Appendix 2.1 - Hailsham West
Sites

044_1310 Arlington Station
237_1310 Chicheley farm
692_1310 Land west of A22
751_1310 Land at Hempstead Lane (adj. A22)
775_1310 Land at Paulalyn, Hempstead Lane
825_1310 Land at West Hailsham
839_1310 Highlands Farm, Arlington Road West
842_1310 Land at Arlington Road West
843_1310 Plot 4 Knockhatch Wood
844_1310 Highlands Farm Cottages
857_1310 Stables adjacent to Bushfield, Arlington Rd
859_1310 2 Highlands Farm Cottages
860_1310 Land to the north of Arlington Road
862_1310 Land on the North West Side of Hempstead Lane
866_1310 Arlington Cattery, Arlington Road West
868_1310 Knockhatch Wood Smallholding
873_1310 Bushy Wood Farm, Main Road
887_1310 Knockhatch Farm Cottage, Hailsham East
044/ 1310 Arlington Stadium, Arlington Road West

Landscape and Visual Assessment

Location and description

The site lies in an area of open countryside approximately 1km west of Hailsham and comprises of two land parcels – on the south side of Arlington Road a motor racing stadium and on the north side an associated warehouse building. Knockhatch Adventure Park is located to the north of the site and Wilmington Wood, an area of ancient woodland, surrounds the site to the south and west. This is part of a larger woodland area to the south west of the site. To the east of the site there is a disused tip. There are pockets of Ancient Woodland present on both parts of the site and much of the woodland on the southern land parcel is covered by a TPO.

Figure reference: 044/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)

Local Landscape Character Area: D7 – Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 8

Distinctive characteristics – Hailsham Area 8

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch adventure farm and several other farmsteads are dotted across the landscape
  
  (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 044/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Stadium Area

This is a large open area enclosed by mature woodland (Ancient Woodland) and incorporating a motor racing facility. The area contrasts with and detracts from quiet, wooded rural character of surrounding landscape. Site character varies depending on whether site is operational. On race days, site is intensively used and has the character of a busy public event area. The site is characterised by large numbers of visitors, parked cars and noise from the trackway. On non-race days the site is empty and tranquil.

Key features include:

- Quarter mile motor-racing track with spectator stands, lighting and visitor facilities (buildings and lighting are detracting features within the landscape)
- Open grass area used as car park
- Substantial mature trees (mainly oak) on east side of track and in north-west corner of site
- Roadside hedgerow c. 3m tall (well-maintained)
- Small pond by north-east corner of race track

2. Tree belt

Belt of mature trees (mainly oak) along eastern side of site with open ground underneath used as vehicle circulation area. Part of the area is recorded as Ancient Woodland and protected by a TPO although many of the trees are declining (likely to be due to use of the area for vehicle trafficking). Despite their decline, the trees still perform a valuable role in enclosing the site from the east and contributing to the woodland.
character of the site. The southern corner of the site comprises made-up ground and is used as an overflow car park.

Key features include:
- Mature oak trees

3. Warehouse Building
Small area of woodland with central clearing and vacant warehouse building in the middle. The surrounding area (occupied by Knockhatch Adventure Park) is raised ground which encloses the site and makes it appear sunken. The area has a derelict character with little relationship with the surrounding area.

Key features include:
- Tall disused warehouse building (low quality)
- Mature perimeter tree and shrub planting

Figure reference: 044/1310/L03 - Site Analysis

Visual analysis

Visual context
The site is enclosed on all sides by existing mature vegetation. To the east, a mature tree belt encloses the site, to the west Wilmington Wood provides enclosure and to the north a tall, dense hedgerow screens most views of the site from Arlington Road.

Other woodlands in the local area (including Highlands Wood, Bramble Grove and Bushy Wood) provide further screening of the site.

Figure reference 044/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
ZVI of the site is limited due to presence of mature vegetation around the site.

Refer to Figure 044/1310/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Arlington Road (c. 300m stretch adjacent to site) (Medium sensitivity)
- Public footpath south of Ruffets Wood (c. 200m stretch) (Medium sensitivity)
- Knockhatch Adventure Park (users of dry ski slope and cycle trackway) (Low sensitivity)

Refer to Figure 044/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8
Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.
Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Recent and Historic</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Weak/Moderate</td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>High</td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity for accommodating development due to its previous development and current use as a motor-racing stadium, its low visibility in the wider landscape and the limited importance of landscape features/characteristics.

