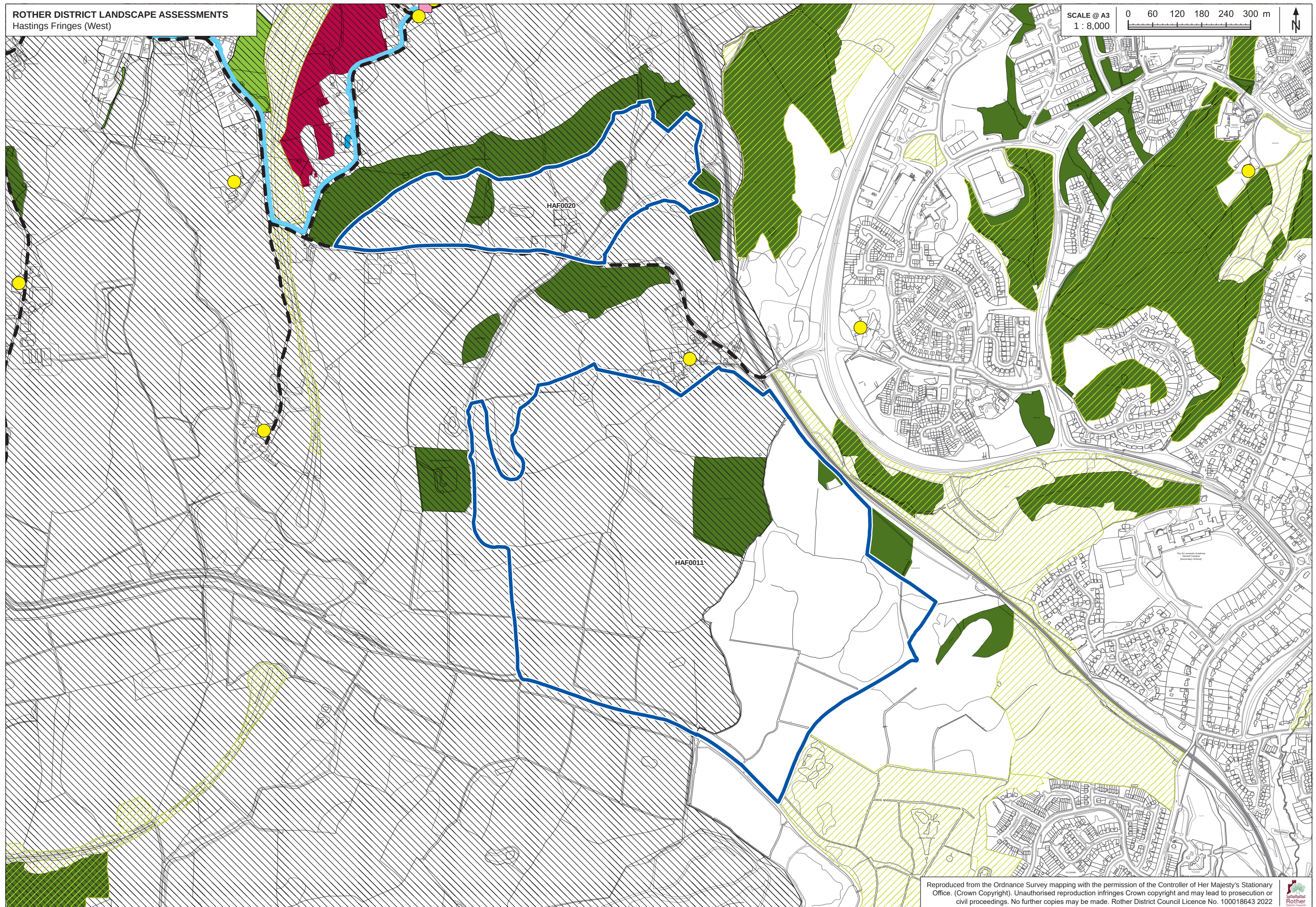
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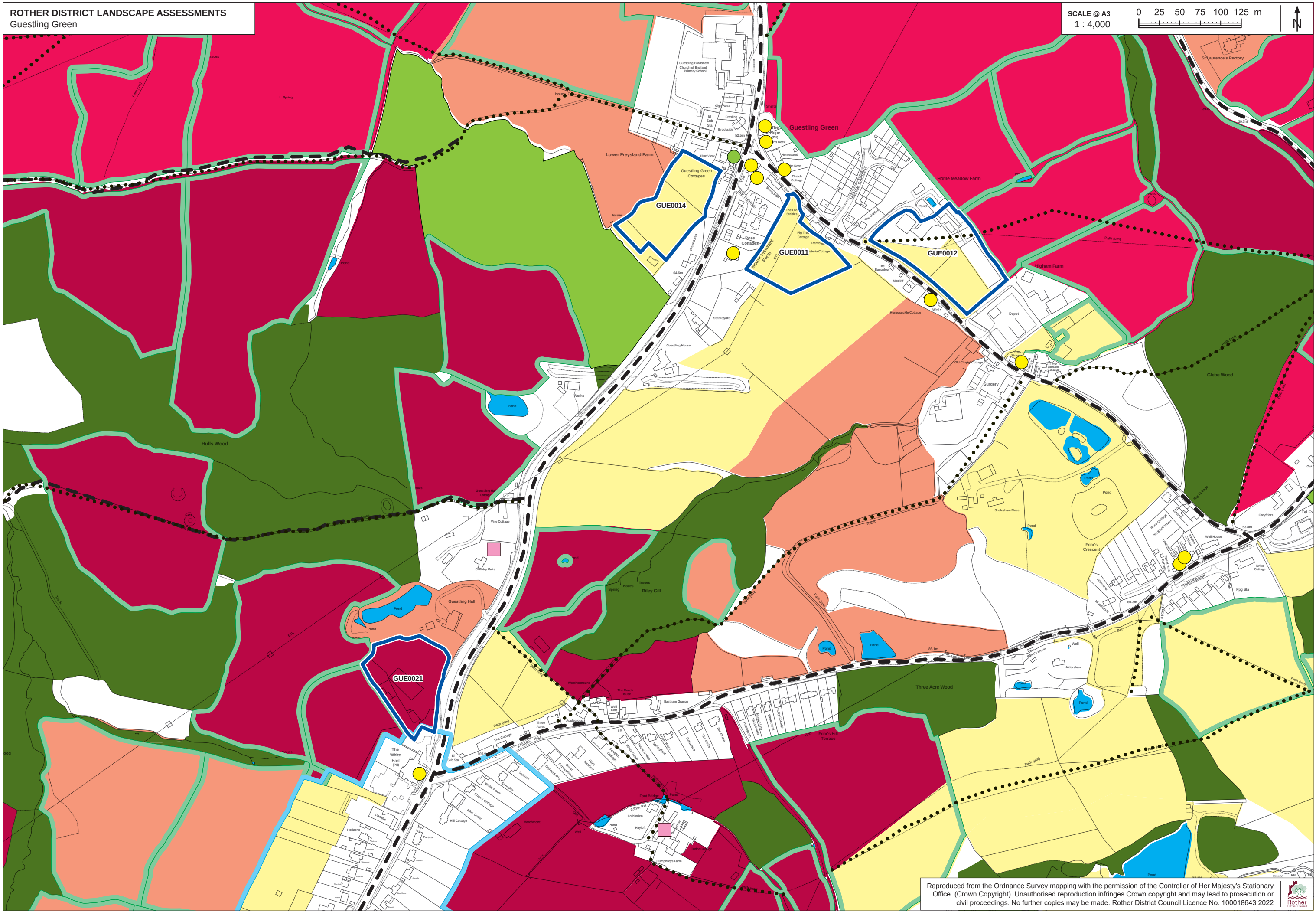
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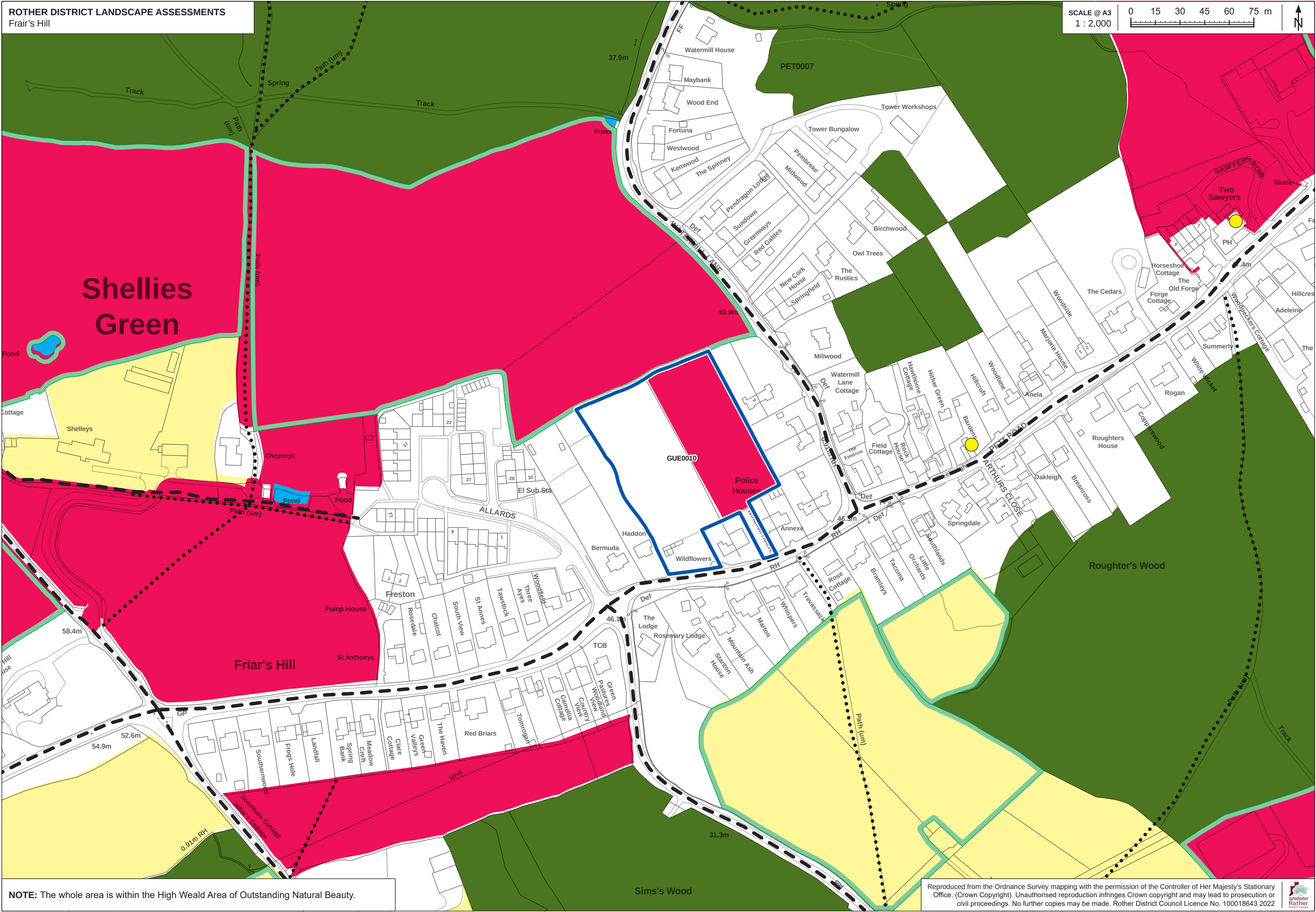


