4.23 Landscape Setting of Catts Hill

Settlement Profile

4.23.1 Catt’s Hill is situated on the B2100 approximately one mile to the northeast of Rotherfield and half a mile to the southwest of Mark Cross close to the hamlet of Town Row. It is within the High Weald AONB.

4.23.2 The hamlet of Catt’s Hill is small and linear, consisting of large, gentrified properties set back from the road with mature trees lining the road. The area to the south near Bletchingley Farm is also gentrified with large plots of land. The landscape is undulating with mature trees and deep lanes. Catt’s Hill is a higher area of land that leads from Town Row to Mark Cross.

Landscape Character

4.23.3 The landscape surrounding the settlement falls within the following County Landscape Character Area(s):

- Central High Weald (4) – see Section 4.3 for details
- Upper Rother Valley (6) - see Section 4.3 for details

4.23.4 At the more local scale, the landscape surrounding the settlement is undulating, with ancient fields and mature trees and hedges and deep lanes. There are some listed buildings dotted throughout the landscape.

4.23.5 The key features and characteristics of the landscape around Catt’s Hill are illustrated on Figure 4.18 and summarised below:

- **Remnant Historic Landscapes:** The settlement setting around Catts Hill is predominantly comprised of small-scale ancient landscapes, interspersed with belts of Ancient Woodland. The main field types present are cohesive and aggregate assarts, with some regular and irregular piecemeal enclosure. The trees that surround the smaller ancient fields are thick and mature. They add to the character of the landscape by framing views and giving the impression of thick wooded hills.
- **Urban Edges:** The settlement has sensitive edges due to its thick hedges and trees.
- **Watercourses/Waterbodies:** There are several small streams that run through the woodland in the dips, and ponds have formed in Bletchingley wood and south of Bletchingley Farm. There is a more substantial stream that runs through Town Row to the south east.
- **Significant Views/Key Ridgelines:** There are significant views of Rotherfield and the church spire from the footpath that runs parallel to Catt’s Hill.
- **Footpaths/Bridleways:** The settlement has a number of footpaths leading from it, one links with Town Row and others link with the countryside to the south and south east.

4.23.6 Areas of distinctive landscape that have been identified around the settlement are shown on Figure 4.18 as ‘Landscape Setting Areas’. The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

<table>
<thead>
<tr>
<th>Landscape Setting Area</th>
<th>Distinctive Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>An undulating landscape containing a network of stream corridors and pastoral fields, with a mature landscape structure. Linear settlement along road corridors is also a feature, for example at Town Row.</td>
</tr>
<tr>
<td>2</td>
<td>Long distance views to Rotherfield; A patchwork of small, medium and large-scale fields, which are lined with a network of mature hedgerows, often containing hedgerow trees.</td>
</tr>
</tbody>
</table>
Landscape Setting Areas

Landscape Sensitivity (n/b see Methodology):
- Very High
- High
- Moderate
- Low
- Very Low

Landscape Features and Characteristics:
- Remnant Historic Landscape - Historic
- Remnant Historic Landscape - Ancient
- Culturally Important Landmarks
- Landscape Detractors
- Sensitive Urban Edge
- Prominent Urban Edge
- Watercourses/Waterbodies
- Significant Views
- Key Ridgelines
- Footpaths/Bridleways

Conservation Designations:
- Conservation Areas
- Listed Buildings
- Locally Listed Buildings
- Historic Parks and Gardens
- Scheduled Monuments
- Statutory Wildlife Designations/Local Wildlife Sites
- Ancient Woodlands
- Tree Preservation Orders
- South Downs National Park
- High Weald
- Area of Outstanding Natural Beauty

KEY

1:6,500 @ A3

Scale: 1:6,500 @ A3
Landscape Sensitivity

4.23.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within Section 2.4, is shown in the table below.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Landscape Setting Area</th>
<th>1</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strength of Place</td>
<td>Distinctiveness</td>
<td>Unique/Rare</td>
<td>Unique/Rare</td>
</tr>
<tr>
<td></td>
<td>Continuity</td>
<td>Ancient</td>
<td>Ancient</td>
</tr>
<tr>
<td></td>
<td>Strength of Place</td>
<td>Very Strong</td>
<td>Very Strong</td>
</tr>
<tr>
<td>Visibility</td>
<td>Landform</td>
<td>Apparent</td>
<td>Apparent</td>
</tr>
<tr>
<td></td>
<td>Tree Cover</td>
<td>Intermittent</td>
<td>Intermittent</td>
</tr>
<tr>
<td></td>
<td>Visibility</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td></td>
<td>High</td>
<td>High</td>
</tr>
</tbody>
</table>

Landscape Value

4.23.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within Section 2.4, is shown in the table below.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Landscape Setting Area</th>
<th>1</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Value</td>
<td></td>
<td>High</td>
<td>High</td>
</tr>
</tbody>
</table>

Contribution to Landscape Setting of Settlement

4.23.9 There is currently no Conservation Area within Catt’s Hill.

4.23.10 The Contribution of each Landscape Setting Area, evaluated in line with the methodology set out within Section 2.4, is shown in the table below:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Landscape Setting Area</th>
<th>1</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution to Landscape Setting</td>
<td></td>
<td>Major</td>
<td>Major</td>
</tr>
</tbody>
</table>

4.23.11 Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, strong landscape structure and inter-visibility with historic buildings within the historic core of the settlement. As the settlement is situated on a ridge of higher land, open and framed views northwards across this undulating landscape of stream corridors and pastoral fields can be gained from the village.

4.23.12 Landscape Setting Area 2 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, strong landscape structure and inter-visibility with historic buildings within the historic core of the settlement. The patchwork of fields with mature hedgerows provides a strong landscape structure to the south-eastern and south-western edges of the village.