**Significant variations in sensitivity within the site** - Areas of the site which are Ancient Woodland or adjacent to Ancient Woodland are of higher sensitivity.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Existing mature trees on east side of stadium and in north-west corner of the site  
   *Reason* - trees enclose the eastern side of the site and contribute to the woodland character of the site
2. Pond
3. *Reason* – pond is a valuable landscape and ecological feature Roadside hedgerow  
   *Reason* – the hedge is in good condition, provides a strong boundary and provides enclosure to the northern edge of the site
4. Rural character of Arlington Road (urbanising features such as roundabouts, road kerbs, traffic islands etc. should be avoided)  
   *Reason* – the road has an existing rural character which contributes to the character of the local area
5. Adjacent woodland areas  
   *Reason* - Adjacent Ancient Woodland is an important landscape and ecological feature

**Opportunities for landscape enhancement**

6. Removal of stadium buildings and replacement with dwellings appropriate to local rural landscape
7. Removal of floodlighting and use of new cut-off lighting within any development (if required) to reduce light pollution
8. Integration of native tree planting (including large-maturing species) within any development area to reinforce woodland character of the local landscape
9. Reinforcement and management of woodland planting around the site on the north side of Arlington
Potential landscape and visual impacts if site is developed

Key landscape effects

- Potential effects on character and openness of the Wooded Clay Vales LLCT and local character area of Wilmington and Abbot’s Wood arising from introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be relatively localised due to the low visibility of the site.
- Beneficial effects associated with removal of race track, stadium buildings and lighting which currently detract from the tranquillity of the area and are detracting features in the local landscape character.
- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22.
- Potential landscape effects arising from development on the site could be mitigated through: the retention of existing landscape features noted above; providing a set back between the development edge and the Ancient Woodland; and, designing development with an appropriate scale and character to its landscape context.

Key visual effects

- Potential minor effects on views from short stretch of Arlington Road as it passes the site.
- Potential visual effects arising from development on the site could be mitigated by design measures to create a positive frontage to Arlington Road e.g. through building orientation and appropriate planting proposals.
L16416 Hailsham Area Action Plan
Hailsham West
044/1310 Arlington Stadium

Landscape and Visual Context

Figure 044/1310/L02
1:10 000@A3
Aug 2016
Figure 044/1310/L04
L16416 Hailsham Area Action Plan
Hailsham West
044/1310 Arlington Stadium

Landscape Opportunities and Constraints

Aug 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
Landscape and Visual Assessment

Location and description

The site lies at the junction between Hempstead Lane and A22 to the west of Hailsham. It comprises a small parcel of land with a detached private dwelling with garden and associated out-buildings set within an area of mature woodland which forms part of a larger belt of Ancient Woodland - Tile Hurst.

Figure reference: 237/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D7 – Wilmington and Abbots Wood
Landscape setting area: Hailsham Area 8

<table>
<thead>
<tr>
<th>Distinctive characteristics: Hailsham Area 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.</td>
</tr>
<tr>
<td>• The Knockhatch adventure farm and several other farmsteads are dotted across the landscape</td>
</tr>
</tbody>
</table>

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 237/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House and Garden Area

The area comprises a large detached private house set within a formal garden area comprising lawns and ornamental planting. Dense trees and shrubs are located around the edge screen the area from Hempstead Lane and the adjacent residential property. A selection of single-storey out-buildings are located on the edge of the woodland on the south side of the site. The area has a domestic residential character.

Key features include:
• Mature trees within belt of vegetation along boundary to Hempstead Lane and adjacent property to the south.

2. Woodland

Mature woodland extending along the edge of the site adjacent to the A22 and across the southern half of the site. This woodland includes hornbeam (previously coppiced), oak and holly with little understorey. There are several abandoned vehicles and caravans scattered within the woodland and these detract from the woodland character. This woodland is a small part of a larger Ancient Woodland block (Tile Hurst) which forms a significant local landscape feature (bisected by the A22).