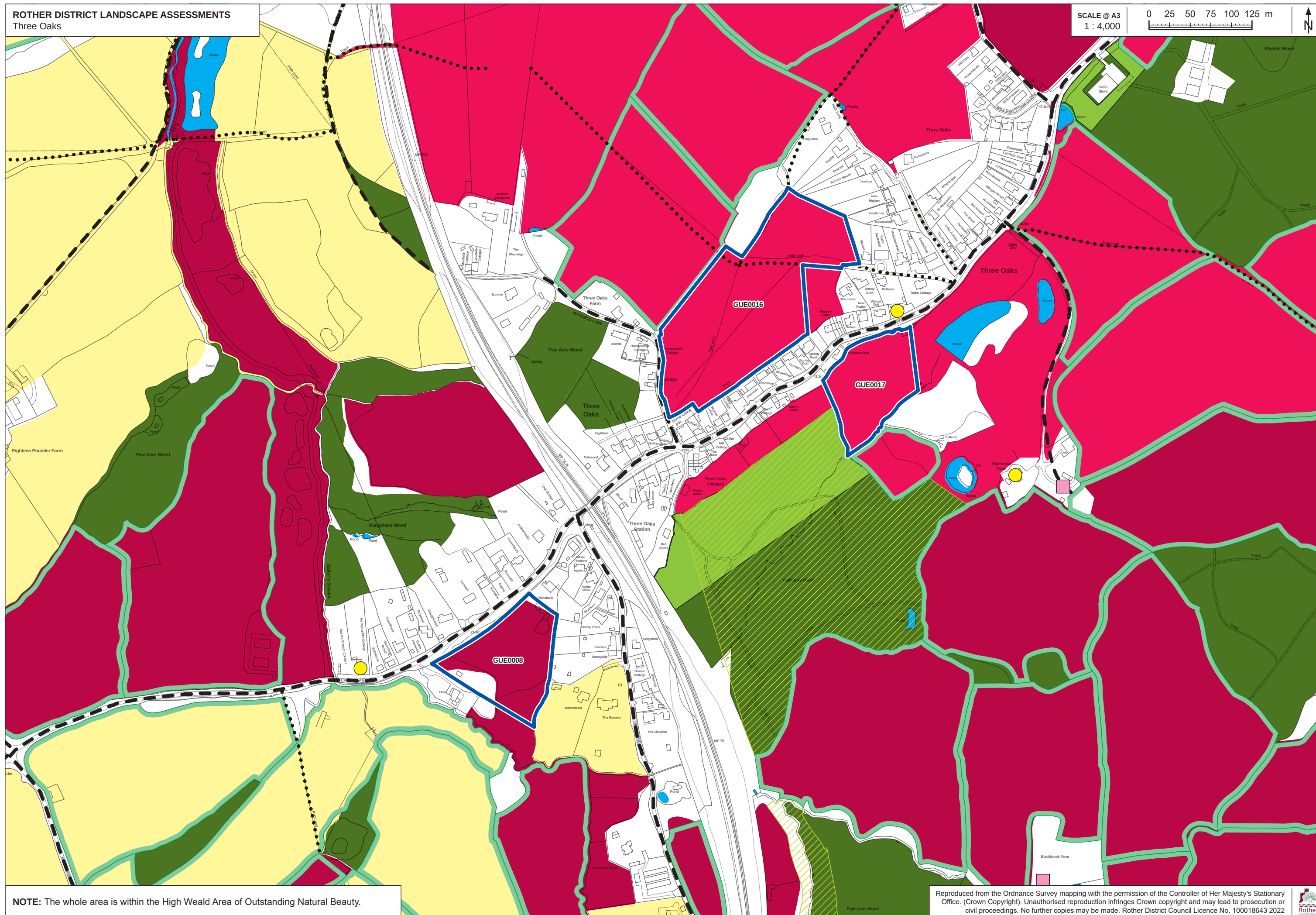






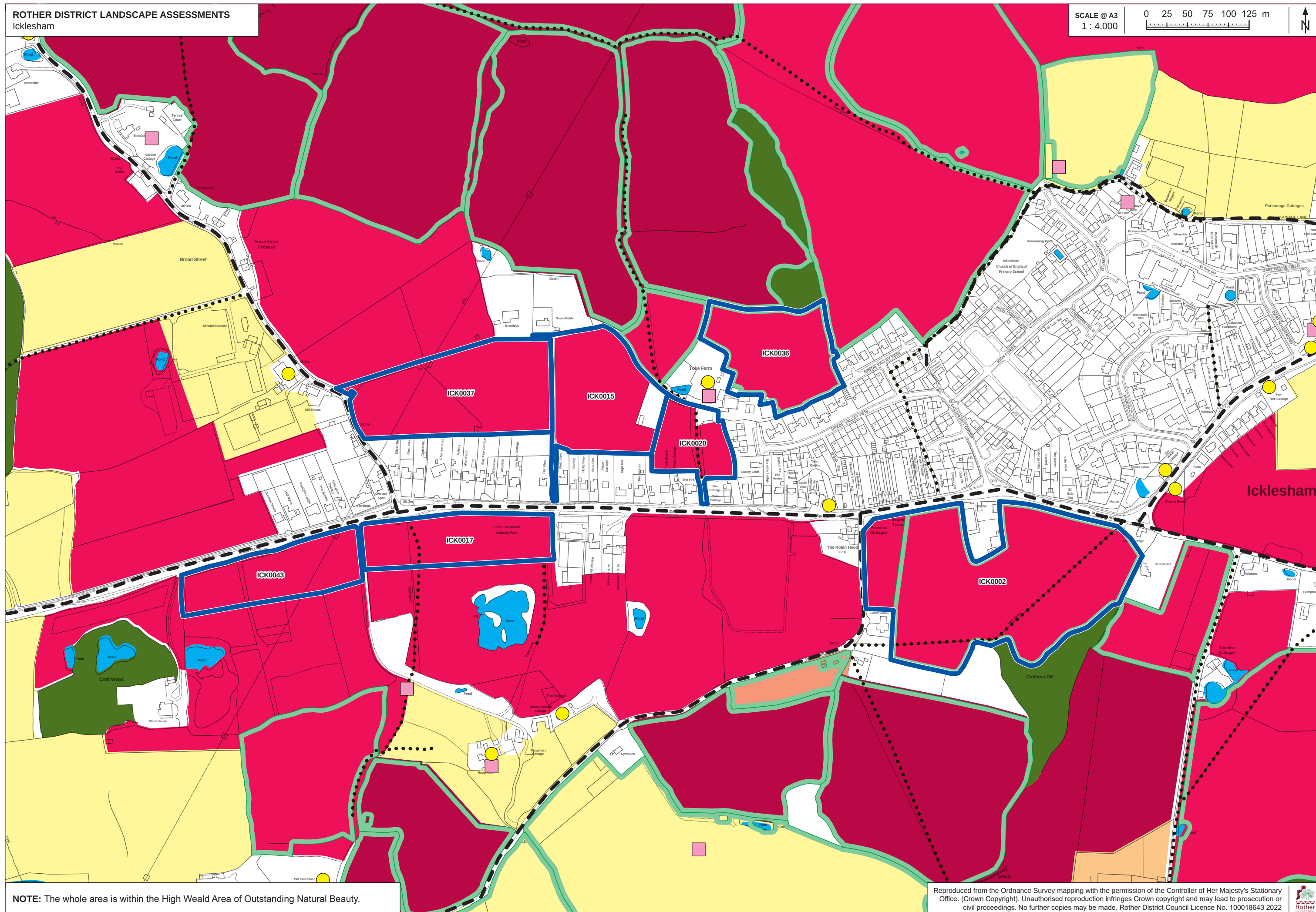




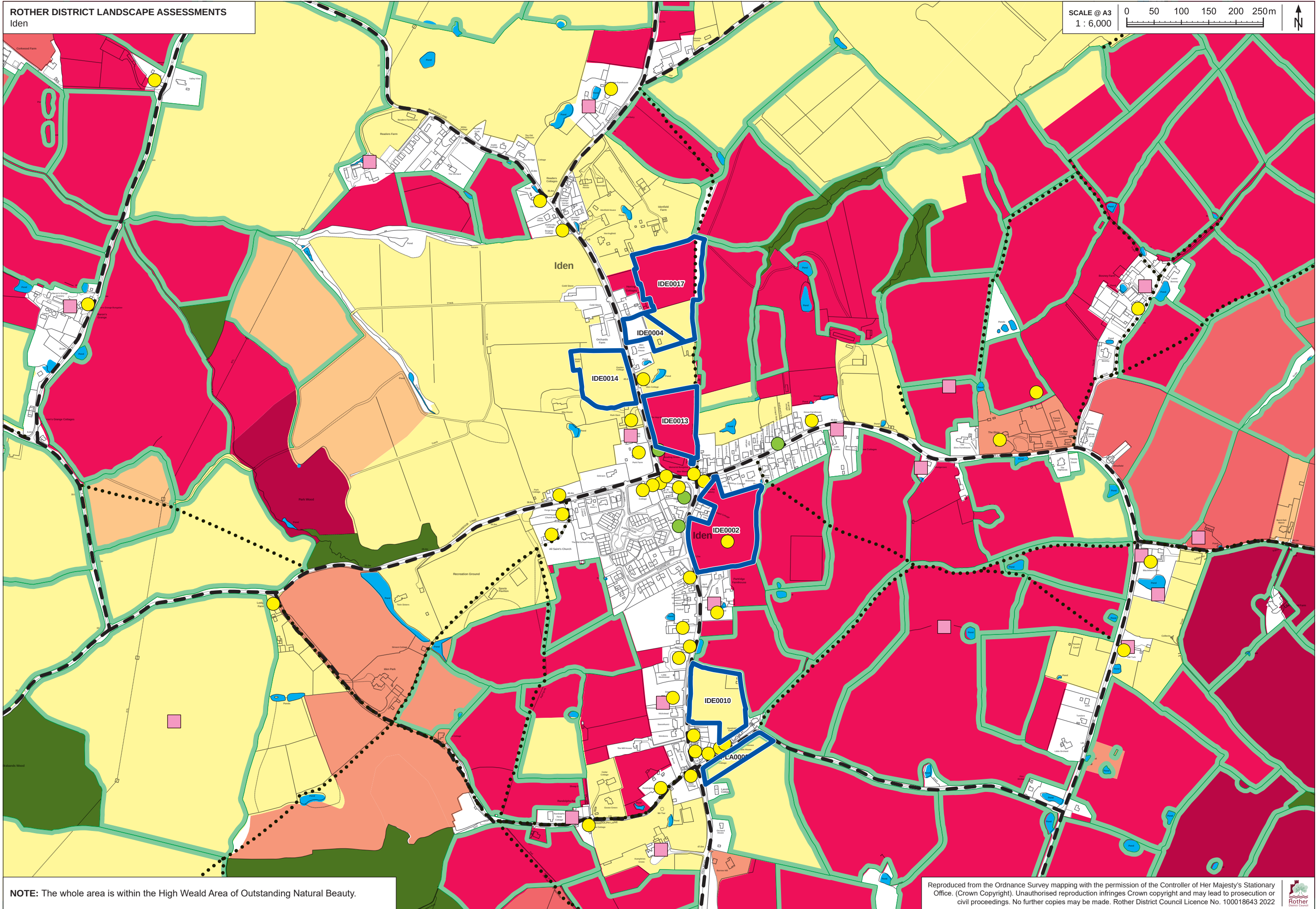


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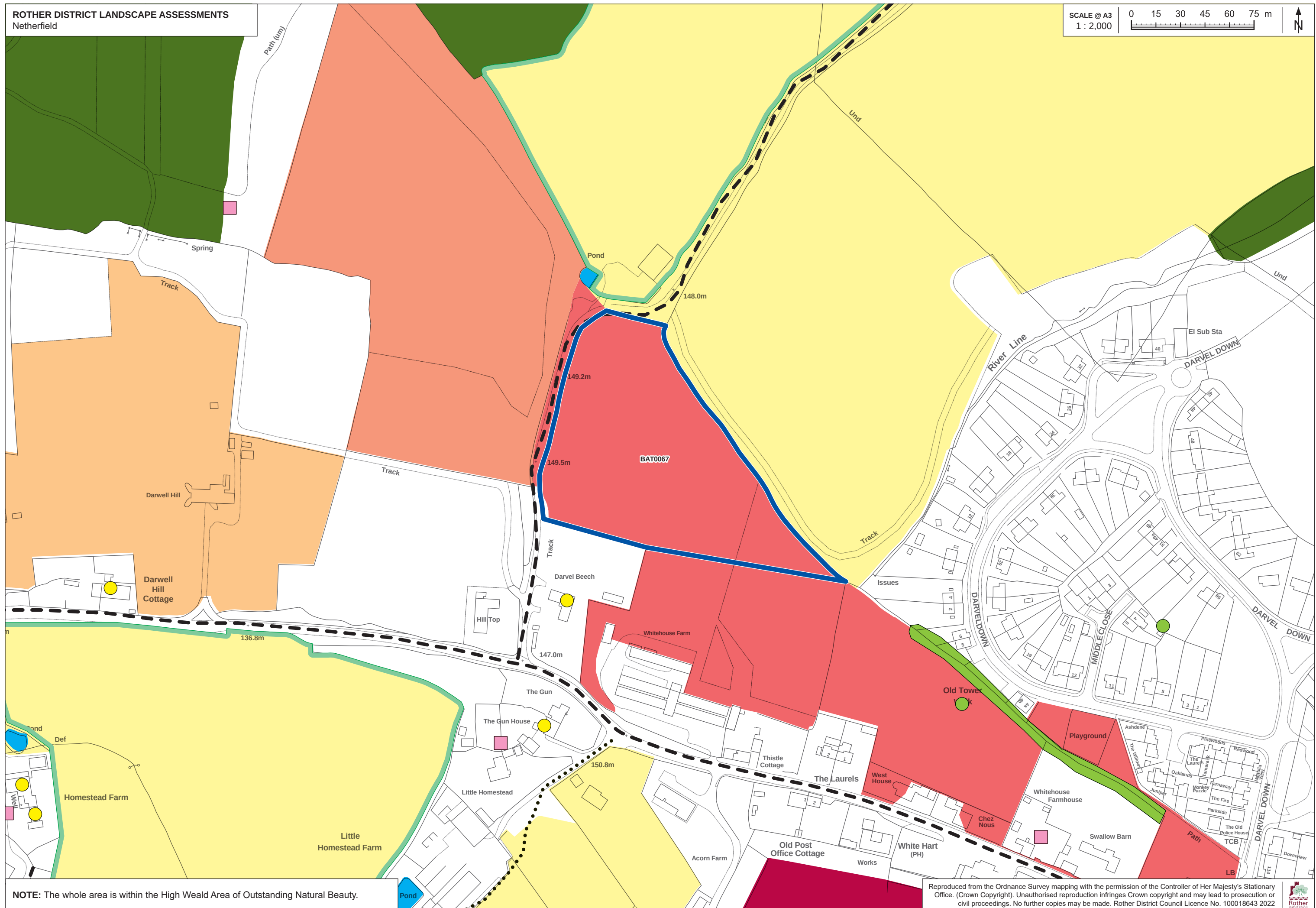
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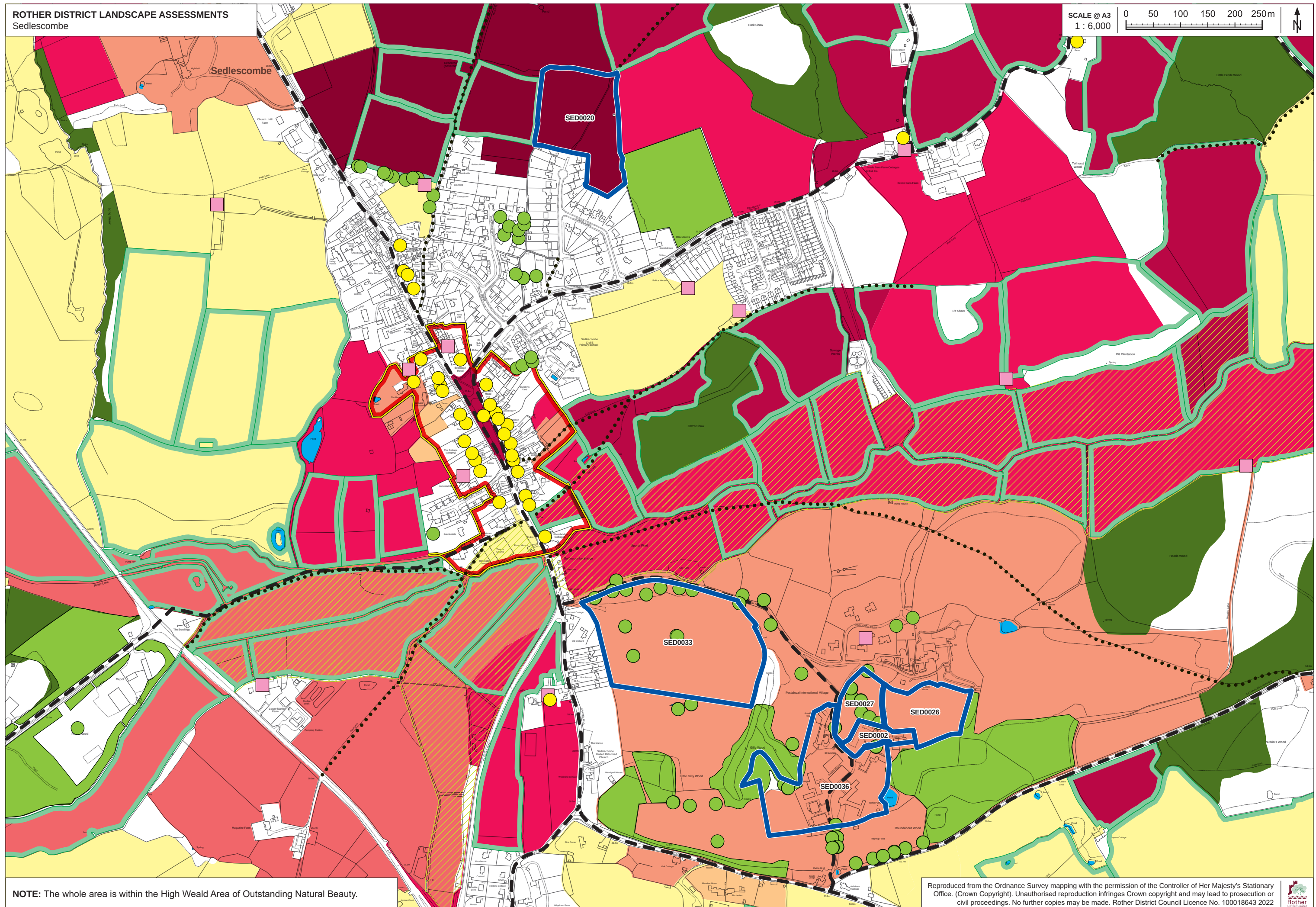


