4.29 Landscape Setting of Mayfield

Settlement Profile

4.29.1 Mayfield is situated in the north of Wealden District, on the A267 Tunbridge Wells to Eastbourne Road about ten miles south of Tunbridge Wells on the north side of the Rother Valley. It is on a ridge top within the High Weald AONB.

4.29.2 Mayfield is a historic linear residential village, one of the larger villages in the District with a range of shops and services. It has developed around the former A267 which has now been bypassed. It is a typical Wealden ridge top settlement that has ribbons of developments along adjoining ridges which afford long distance views to and from the village from its landscape setting within the High Weald AONB.

Landscape Character

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

- Upper Rother Valley (6) – see Section 4.3 for details

4.29.4 At the more local scale, the landscape surrounding the settlement comprises an intricate patchwork of fields, which are crossed by a network of small streams and interspersed with patches of mature woodland.

4.29.5 The key features and characteristics of the landscape around Mayfield are illustrated on Figure 4.24 and summarised below:

- Remnant Historic Landscapes: The fieldscape surrounding Mayfield are predominantly ancient, with extensive areas of regular piecemeal enclosure, and cohesive and aggregate assarts.
- Culturally Important Landmarks: Remains of the Archbishop’s Palace to the north of the settlement dates from the 14th century and is now part of the Mayfield Private School. There are patches of Ancient Woodland surrounding the settlement.
- Significant Views/Key Ridgelines: Piccadilly Lane is a deep, narrow, wooded lane to the south east which allows views at certain points along its length, to the church spire.
- The spire of St Dunstan’s church can be seen from outside the village especially to the south where the slope falls dramatically away.
- Significant views in and out of the village especially to the south towards Heathfield and north to Argos Hill and its windmill. St Dunstan’s church can be seen from all around.
- Landscape Detractors: Some large farm buildings south of the Piccadilly Lane area are considered to be landscape detractors.

4.29.6 Areas of distinctive landscape that have been identified around the settlement are shown on Figure 4.24 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 intricate patchwork of small-scale ancient, predominantly pastoral fields which are interspersed with linear tracts of Ancient Woodland.</td>
</tr>
<tr>
<td>2</td>
<td>Sloping landform and small to medium-scale ancient pastoral fields.</td>
</tr>
<tr>
<td>3</td>
<td>Numerous farmsteads are dotted within the landscape, which contains linear Ancient Woodlands and a network of rural lanes.</td>
</tr>
<tr>
<td>4</td>
<td>Sloping landform and narrow stream corridors, lined with linear tracts of Ancient Woodland, which are key landscape features.</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
- High Weald
- Area of Outstanding Natural Beauty

FIGURE 4.24
LANDSCAPE SETTING OF MAYFIELD
Landscape Sensitivity

4.29.7 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>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strength of Place</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
<td>Distinct</td>
<td>Unique/rare</td>
<td>Distinct</td>
<td></td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
<td>Ancient</td>
<td>Ancient</td>
<td>Ancient</td>
<td></td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Strong</td>
<td>Strong</td>
<td>Very Strong</td>
<td>Strong</td>
<td></td>
</tr>
<tr>
<td>Visibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
<td>Apparent</td>
<td>Dominant</td>
<td>Apparent</td>
<td></td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
<td>Intermittent</td>
<td>Intermittent</td>
<td>Intermittent</td>
<td></td>
</tr>
<tr>
<td>Visibility</td>
<td>Moderate</td>
<td>Moderate</td>
<td>High</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td></td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
</tbody>
</table>

Landscape Capacity

4.29.9 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, 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>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Sensitivity</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
</tbody>
</table>

4.29.10 Landscape Setting Area 1 is considered to have Low Landscape Capacity as a result of its High Landscape Sensitivity and High Landscape Value. This area is situated within the High Weald AONB resulting in High Landscape Value. Strength of place is strong as a result of the intricate patchwork of small-scale ancient fields. Linear tracts of Ancient Woodland further contribute to High Landscape Sensitivity and Value throughout the area.

4.29.11 Landscape Setting Area 2 is considered to have Low Landscape Capacity as a result of its High Landscape Sensitivity and High Landscape Value. This area is situated within the High Weald AONB resulting in High Landscape Value. Strength of place is strong as a result of the intricate patchwork of small-scale ancient fields and sloping landform, which contribute to High Landscape Sensitivity.

4.29.12 Landscape Setting Area 3 is considered to have Low Landscape Capacity as a result of its High Landscape Sensitivity and High Landscape Value. This area is situated within the High Weald AONB resulting in High Landscape Value. Strength of place is very strong as a result of the strong pattern of linear Ancient Woodlands and pastoral fields. In addition, the linear Ancient Woodlands and a network of rural lanes contribute to High Landscape Sensitivity.

4.29.13 Landscape Setting Area 4 is considered to have Low Landscape Capacity as a result of its High Landscape Sensitivity and High Landscape Value. This area is situated within the High Weald AONB resulting in High Landscape Value. Stream corridors, lined with linear tracts of Ancient Woodland are key sensitive landscape features, contributing to High Landscape Sensitivity.
Contribution to Landscape Setting of Settlement

4.29.14 Mayfield has an existing Conservation Area.

4.29.15 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 1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution to Landscape Setting</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Major</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

4.29.16 Landscape Setting Area 1 is considered to make a Moderate contribution to the Landscape Setting of the settlement as a result of its moderate inter-visibility with the historic core of the village and moderate strength of place. The linear tracts of Ancient Woodland provide a wooded backdrop to views north from the village and limit long distance views across this Landscape Setting Area.

4.29.17 Landscape Setting Area 2 is considered to make a Moderate contribution to the Landscape Setting of the settlement as a result of its moderate inter-visibility with the historic core of the village and moderate strength of place. The undulating nature of the landscape, coupled with patches of woodland within this area provides a relatively strong sense of visual containment to the southeast of the village.

4.29.18 Landscape Setting Area 3 is considered to make a Major contribution to the Landscape Setting of the village as a result of the strong inter-visibility with buildings within the historic core and strong landscape structure. Several historic buildings within the village are visible within views northwards from the northern part of this area. Further south, views are limited by linear tracts of Ancient Woodland which provide a sense of enclosure.

4.29.19 Landscape Setting Area 4 is considered to make a Moderate contribution to the Landscape Setting of the settlement as a result of its moderate inter-visibility with the historic core of the village and moderate strength of place. The pockets of Ancient Woodland within this area are visible as a wooded backdrop within views north-westwards from the village, resulting in strong inter-visibility between the edge of the settlement and this Landscape Setting Area.