Key features include:
• Mature trees (including formerly coppiced hornbeams)

Figure reference: 237/1310/L03 - Site Analysis
Visual analysis

Visual context

The site is enclosed to the north and the south by the extended parts of Tile Hurst wood. However, the A22 passes immediately adjacent to the eastern edge of the site and there are direct, close-proximity views from the road of the edge of the site. There are also direct views of the northern edge of the site from Hempstead Lane and adjacent properties – The Nook (to the south) and Rotherwyke (to the north) and from the open landscape to the north-west.

Figure reference 237/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The ZVI of the site is contained by Tile Hurst wood to the south and east but is more open to views to the north-west.

Refer to Figure 237/1310/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:

- Hempstead Lane (c. 150m stretch adjacent to site) (Medium sensitivity)
- A22 (c. 500m stretch adjacent to site) (Low sensitivity)
- Adjacent properties – Rotherwyke and The Nook (High sensitivity)
- Wealdway PRoW (c. 200m stretch) (High sensitivity)

Refer to Figure 237/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Strong</td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Enclosed</td>
</tr>
<tr>
<td>Visibility</td>
<td>Very Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
The site has a Moderate Landscape Capacity due to its enclosure from view and previous partial development for residential use. However the woodland area is part of a wider area of Ancient Woodland which forms a significant landscape and historic feature.

**Significant variations in sensitivity within the site** - the area comprising of the house and garden at the north end of the site is least sensitive and has the potential to accommodate development without significant adverse landscape or visual effects. The remainder of the site is of higher sensitivity due to the presence of mature Ancient Woodland.

### Key landscape opportunities and constraints

#### Landscape Target Notes

**Landscape qualities/features to be safeguarded**

1. Woodland belt adjacent to A22 and at southern end of site  
   *Reason* – This part of the woodland is most sensitive due to importance of providing continuity of the Tile Hurst woodland belt, and maintaining intactness of woodland when viewed from A22

2. Mature trees along Hempstead Lane and southern boundary to The Nook  
   *Reason* – Trees form landscape features on Hempstead Lane

**Opportunities for landscape enhancement**

3. Removal of the ancillary buildings and abandoned vehicles from the woodland and the introduction of a positive woodland management regime for remaining woodland

Refer to Figure 237/1310/L04 – Landscape Opportunities and Constraints Plan

### Potential landscape and visual impacts if site is developed

#### Key landscape effects

- Landscape effects arising from the introduction of development on the site are likely to be small if development is of an appropriate scale and character and with appropriate landscape mitigation measures in place. Development could also result in beneficial effects if the existing ancillary buildings and abandoned vehicles, which currently detract from the character and appearance of the Ancient Woodland, are removed.

- Appropriate measures to mitigate potential landscape effects include; restriction of development areas to the area of the existing house, gardens and immediate surrounding area of woodland; and retention intact of the existing areas of Ancient Woodland.

#### Key visual effects

- If the majority of woodland is retained and new development is located within existing open areas, then surrounding retained woodland is likely to screen new development from the surrounding landscape and visual effects on the wider area would be small scale
L16416 Hailsham Area Action Plan
Hailsham West
237/1310 Chicheley Farm

Site Location
Figure 237/1310/L01
1:25 000@A3
Aug 2016
L16416 Hailsham Area Action Plan
Hailsham West
237/1310 Chicheley Farm

Landscape and Visual Context

Figure 237/1310/L02
1:10 000@A3

Aug 2016

The landscape partnership
Site Analysis

Figure 237/1310/L03
1:3 000@A3
Aug 2016

L16416 Hailsham Area Action Plan
Hailsham West
237/1310 Chicheley Farm
692/ 1310 Land West of A22

Landscape and Visual Assessment

Location and description

The site comprises a group of small fields adjacent to the A22 on the west side of Hailsham. To the north is Tile Hurst Wood and to the south is Bushy Wood (which incorporates a Scout Camp), both of which are Ancient Woodland. There is a small pocket of Ancient Woodland at the centre of the site. To the west are more paddocks and the Knockhatch Adventure Park. There is a PRoW running east – west across the centre of the site.