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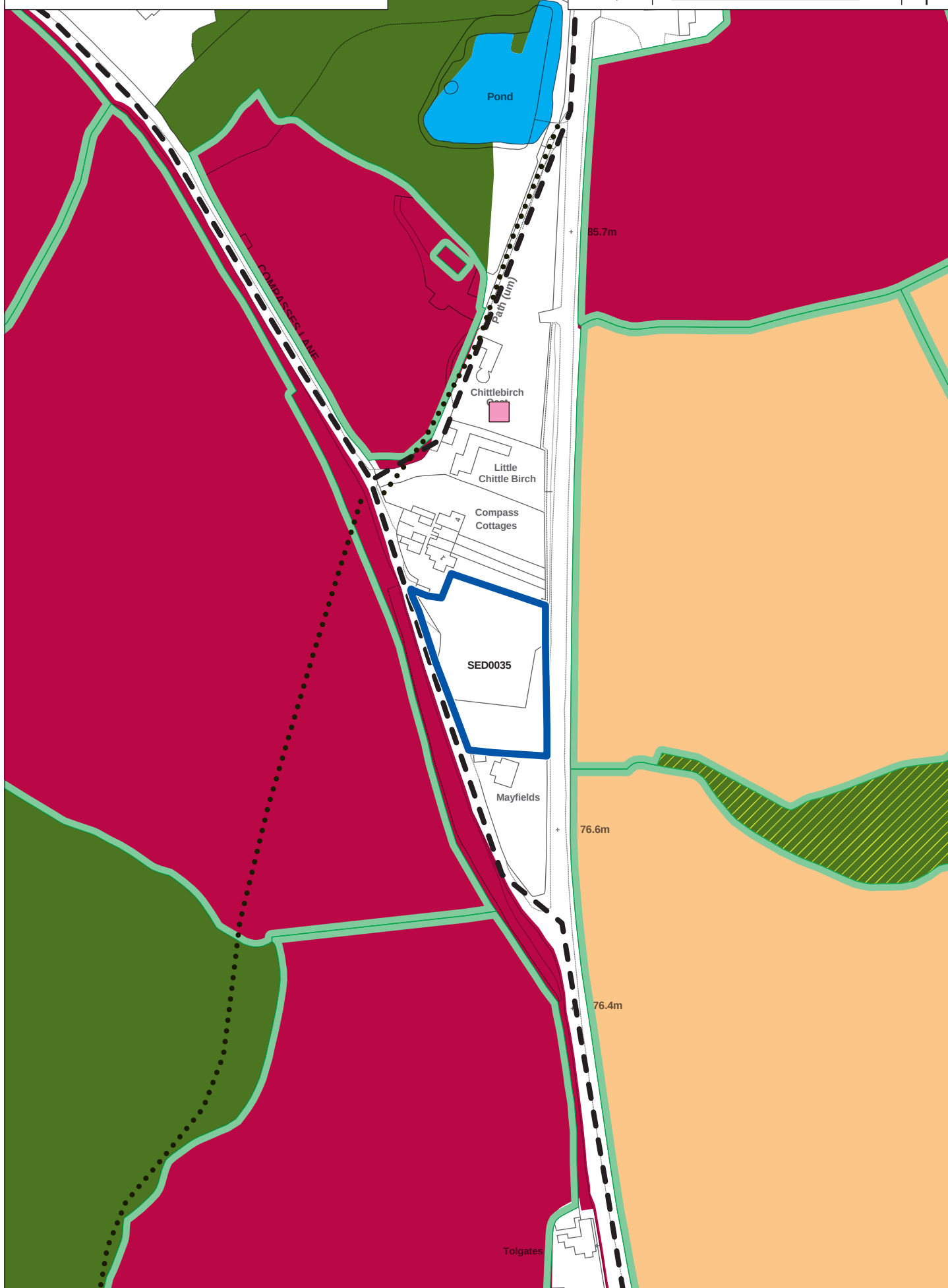


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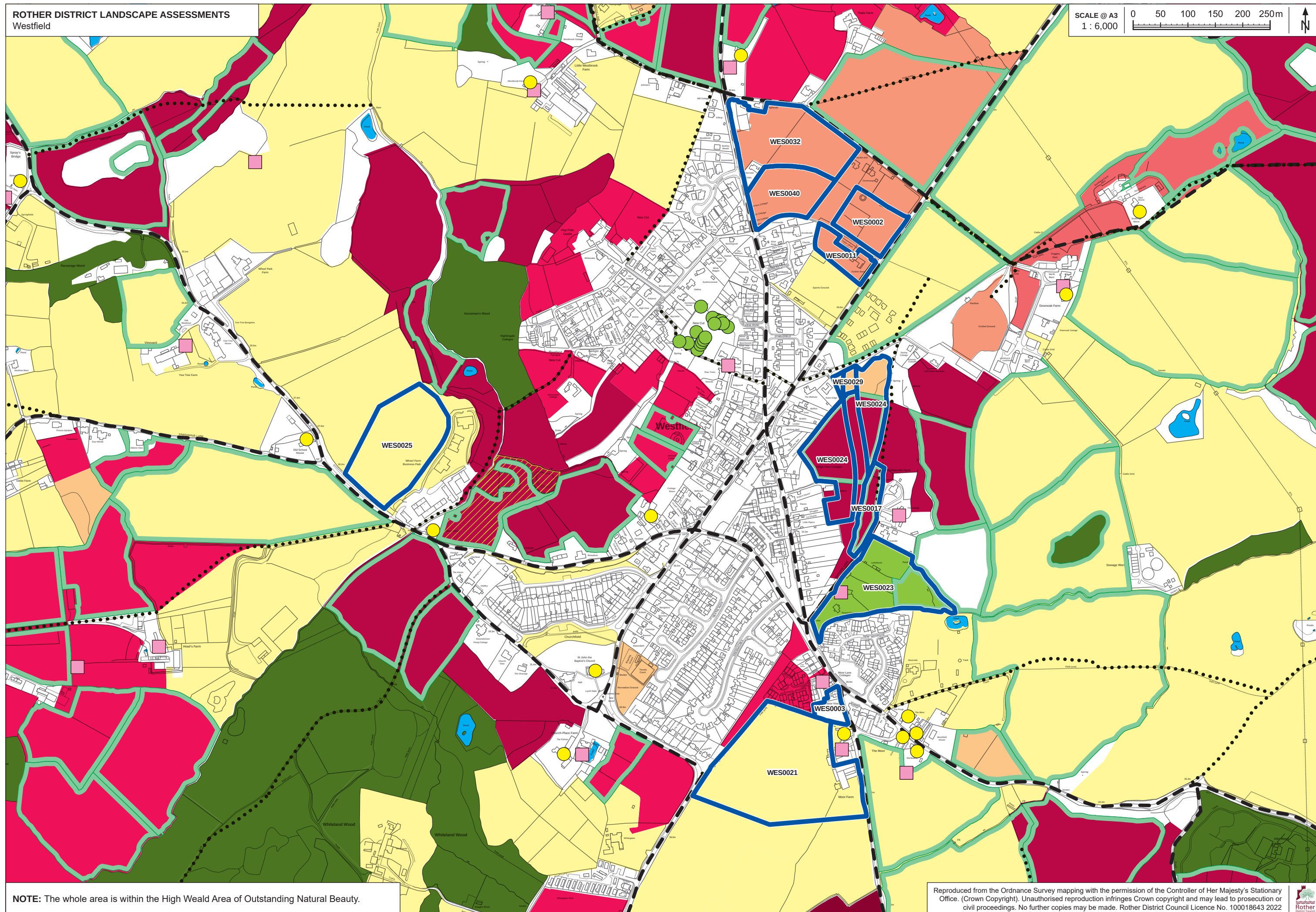


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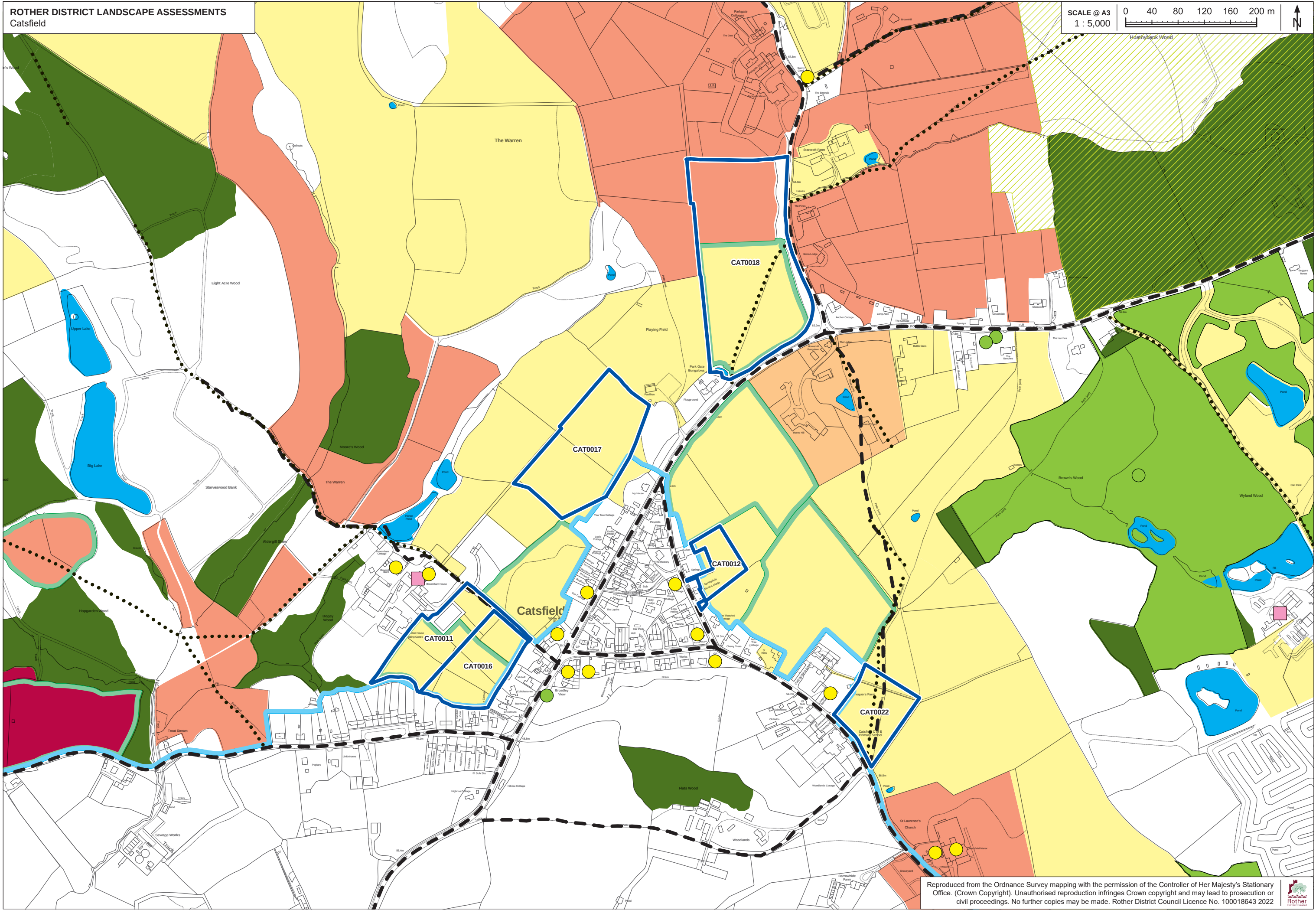