Figure reference: 692/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)

Local Landscape Character Area: D7 – Wilmington and Abbots Wood (an enclosed wooded landscape with open areas to the north and east of small scale, predominantly pastoral fields)

Landscape setting area: Hailsham Area 8

Distinctive characteristics : Hailsham Area 8

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch adventure farm and several other farmsteads are dotted across the landscape

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 692/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Pastoral fields and paddocks

The area comprises an enclosed, pastoral landscape of small fields bordered with mature hedgerows and tree lines. A small copse is located in the centre of the area adjacent to a small stream which flows across the site. Fields slope gently towards the stream and hedgerows. This area has an ancient field pattern which is relatively intact, other than the south-eastern field which was divided when the access road to Knockhatch Adventure Park was constructed. The area is used mainly for horse grazing but currently has some sheep grazing in the south east corner as well.

The character of the site is typical of the local landscape area with a strong pattern of field hedgerows and mature woodland and few views out to the surrounding areas. A stable complex in the north of the site is the only built development within the site and there are few buildings visible in the surrounding area. Traffic noise from the adjacent A22 and the flow of cars travelling to and from Knockhatch Adventure Park detracts from the otherwise rural feel of the area.

Key features include:

- Small stream flowing through the centre of the site
- Central copse (coppiced hornbeam, ash, oak and hazel)
- Line of mature oaks (between central copse and stables)
- Mixed species field hedgerows (field maple, hawthorn, hawthorn with hedgerow trees – oak)
- Public footpath (providing accessible route to the countryside from residential areas on west side of Hailsham)
**Visual analysis**

**Visual context**

The site is relatively enclosed by existing mature woodlands and various mature boundary hedgerows around the site including along the A22. Mature vegetation within the site provides further enclosure. There are no long distance views towards or from the site. However, there are clear views in to and across the site from the A22 as it passes the site and from the access road to Knockhatch Adventure Park. The most visible parts of the site are the two easternmost fields which are bounded in part by fence (rather than hedgerow).

Refer to Figure 692/1310/L02 for approximate ZVI

**Key views and principal visual receptors**

Principal visual receptors likely to be affected by the site are:

- **A22** (c. 400m stretch adjacent to site) (Low sensitivity)
- **Public footpath through the centre of the site** (Medium sensitivity)
- **Access road to Knockhatch Adventure Farm** (Low sensitivity)

There are also glimpsed views towards the site from the Bushy Wood Scout Camp and Activity Centre and the western end of Diplocks Way.

Refer to Figure 692/1310/L03 key local views into site

**Landscape sensitivity and capacity**

**Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area B**

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

**Site sensitivity and capacity assessment**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Recent and Historic</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
</tbody>
</table>
**692/1310 Land West of A22**

<table>
<thead>
<tr>
<th>Tree Cover</th>
<th>Intermittent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

The value of the site is assessed as Moderate due to its coherent landscape pattern and location on the edge of a wider area of rural landscape (incorporating Ancient Woodland) which lies to the west of Hailsham and is bordered by the A22. Overall, on the basis of professional judgement, the site is assessed as being of Moderate Landscape Capacity as it is considered that the site is at the upper end of the assessment band for Low sensitivity.

*Significant variations in sensitivity within the site* - There are no significant variations in sensitivity within the site.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Stream flowing through centre of the site
   - *Reason* – the stream is a valuable natural feature within the site which contributes to the ecological and landscape value of the site
2. Central copse
   - *Reason* – a valuable historical feature which provides a landscape feature in the centre of the site
3. Line of mature oak trees
   - *Reason* – oaks form a prominent and attractive landscape feature
4. Field hedgerows
   - *Reason* – the hedges are part of the historic field pattern of the area, provide enclosure to the site and provide a visual buffer to the A22
5. Public footpath
   - *Reason* – the footpath provides a valuable route to the open countryside from the west side of Hailsham

**Opportunities for landscape enhancement**

6. Reinforcement and management of hedgerows (particularly where there are gaps or the hedgerows are absent e.g. along the A22 and access road to Adventure Farm)
7. Strategic landscape belt along southern edge to provide buffer to Bushy Wood Ancient Woodland
8. Creation of woodland edge to Ticehurst Wood and setback of development away from woodland edge to protect Ancient Woodland and provide additional screening between the site and ‘Brickenden’
9. Creation of green corridor along stream to open up views of central copse from site entrance and create attractive walking route through site

Refer to Figure 692/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**

- Potential effects on character and openness of the Wooded Clay Vales and local character area of Wilmington and Abbot’s Wood arising from the introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement
pattern. However, landscape effects would be relatively localised due to the containment of the site by woodland and low visibility of the site

- Potential effects on the character of the A22 corridor arising from the introduction of development on the west side of the A22 in an area with strong traditional landscape character of woodlands interspersed with pasture
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back between the development edge and the A22 to the east and Bushy Woodland to the west; integrating tree planting within the development areas and, designing development with an appropriate scale and character to its landscape context

**Key visual effects**

- Potential significant effects on views from A22 as it passes the site particularly from the roundabout junction
- Potential minor effects on glimpsed views from Bushy Wood Scout Camp and Activity Centre
- Potential effects on views from access road to Knockhatch Adventure Farm
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; the introduction of tree and shrub planting along the eastern and western edges of the site; providing a set back between the development edge and the A22 to the east and Bushy Woodland to the west; integrating tree planting within the development areas and, designing development with an appropriate scale and character to its landscape context
Landscape and Visual Assessment

Location and description

The site comprises two small fields of pasture at the northern end of Hempstead Lane adjacent to the junction with A22 to the west of Hailsham. To the west of the site is open countryside and to the south is Tilehurst Wood (Ancient Woodland). The Wealdway long distance footpath (PRoW) passes adjacent to the northern edge of the site.

Figure reference: 751/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D6 - Upper Dicker
Landscape setting area: Hailsham Area 9

Distinctive characteristics: Hailsham Area 9

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields.
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement
  (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 751/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Fields
Two small fields currently used for grazing sheep. Site lies on the edge of, and feels part of, larger area of pastoral landscape to the west which slopes down to the Cuckmere River. Site has a quiet rural character despite proximity to the A22.

Key features include:
- Scattered mature oak trees (along site boundary and one within site close to southern boundary)
- Hedgerow along Hempstead Lane and northern boundary (gappy in places)
- Row of tall conifers along southern boundary (adjacent Hempstead Farm) forms prominent feature but inappropriate species to rural landscape
- Hempstead Farm (Listed Building) to the south of the site

Figure reference: 751/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the south and east by Tilehurst wood (Ancient Woodland) and, by a tree belt adjacent to the A22, and to the south west by vegetation around Hempstead Farm and a small woodland block to the north of this. To the north and west the site is more open with views extending across the
751/1310 Land at Hempstead Lane (adj. to A22)

Cuckmere Valley including direct views to and from Palmers Farm.

Figure reference 751/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The ZVI of the site extends over one kilometre to the west across the Cuckmere Valley but is more restricted to the north, south and east due to the presence of woodland blocks (including Tile Hurst Wood) and tree belts (e.g. along the A22)

Refer to Figure 751/1310/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- A22 (c. 300m stretch adjacent to site) (Low sensitivity)
- Weald Way long distance footpath (c. 200m stretch) (High sensitivity)
- Hempstead Lane (c. 200m stretch) (Medium sensitivity)
- Palmers Farm (High sensitivity)

Refer to Figure 751/1310/L03 for key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 9

Area is considered to have Low Landscape Capacity as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Strong</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Low</strong></td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td>Landscape Value</td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td><strong>Moderate</strong></td>
</tr>
</tbody>
</table>

The site has a Moderate Landscape Capacity mainly due to its relatively low visibility. However, it forms part of a wider area of Ancient Remnant Historic Landscape with a strong landscape structure which increases it’s
Land at Hempstead Lane (adj. to A22)

sensitivity.

Significant variations in sensitivity within the site - There are no significant variations in sensitivity within the site

Key landscape opportunities and constraints

Landscape Target Notes
Landscape qualities/features to be safeguarded
1. Existing mature oak trees and hedgerows
   Reason – Oak trees and hedgerows provide enclosure to the site and are important landscape features. Some of the hedgerows also form part of the historic field pattern
2. Glimpsed long distance views across the Cuckmere Valley
   Reason – Views contribute to visual amenity of Hempstead Lane

Opportunities for landscape enhancement
3. Replace post and wire fence along western boundary with hedgerow to complete hedgerow boundary of site

Refer to Figure 751/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects
- Development on the site could result in the weakening of the quiet pastoral character of the site and surrounding area. Effects are likely to be limited due to the small size of the site, but medium or high density development on the site could weaken the rural character and sense of separation of Hempstead Lane from the urban area of Hailsham to the east.
- Development on the site could result in the potential weakening of the urban edge of Hailsham due to the expansion of the urban area beyond the A22, which currently forms a strong containment to the west side of the town
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate low density, scale and character to complement the existing character and settlement pattern of development along Hempstead Lane