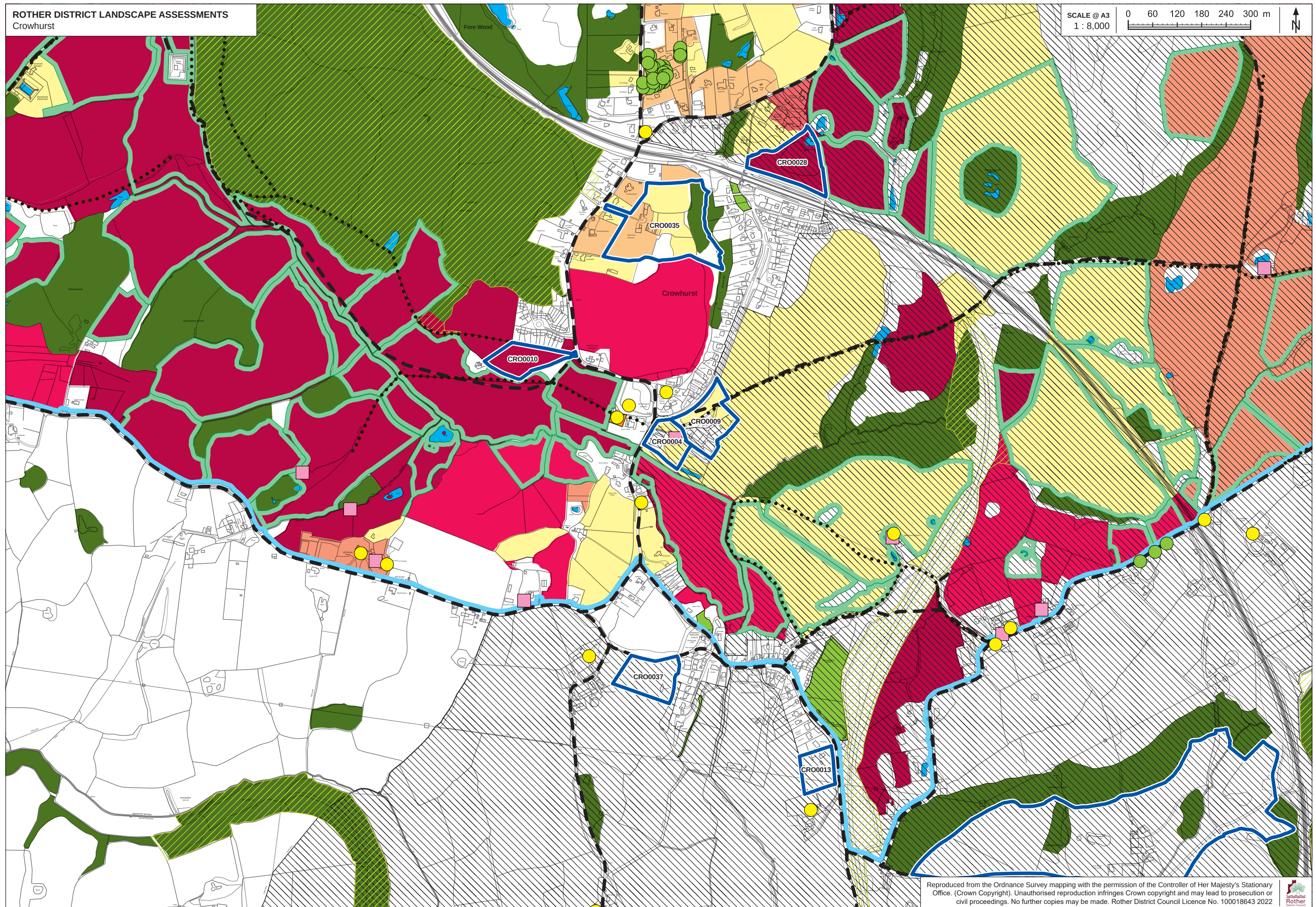
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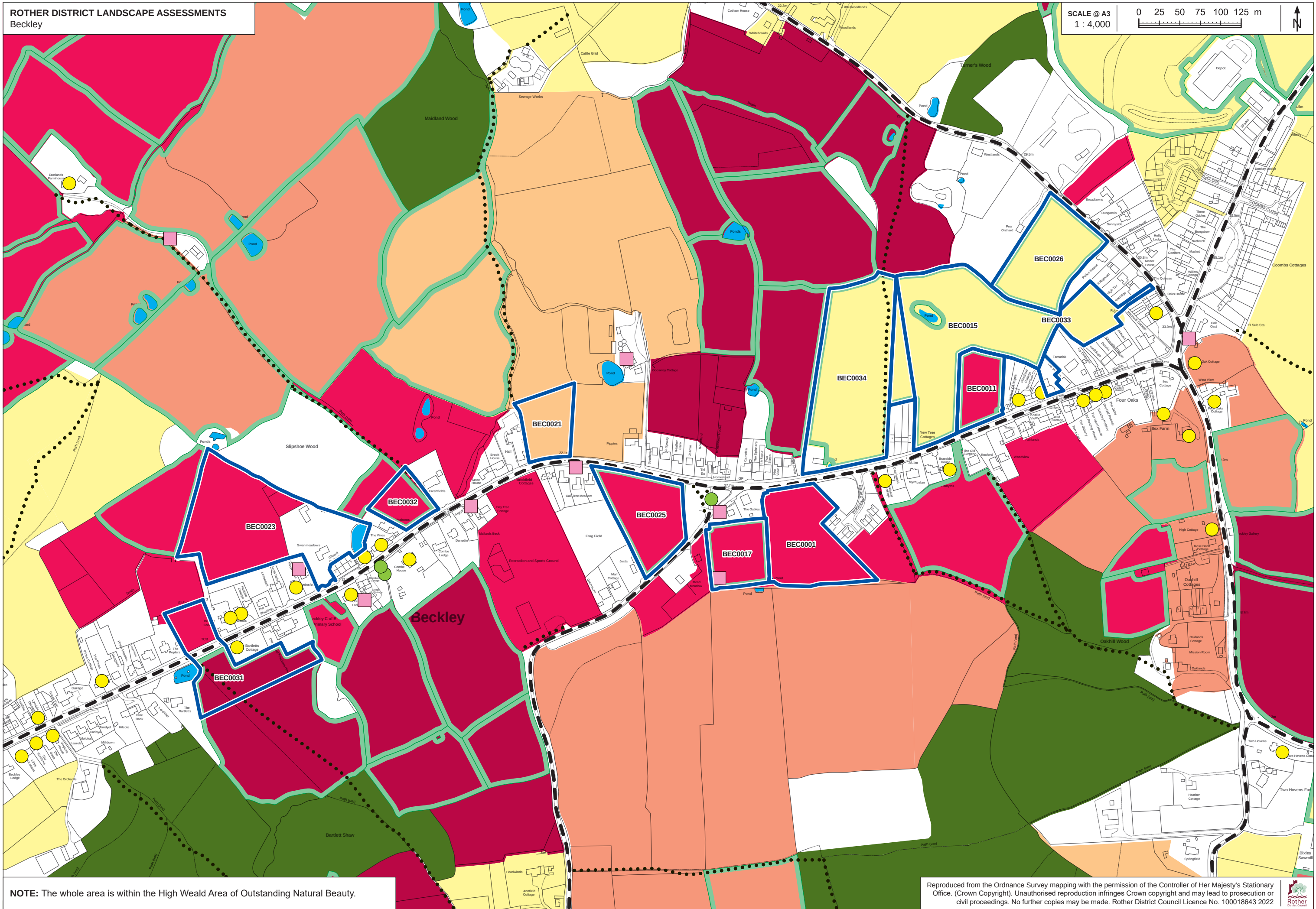
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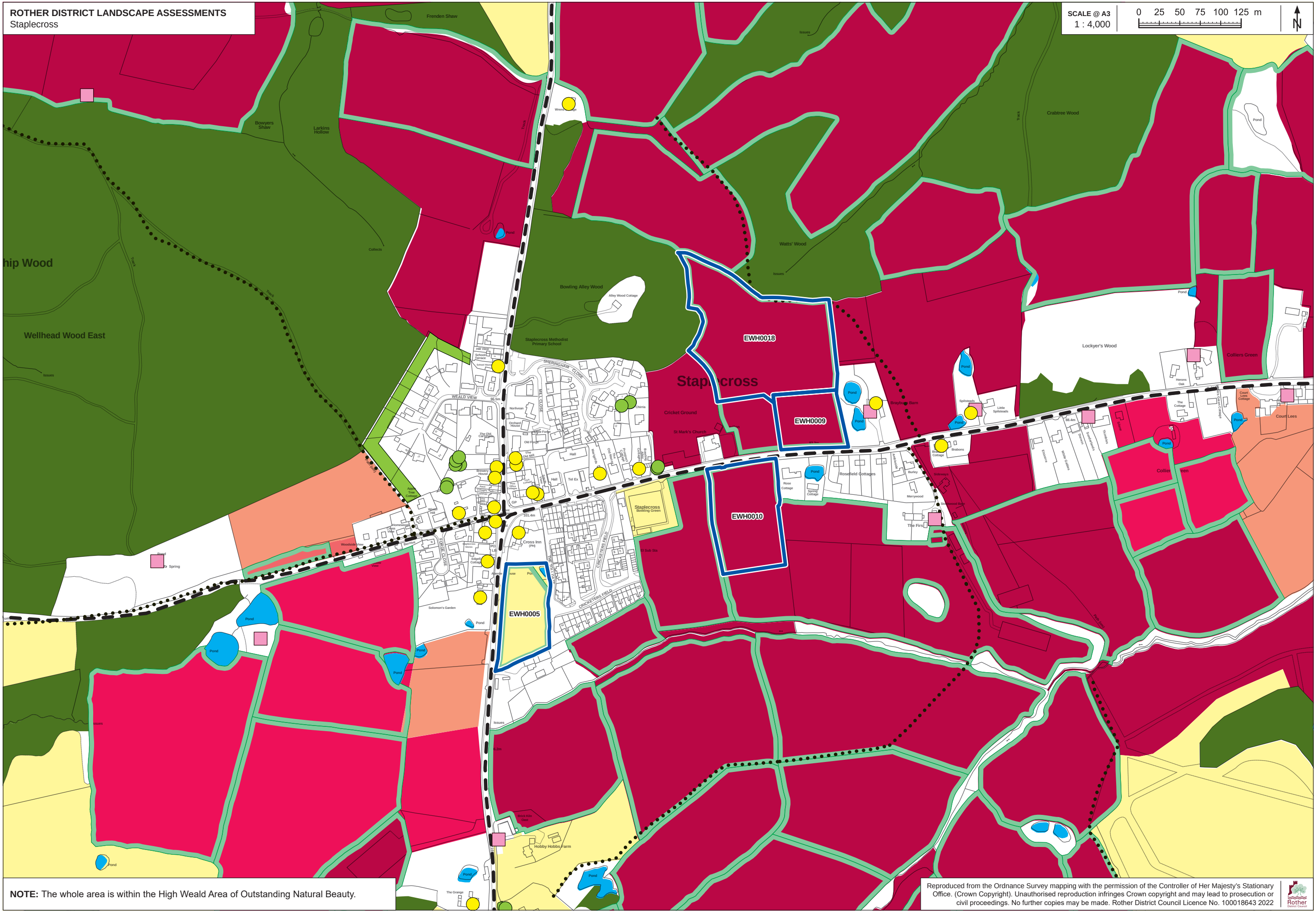