Key visual effects
- Development on the site could have visual effects on the wider area, particularly from the Weald Way PRoW, Hempstead Lane and Palmers Farm to the north. Built development could form an intrusive feature in views across the Cuckmere Valley.
- Potential visual effects arising from development on the site could be mitigated to some extent through: retention and reinforcement of vegetation around the perimeter of the site (particularly on the western site boundary); and retention of some glimpsed views across the Cuckmere valley from Hempstead Lane
Figure 751/1310/L02
1:10 000@A3
Aug 2016

Landscape and Visual Context

Key
- Site Boundary
- Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views

L16416 Hailsham Area Action Plan
Hailsham West
751/1310 Land at Hempstead Lane
Site Analysis

Key Views towards the site
Long Distance Views
Key Slopes

Key Vegetation on Site
Existing Mature Trees & Shrubs
Existing Hedgerow
Site Character Zones
Tree Preservation Order
Public Rights of Way
Bridleway
Byway
Footpath
Watercourse/ Waterbodies

Figures 751/1310/L03
Aug 2016

L16416 Hailsham Area Action Plan
Hailsham West
751/1310 Land at Hempstead Lane

Site Boundary

Reproduced from the Ordnance Survey map with the permission of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
L16416  Hailsham Area Action Plan
Hailsham West
751/1310 Land at Hempstead Lane

Landscape Opportunities and Constraints
Figure 751/1310/L04
1:3 000@A3
Aug 2016
775/ 1310 Land at Paulalyn, Hempstead Lane

Landscape and Visual Assessment

Location and description
The site comprises a small parcel of land with an existing dwelling close to the north end of Hempstead Lane and to the west side of Hailsham. It includes a single detached private dwelling and associated out-building with garden, paddock and area of mature woodland which forms part of a larger belt of Ancient Woodland - Tile Hurst.

Figure reference: 775/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D7 – Wilmington and Abbots Wood
Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8
- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch adventure farm and several other farmsteads are dotted across the landscape
(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 775/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House and Garden Area (with paddock)
Large detached private house set back from Hempstead Lane with large front lawn and formal garden area around house. Front lawn area is enclosed by dense clipped hedgerow with several large mature oak trees. A separate garage and stable building is located to the south of the house. To the rear of the house is an orchard and fenced open paddock. Area has a domestic residential character.

Key features include:
- Mature clipped hedgerow around site boundary with mature oak trees.
- Mature orchard

2. Woodland
Mature woodland (Ancient Woodland) extending across southern half of the site. Northern end is mainly open birch and oak woodland with grass beneath. Southern end is denser woodland comprising mix of birch, oak, ash and hazel. Woodland area connects to the north and south to a larger woodland block (Tile Hurst) which forms a significant local landscape feature (bisected by the A22).

Key features include:
- Mature trees

Figure reference: 775/1310/L03 - Site Analysis
**Visual analysis**

**Visual context**

The site is enclosed on three sides by the extended parts of Tile Hurst wood and is well screened from view. There are glimpses into the northern end of the site from Hempstead Lane and adjacent properties.

*Figure reference 775/1310/L02 – Landscape and Visual Context*

**Zone of visual influence (ZVI)**

The ZVI of the site is tightly contained by Tile Hurst wood.

*Refer to Figure 775/1310/L02 for approximate ZVI*

**Key views and principal visual receptors**

Principal visual receptors likely to be affected by the site are:

- Hempstead Lane (c. 100m stretch adjacent to site) (Medium sensitivity)
- Adjacent residential properties – (High sensitivity)

*Refer to Figure 775/1310/L03 key local views into site*

**Landscape sensitivity and capacity**

*Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014*

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Strong</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Enclosed</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Very Low</strong></td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td></td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

The site has a Moderate Landscape Capacity due to its enclosure from view and previous partial development for residential use. However the woodland area is part of a wider area of Ancient Woodland, which forms a
**Land at Paulalyn, Hempstead Lane**

significant landscape and historic feature.

*Significant variations in sensitivity within the site* - The area containing the house, garden and paddock at the north end of site is least sensitive and has the potential to accommodate development without significant adverse landscape or visual effects.