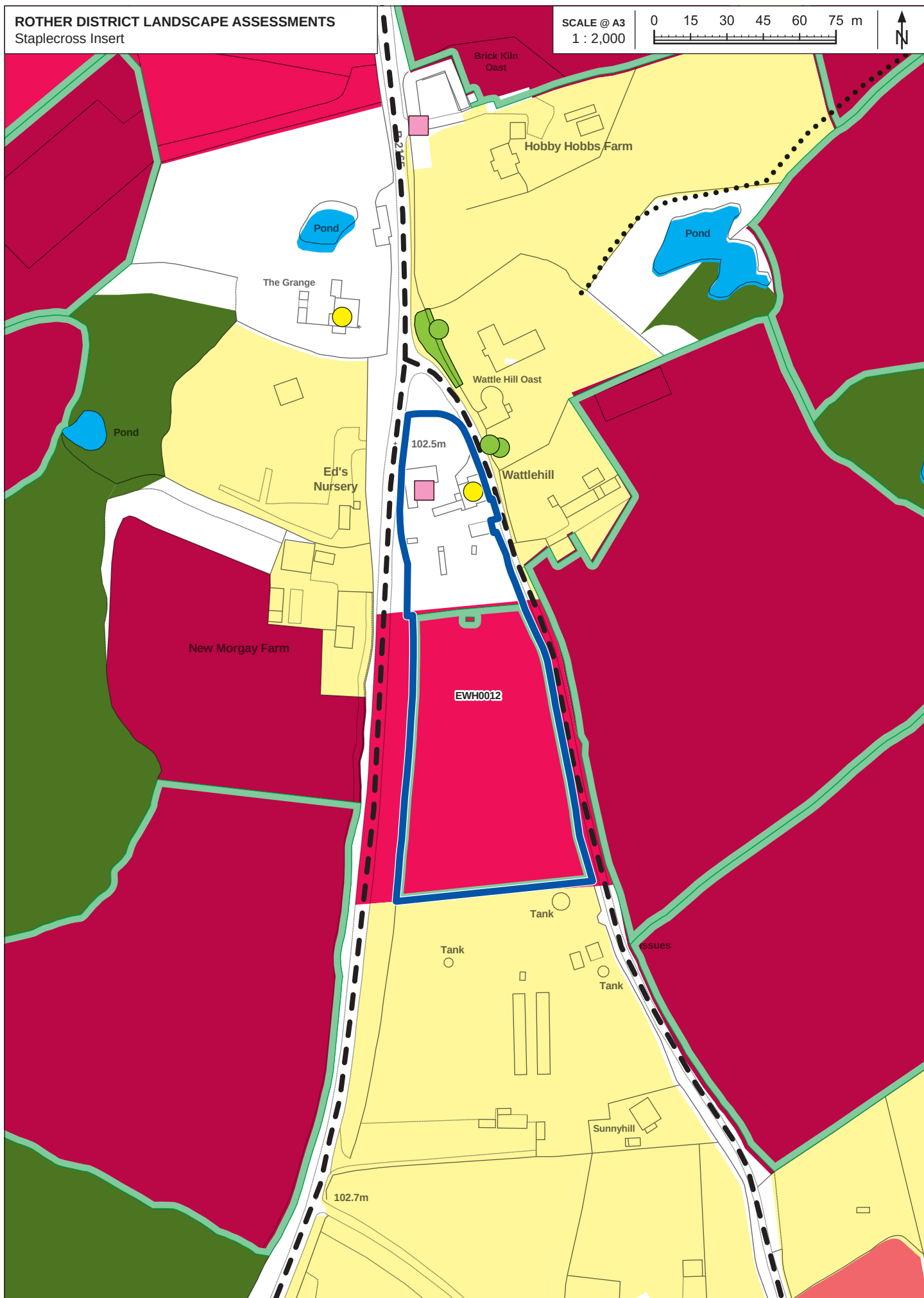
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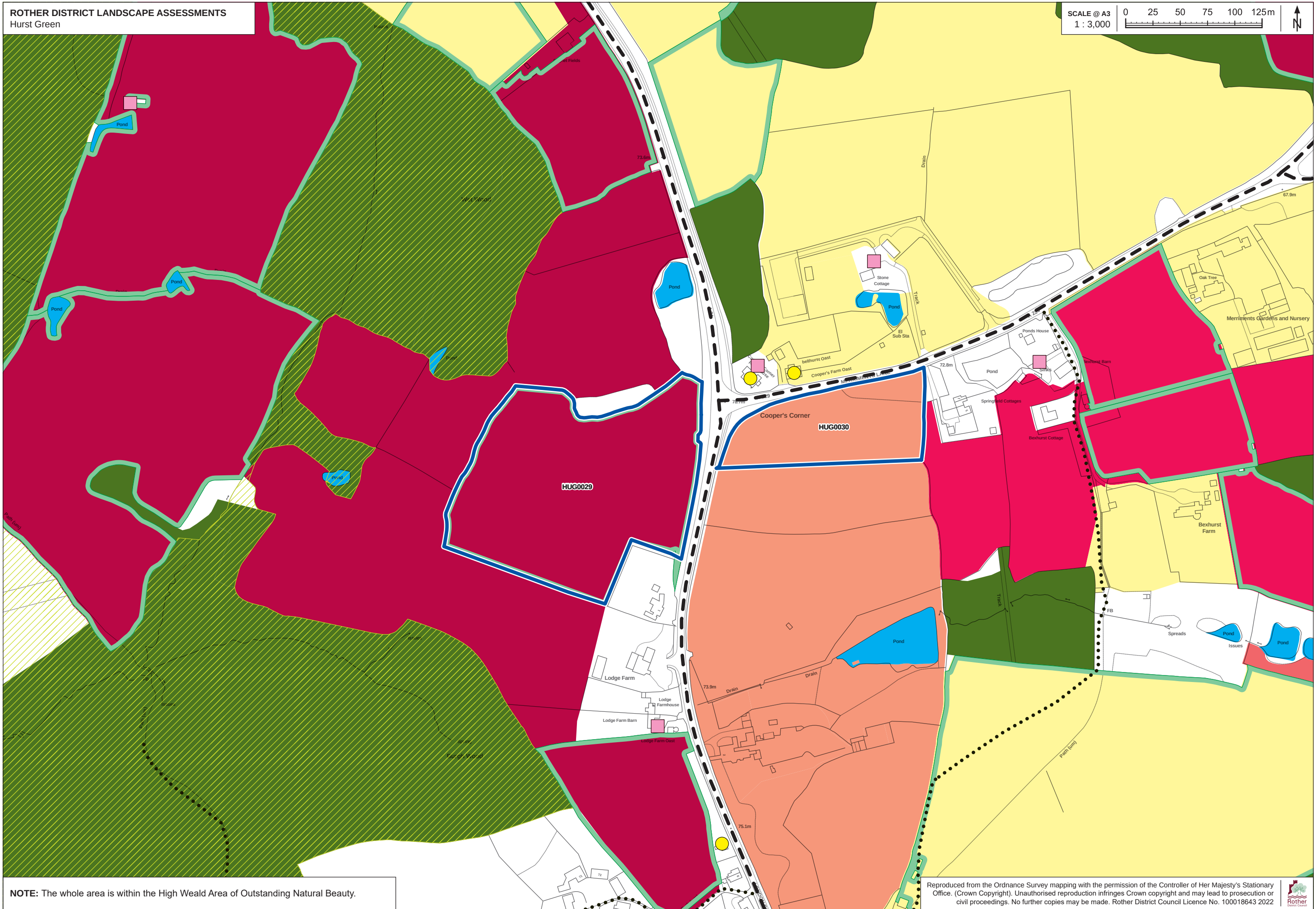


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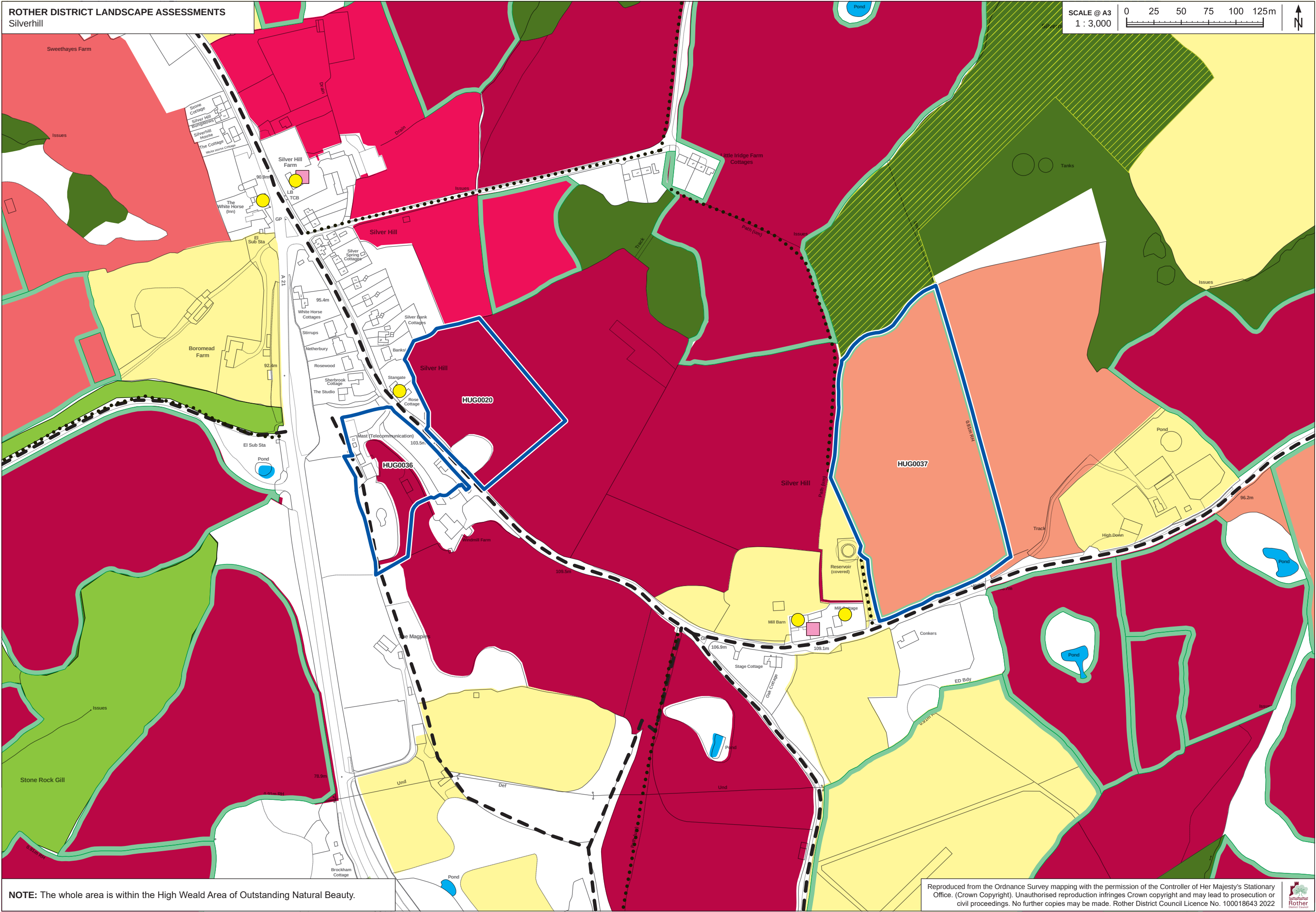
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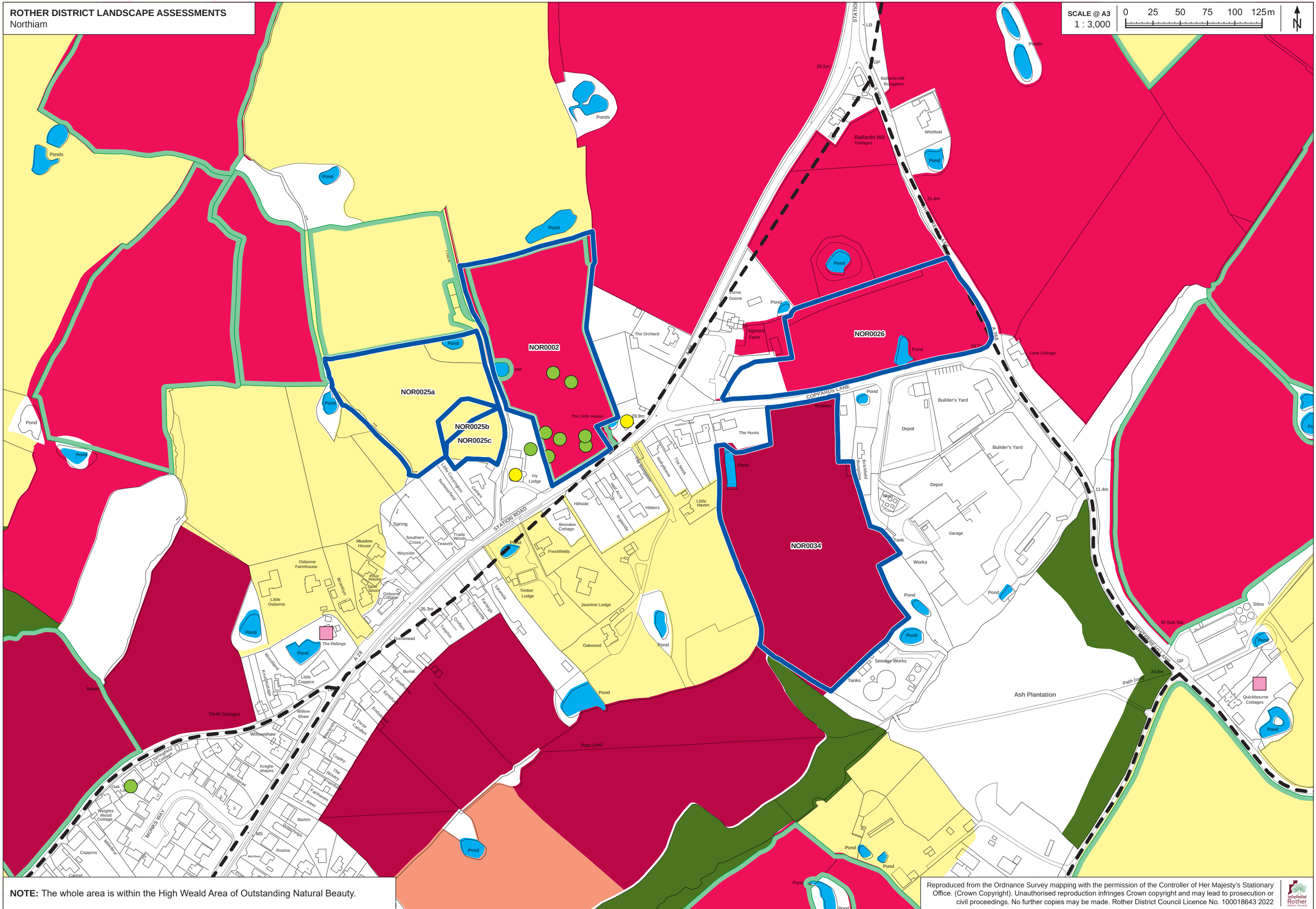




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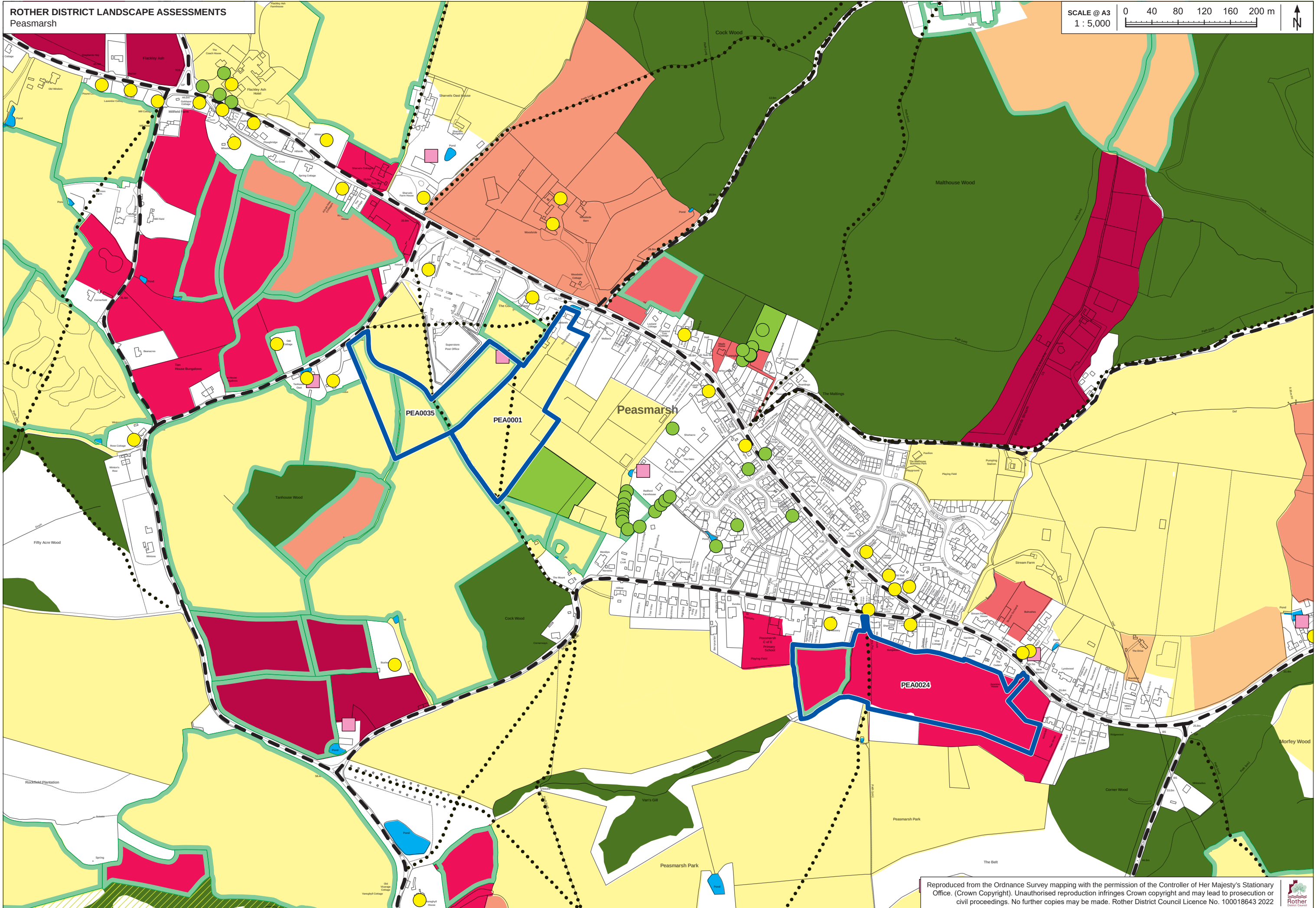


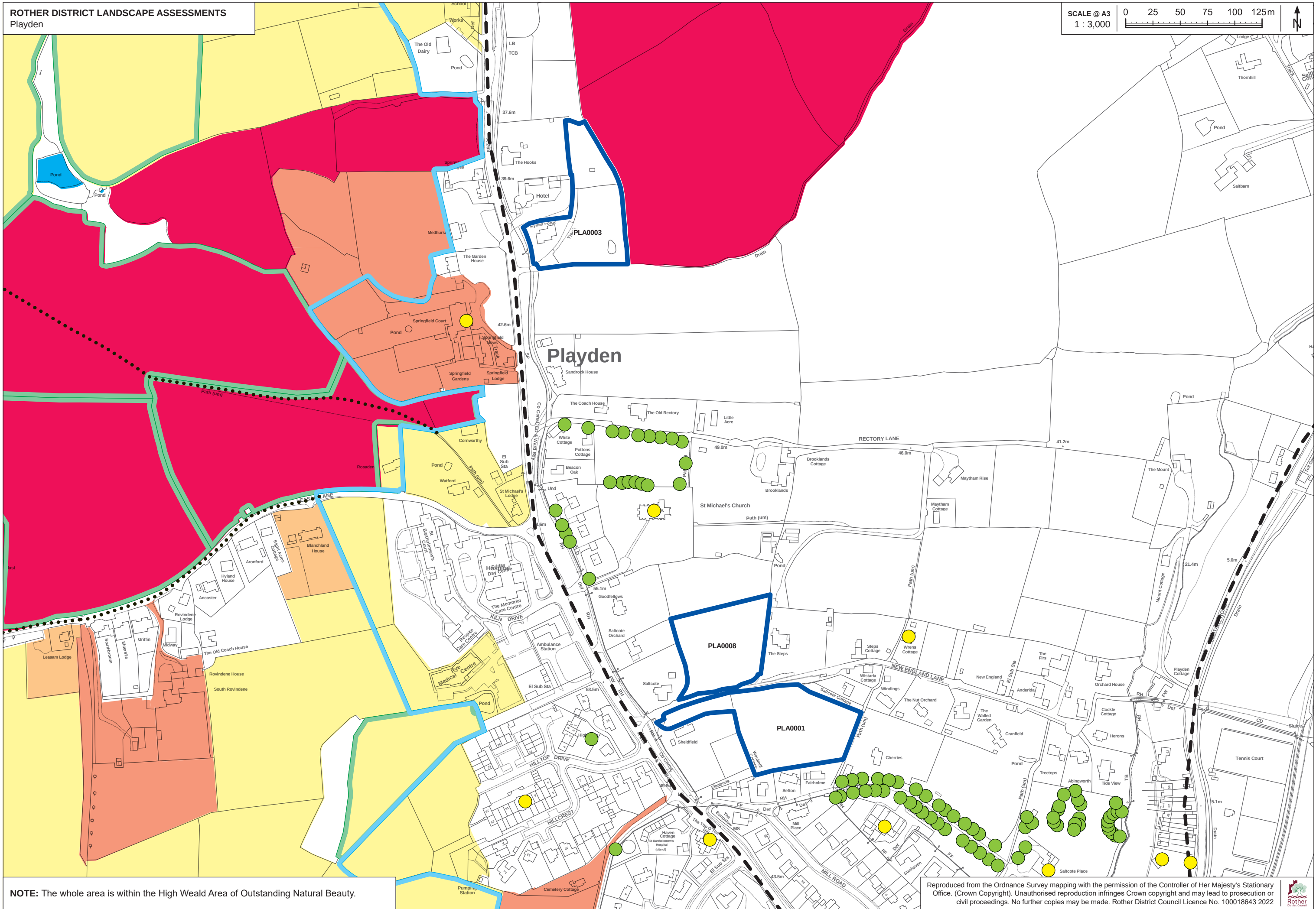


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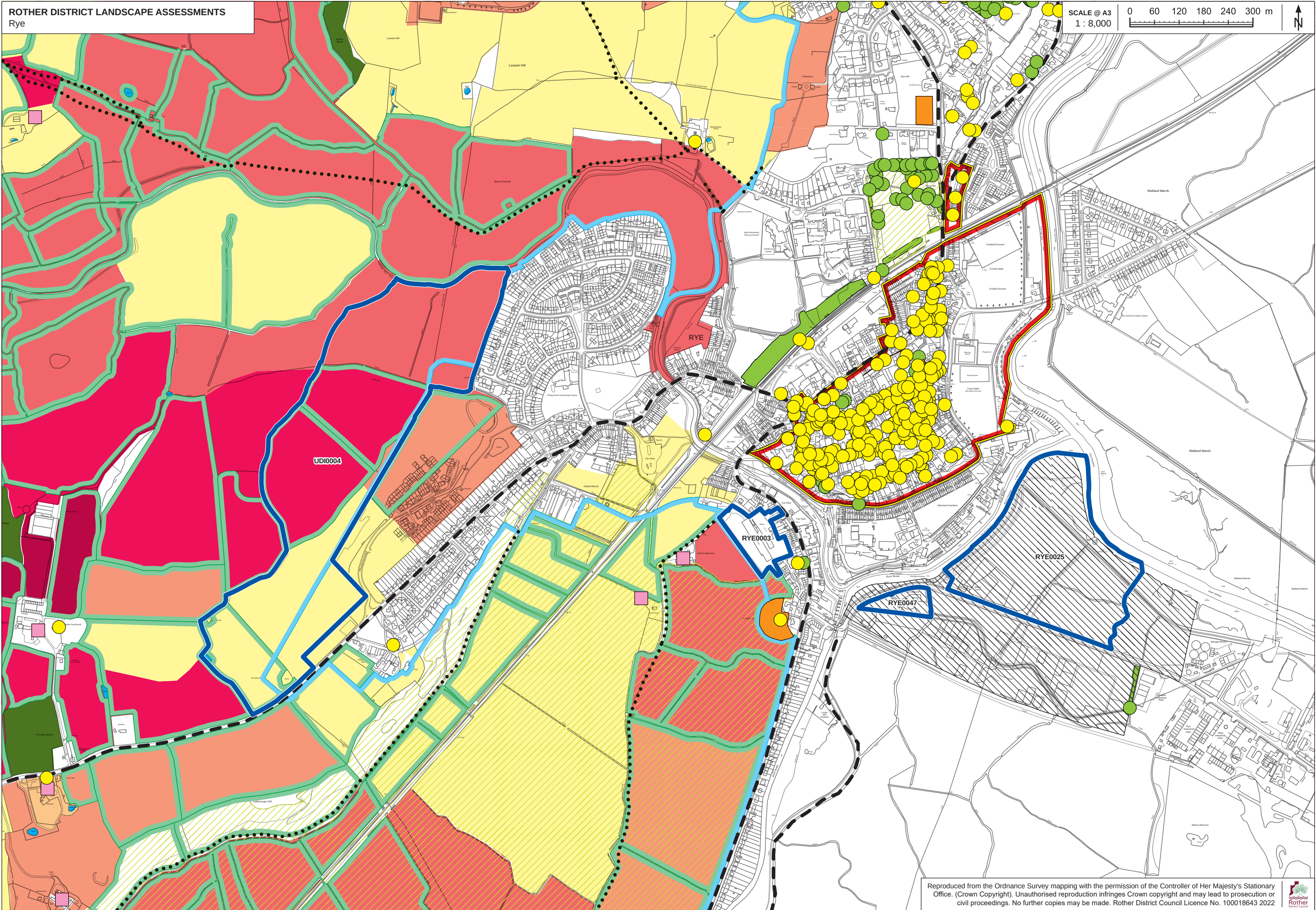
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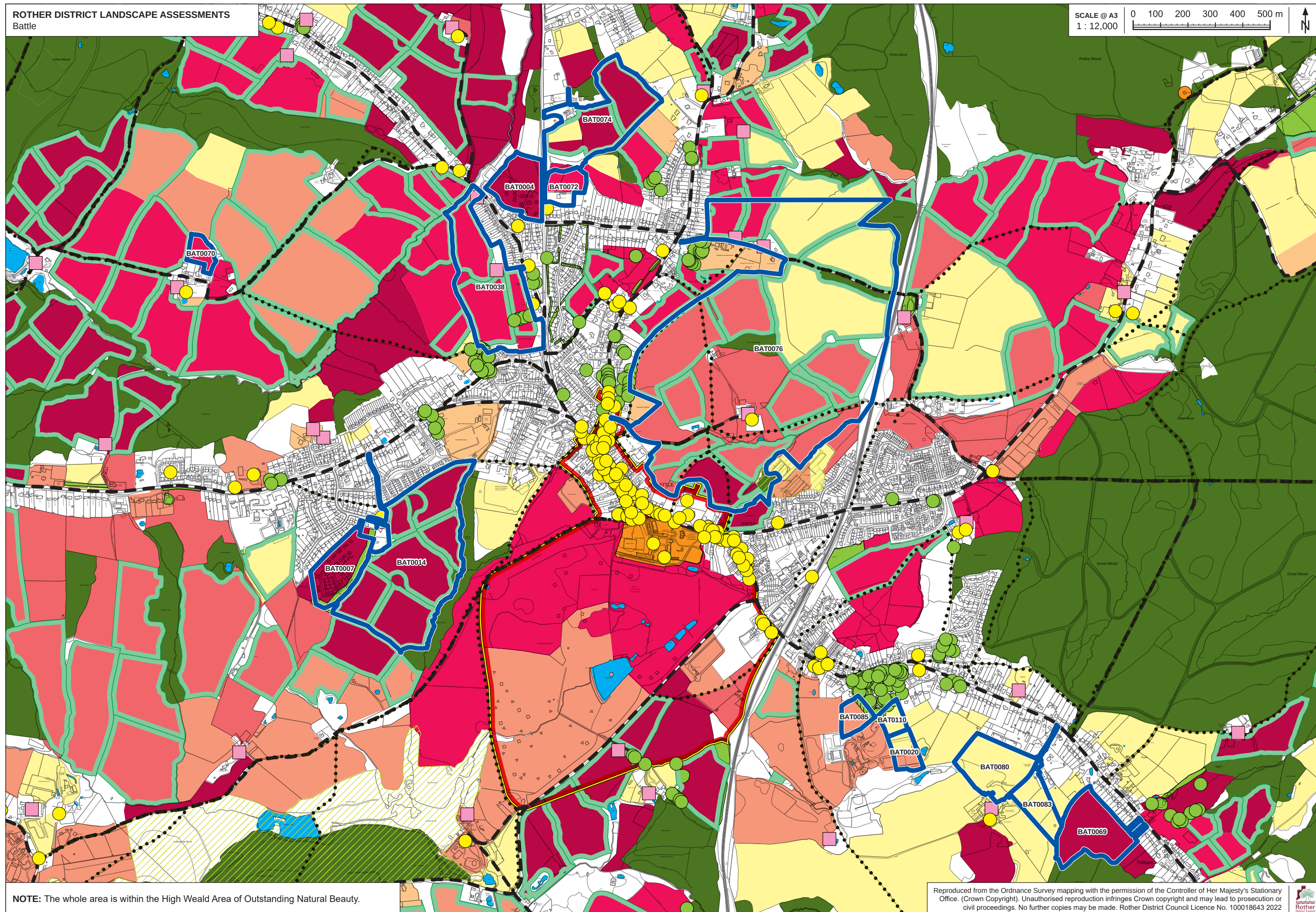