**Key landscape opportunities and constraints**

*Landscape Target Notes*

*Landscape qualities/features to be safeguarded*

1. Woodland area within site and on adjacent sites to the north and south
   *Reason* – Woodland areas form an important part of the larger Tile Hurst woodland belt which is a significant local landscape feature
2. Mature oak trees at north end of site along northern and southern boundaries
   *Reason* – Trees form landscape features on Hempstead Lane
3. Orchard
   *Reason* – orchard contributes to site character

*Opportunities for landscape enhancement*

4. Introduction of positive woodland management regime for woodland area

Refer to Figure 775/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

*Key landscape effects*

- Landscape effects arising from the introduction of development on the site are likely to be small if development is of an appropriate scale and character and with appropriate landscape mitigation measures in place. Development could also result in beneficial effects if undertaken in association with the introduction of improved long term management for woodland.
- Appropriate measures to mitigate potential landscape effects include; restriction of development areas to the area of the existing house, gardens and paddock; and retention intact of the existing areas of Ancient Woodland.

*Key visual effects*

- If the woodland area is retained and new development is located within existing open areas, then surrounding retained woodland is likely to screen new development from the surrounding landscape and visual impacts would be small scale and localised.
Site Location

Figure 775/1310/L01
1:25 000@A3
Aug 2016

L16416 Hailsham Area Action Plan
Hailsham West
775/1310 Land at Paulalyn, Hempstead Lane

Key

Site Boundary
L16416 Hailsham Area Action Plan
Hailsham West
775/1310 Land at Paulalyn, Hempstead Lane

Figure 775/1310/L02
1:10 000@A3
Aug 2016

Landscape and Visual Context

Key
- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
Landscape Opportunities and Constraints

Key
- Site Boundary
- Landscape Target Notes (refer to text for details)
- Landscape Features to be safeguarded/retained
- Landscape Opportunities

L16416 Hailsham Area Action Plan
Hailsham West
775/1310 Land at Paulalyn, Hempstead Lane

Figure 775/1310/L04
1:3 000@A3
Aug 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
825/1310 Land at West Hailsham

Landscape and Visual Assessment

Location and description
This is an extensive site consisting of arable and pastoral land either side of the River Cuckmere. The site extends between Coldharbour Road (between Lower and Upper Dicker) in the west, Hempstead Lane in the east, the A22 in the north and the Cuckmere River in the south. To the south of the site is Michelham Priory (Scheduled Monument) and to the south-east and east of the site are two large areas of Ancient Woodlands (Bramble Grove and Tile Hurst). There are two pockets of Ancient Woodland near the eastern edge of the site, the site is also crossed by two PRoW, one crossing the north west corner of the site and the other (the Wealdway long distance path) crossing the south east corner of the site.

Figure reference: 825/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D6 Upper Dicker
Landscape setting area: Hailsham Area 9

Distinctive characteristics: Hailsham Area 9
- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields.
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement
  (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 825/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Pastoral River Valley
The area comprises the valley bottom of the River Cuckmere incorporating the meandering river channel and adjacent areas of pasture either side. Scattered alders and willow mark the course of the river. At the northern end, vegetation along the river is denser and obscures views across the valley. Elsewhere there are open views across the valley and long distance views to the South Downs. Absence of roads, rights of way and buildings both within the area and in the surrounding areas, gives the area a tranquil, timeless character (other than the northern end where traffic noise from the A22 is audible). Within the central parts of the site, particularly at the southern end there is a sense of remoteness from the surrounding areas with little noise or visual intrusions.

Key features include:
- River Cuckmere (naturally meandering)
- Tranquil character and sense of remoteness
- Mature willows and alder
- Linear belts of pasture either side of the river

2. Eastern valley slopes
A patchwork of small fields, occasional blocks of Ancient Woodland and small ponds on land sloping down to the River Cuckmere. The Wealdway long distance public footpath crosses the area. Fields are mainly pasture
825/1310 Land at West Hailsham

with occasional areas of arable. Most are enclosed with managed species-rich hedgerows. The northern half is lower, partly enclosed by mature tree belts and woodland blocks and incorporates a shallow valley with a minor tributary of the River Cuckmere. The southern half is higher and more open, with long distance views to the south in which the South Downs stretch across the horizon.