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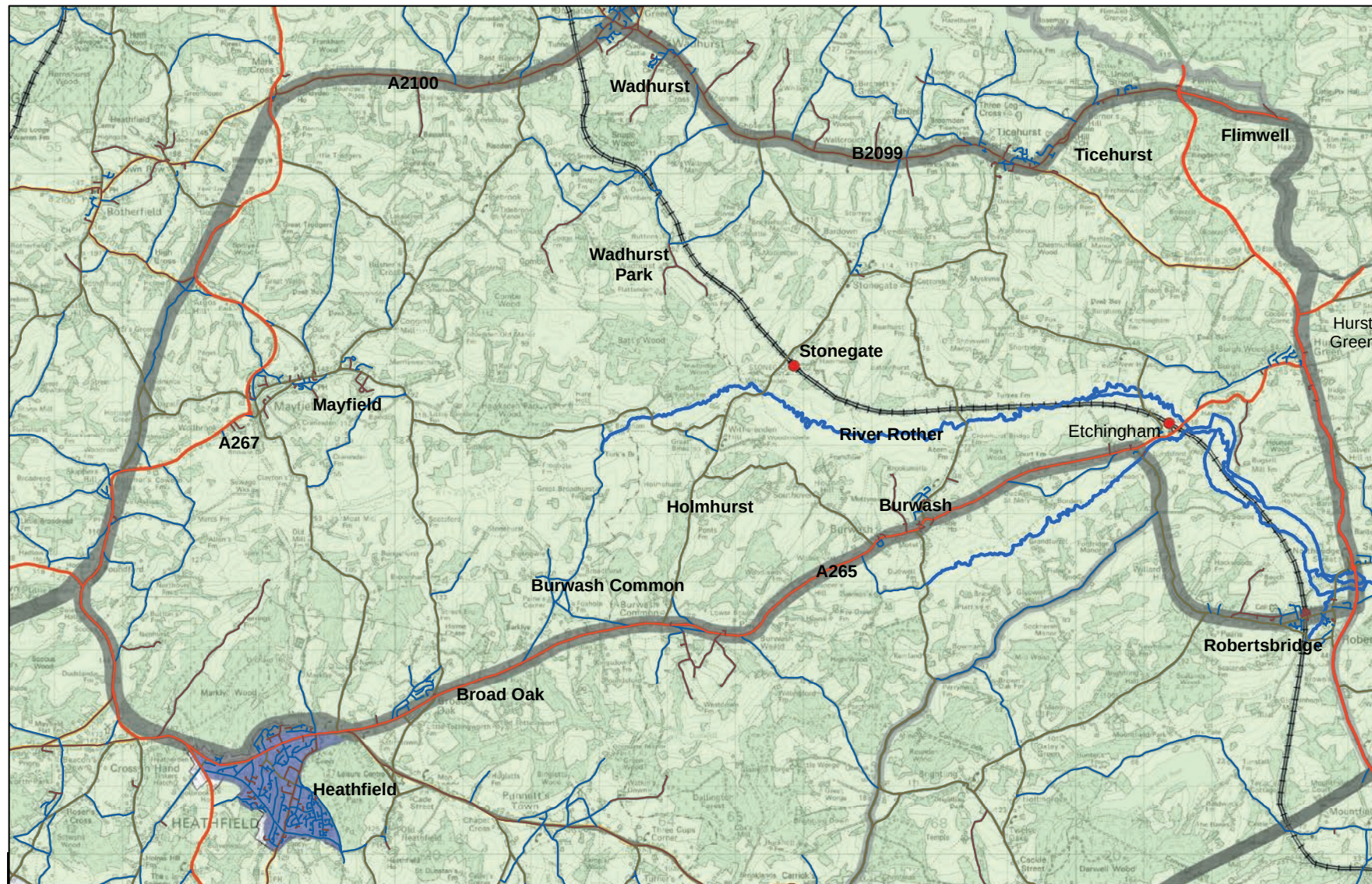
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Upper Rother Valley

6



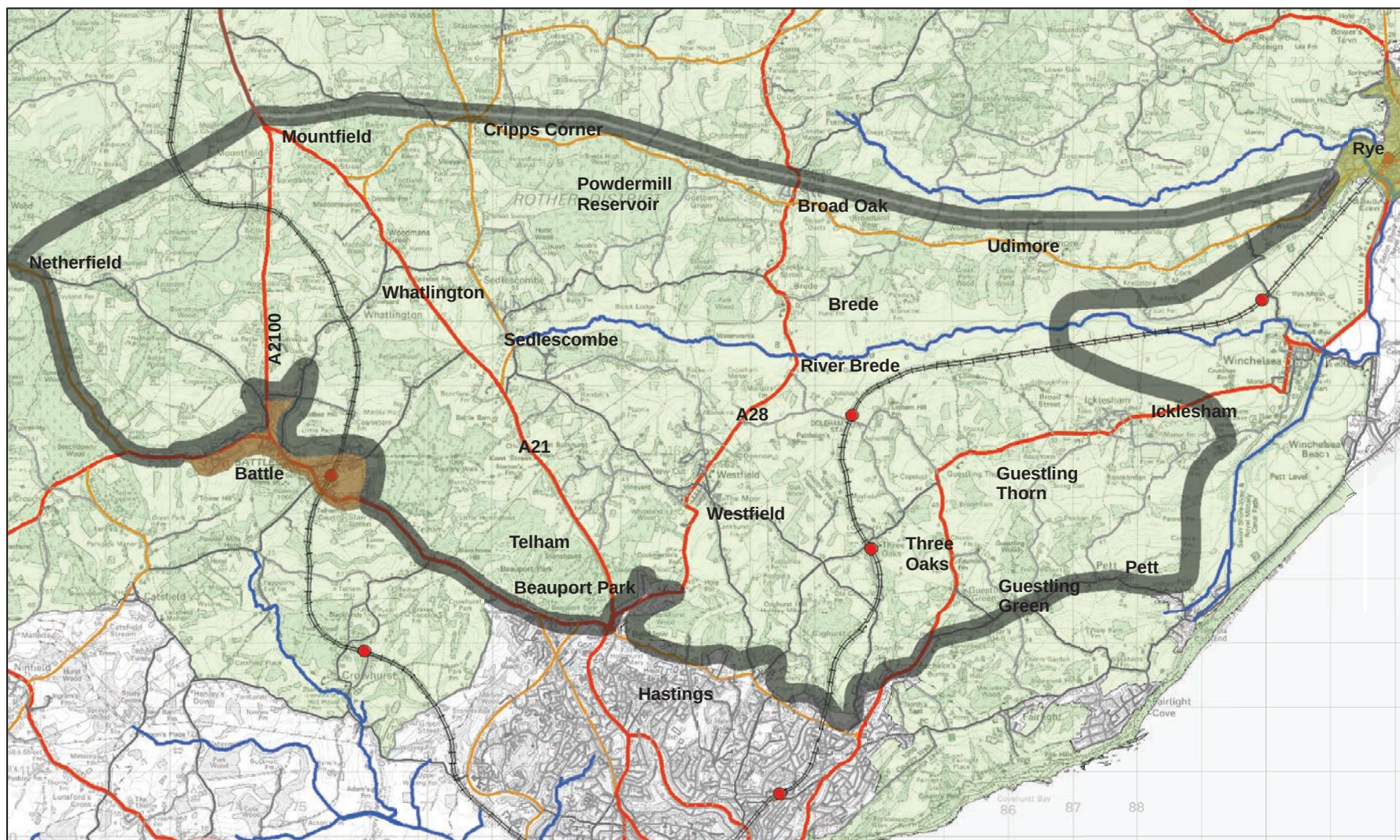
6 Upper Rother Valley Landscape Character Area

High Weald AONB

0 0.5 1 2 3 4 Kilometers

Brede Valley

11



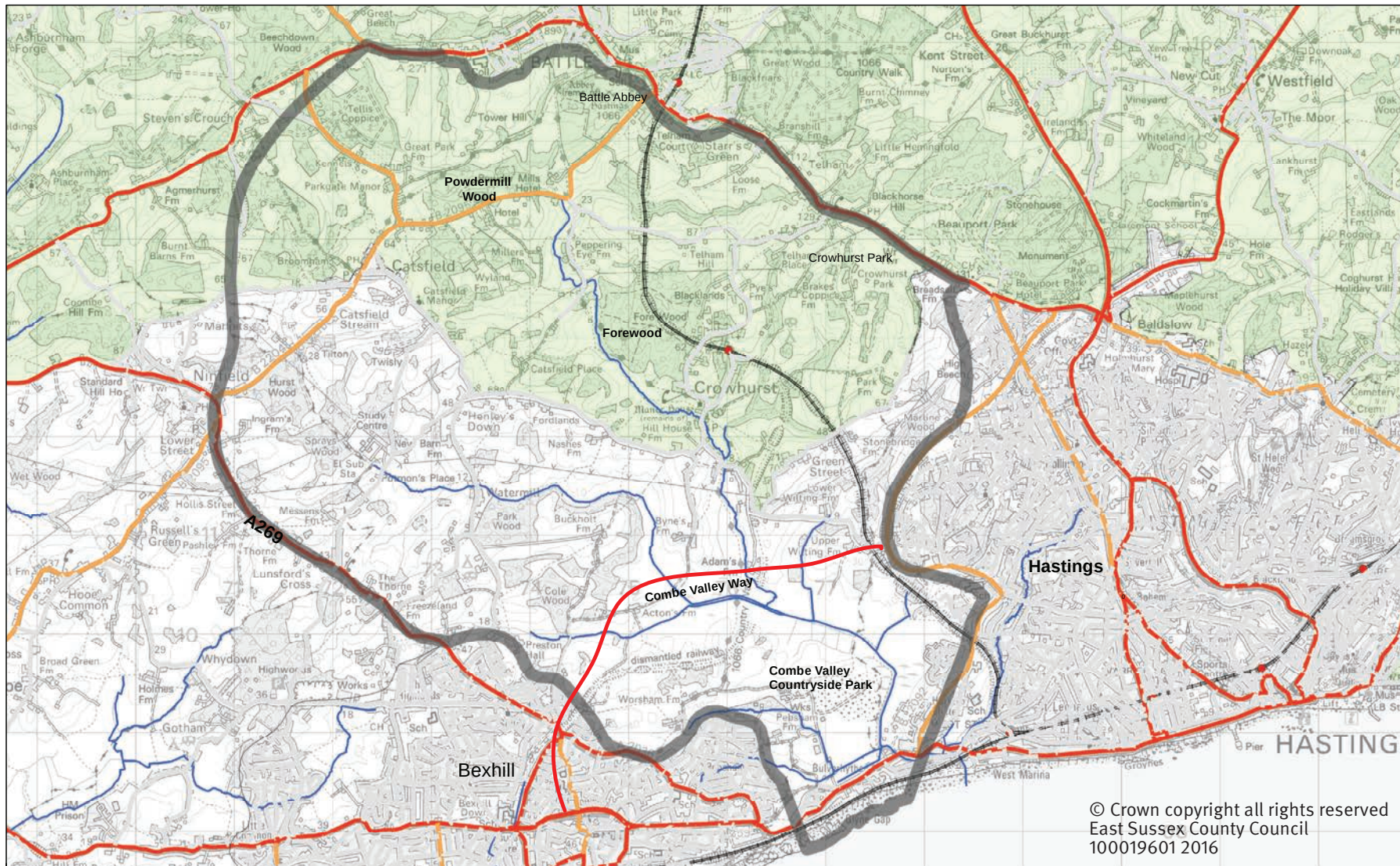
11 Brede Valley Landscape Character Area

High Weald AONB

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Combe Haven Valley

10



10 Combe Haven Valley Landscape Character Area

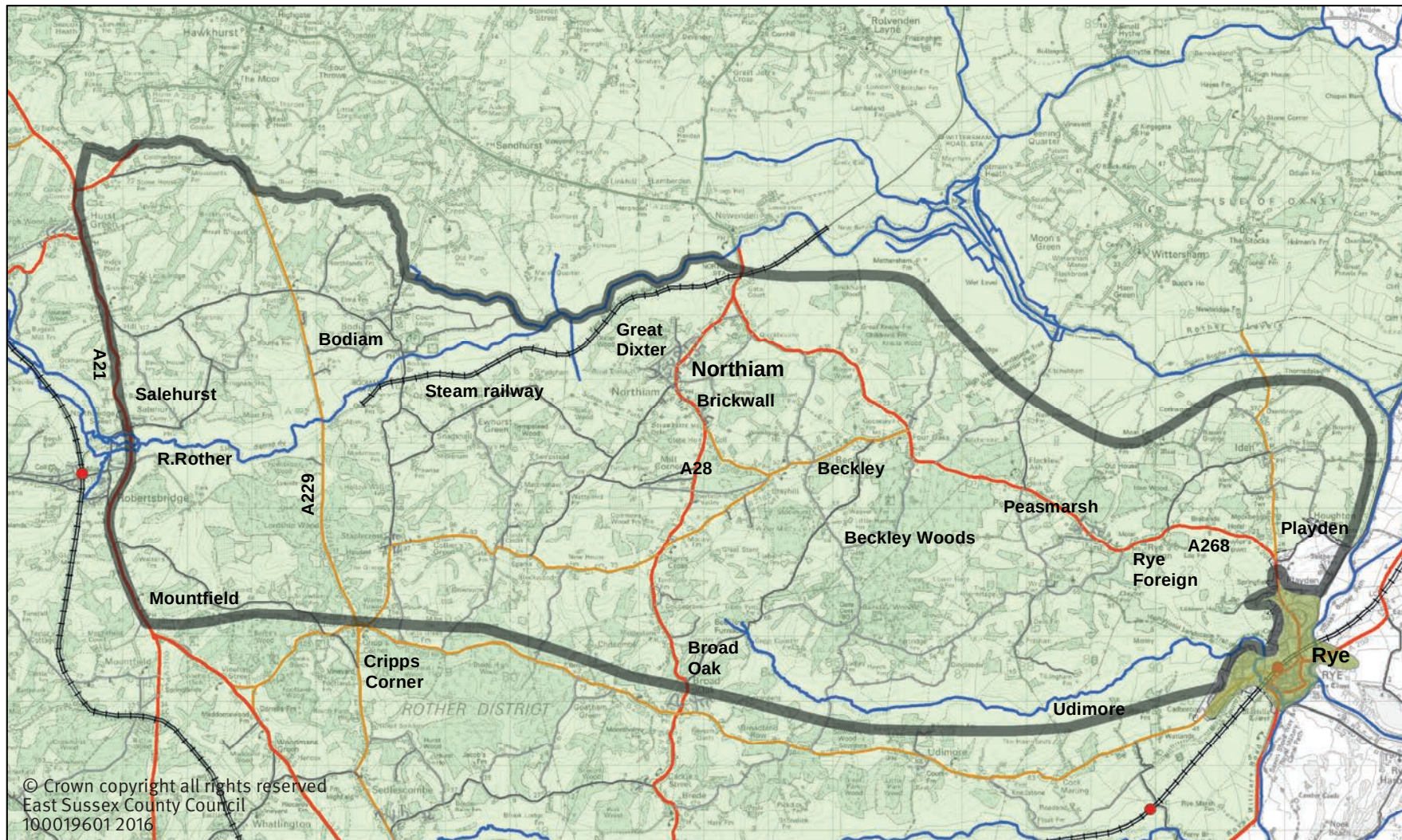


High Weald AONB

0 0.5 1 2 3 4
Kilometers

Lower Rother Valley

13



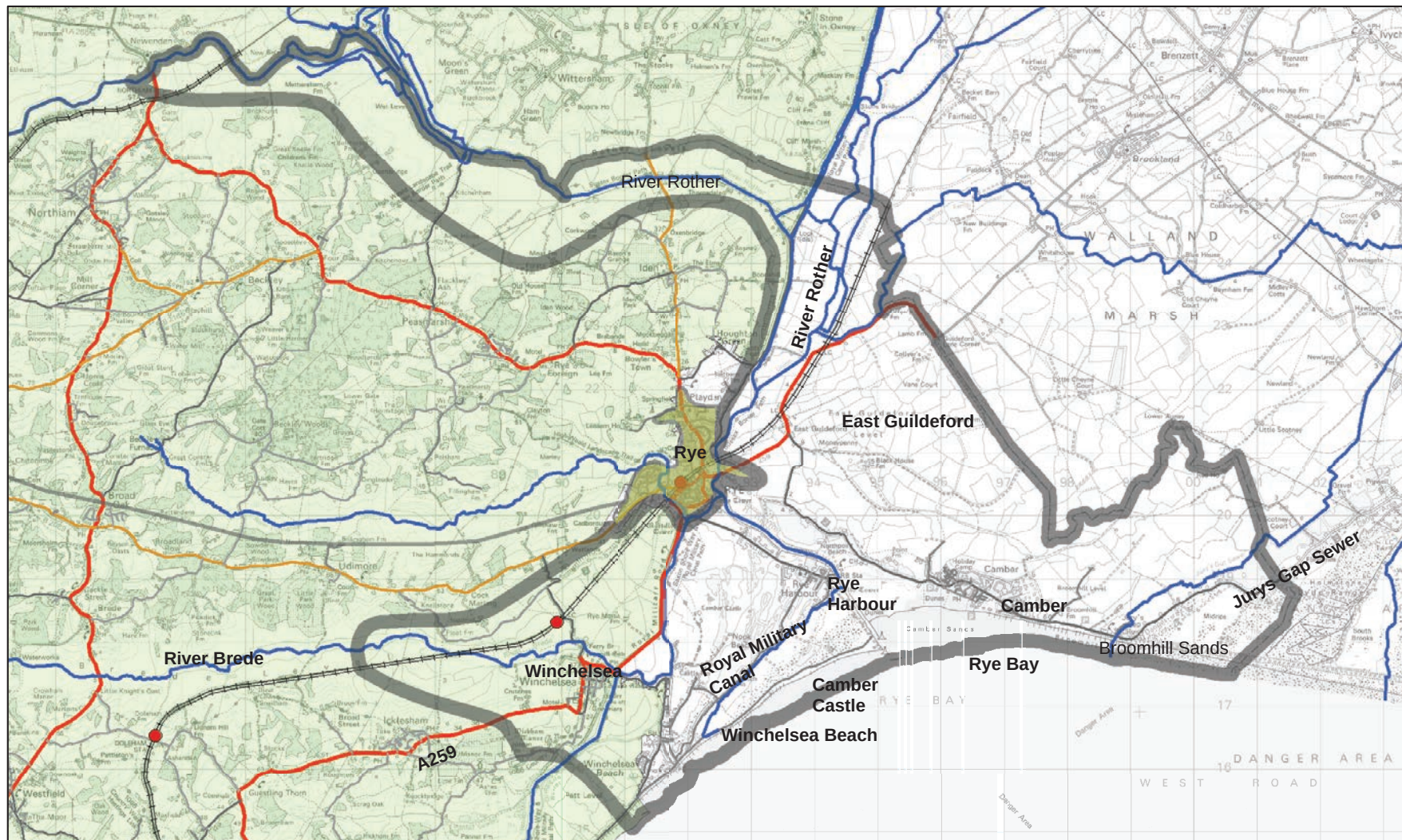
13 Lower Rother Valley Landscape Character Area

High Weald AONB

0 0.5 1 2 3 4 Kilometers

Rye-Winchelsea Area

26



26 Rye Winchelsea Area Landscape Character Area High Weald AONB 3 1.5 0 3 Kilometers

Battle

Battle sits in the High Weald Area of Outstanding Natural Beauty, at the eastern end of the southern sandstone ridge. It is a fine historic market town, with medieval and Georgian buildings. The growth of Battle has been restricted by its position in the High Weald AONB and other environmental and heritage designations, giving it a compact layout. Its special intimate character and urban grain have survived intact. Settled on Battle ridge the town sits in a heavily wooded landscape.

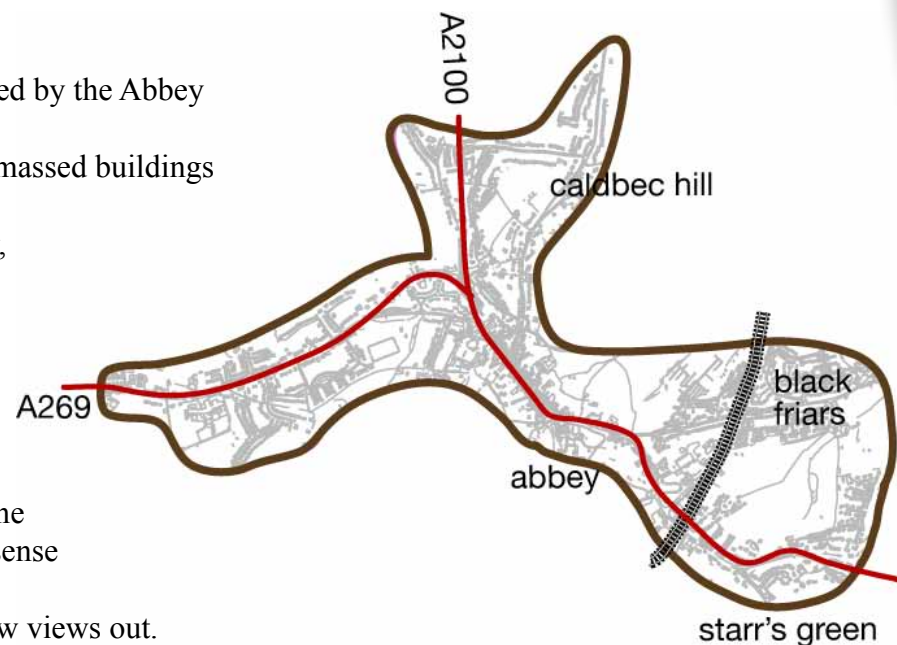


Characteristics

- This ridge-top town has a skyline of historic buildings, dominated by the Abbey and the church.
- The medieval and Georgian High Street has a small scale, well massed buildings with good continuity of facades.
- There are picturesque frontages of red tile, timber-frame, render, white weatherboard and the local sandstone.
- The character of the town is enhanced by the predominance of small and traditional shops.
- The original stone from the substantially destroyed great religious buildings in Battle has been widely recycled in later historic periods, which gives the town great cohesion
- The massive Battle Abbey Gatehouse sits at the eastern end of the High Street above its triangular court yard, giving a wonderful sense of enclosure and character.
- The old town has an enclosed inward-looking character, with few views out.
- Views over the High Weald countryside from outer parts of town.

Special features

- Battle Abbey, with its grounds is a character focus but visually separate from the rest of the town.
- The Norman stone church



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Rye

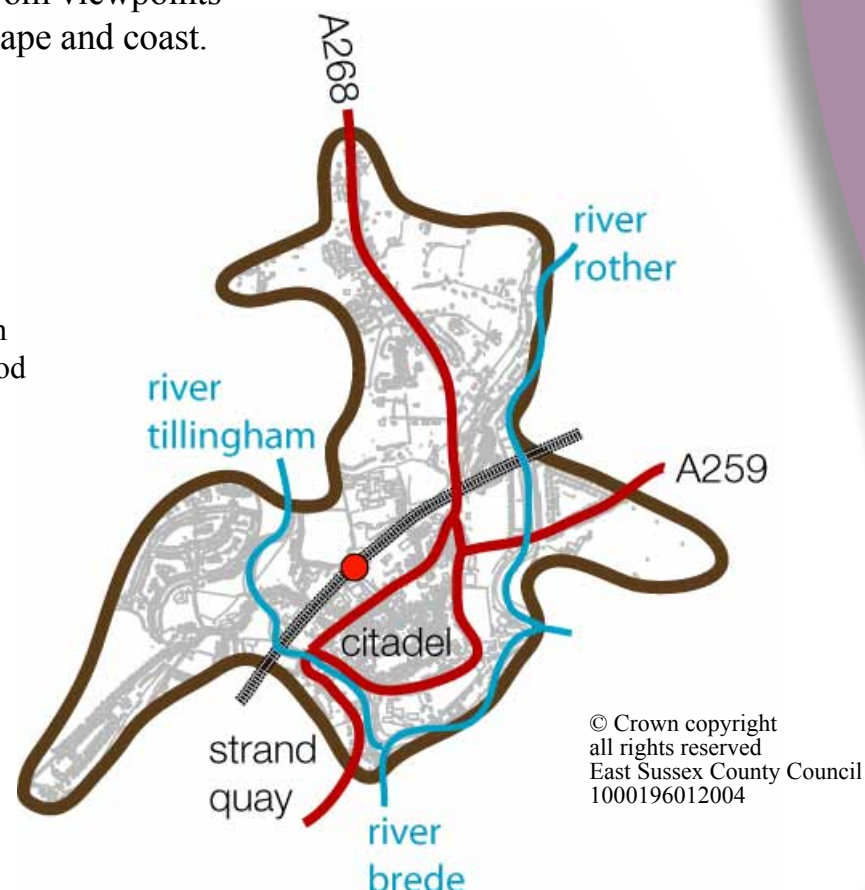
Rye is an ancient citadel town situated between the High Weald and the Levels. It sits on a sandstone hill above the surrounding open marshes, at the confluence of, and bounded by, three rivers. Its history as a walled, almost moated, defensive site and its unique geography have contributed to its compact intimate character. Rye's landscape setting provides a soft, flat, semi-natural contrast to the urban edge of the town, and enhances its maritime character; from viewpoints within the town it gives fine quality views out to the distant landscape and coast.

Characteristics

- The core is perched on a rock overlooking the flat, level surrounding marshland, giving it a Citadel quality.
- There is a sense of enclosure within the centre of the town, with an appealing contrast between the inward-looking town and long views out.
- The town centre has a high visual quality, which comes from the cohesion of the medieval architecture and the restricted palette of materials in a good state of repair: the warm sandstone of the town walls, soft red brick, and black and white timber-framing.
- The town has a human scale and distinctive narrow cobbled streets.
- the riverfront is an open, tidal waterside of a maritime character with good public access.

Special features

- The ancient town walls increase the separation of the town from the Levels.
- The Gun Garden has long views over the Romney Marshes.
- Ypres Tower, St Mary's Church and the windmill are notable landmarks.



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