Key features include:
- Small ponds set within small group of trees and shrubs
- Scattered woodland blocks and tree belts
- Tree belt adjacent to A22
- Long distance views to the south
- Managed species-rich hedgerows
- Historic and Ancient field pattern

3. Western valley slopes
Extensive area of mixed arable and pastoral landscape on land sloping gently down to the River Cuckmere. Area includes scattered farmsteads – Palmers Farm, Hatches Farm and Starnash Farm comprising clusters of agricultural dwellings and farm buildings. Elsewhere the landscape is undeveloped with no roads or buildings and the area has a remote character. The northern half of the area (around Hatches Farm and Palmers Farm) comprises smaller fields, mainly pastoral with species-rich hedgerows and scattered mature hedgerow trees. The southern half of the area has larger, mainly arable fields with mainly hawthorn hedges. It is on higher ground and is more open with long distance views to the South Downs.

Key features include:
- Small ponds set within small group of trees and shrubs
- Mature tree lines
- Field hedgerows with mature hedgerow trees (mainly oak)
- PRoW
- Historic and Ancient field pattern

Figure reference: 825/1310/L03 - Site Analysis

Visual analysis

Visual context
Within the site, from many points there are open views across the valley and along the river valley, particularly from the higher slopes on either side of the valley. Locally, particularly at the northern end there are parts of the site on lower land which are enclosed by mature vegetation within the site. Within the wider landscape local views towards the site are mainly contained by the substantial blocks of mature woodland – Tile Hurst Wood to the east, Bramble Grove to the south and mature vegetation around Michelham Priory. However there are long distance views into the site from high points in the South Downs c. 6-7km to the south of the site. There are also intermittent local views towards the site from the surrounding roads – A22, Hempstead Lane and Coldharbour Road

Figure reference 825/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
The main ZVI of the site extends between the A22 in the north, Hempstead Lane in the east, Bramble Grove in the south and Coldharbour Lane in the north.
Refer to Figure 825/1310/L02 for approximate ZVI

Key views and principal visual receptors
825/1310 Land at West Hailsham

Principal visual receptors likely to be affected by the site are:

- Wealdway PRoW (High sensitivity)
- PRoW in northern corner of the site between Old Pottery Farm (Cold Harbour Road) and A22 (High sensitivity)
- A22 (c. 800m stretch) (Low sensitivity)
- Coldharbour Road (intermittent views from c. 1km stretch between Lower and Upper Dicker) (Medium sensitivity)
- Hempstead Lane (intermittent views from c. 1km stretch between Knockhatch Cottage and junction with A22) (Medium sensitivity)
- Residential properties on Hempstead Lane, Coldharbour Road and A22 (High sensitivity)
- Residential properties within the site at Hatches Farm, Palmers Farm and Starnash Farm (High sensitivity)
- Boship Farm Hotel (Medium sensitivity)
- Michelham Priory (High sensitivity)

Refer to Figure 825/1310/L03 key local views into site

Landscape sensitivity and capacity

| Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 9 |
| Area is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity. |
| (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014) |

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Mix of Unique/Rare and Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Mainly Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Strong</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>High</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td><strong>High</strong></td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td><strong>Low</strong></td>
</tr>
</tbody>
</table>

The site has a Low Landscape Capacity due to its tranquillity, strong historic continuity of ancient field pattern arranged around the course of the River Cuckmere, framework of mature hedgerows, trees and woodland blocks and absence of existing built development other than occasional farmsteads.
**825/ 1310 Land at West Hailsham**

*Significant variations in sensitivity within the site* - The most sensitive part of the site is the river corridor which is also within flood zones 2 and 3 and the southern part of which is also close to Michelham Priory (Scheduled Monument). The edges of the site adjacent to Coldharbour Road and Hempstead Lane are slightly less sensitive and of slightly lower landscape value. Figure 825/1310/L04 indicates the approximate location of these areas of lower sensitivity.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*
1. Cuckmere River and mature riverine vegetation
2. Historic/Ancient field pattern and boundary hedgerows
3. Ponds and associated vegetation
4. Sense of tranquillity
5. Mature woodland blocks and tree belts
   *Reason* – All the above are important landscape features/characteristics which contribute to the unique character of the site

**Opportunities for landscape enhancement**
6. Landscape management regime to ensure long term protection and enhancement of the above features
7. Creation of new recreational footpath route adjacent to the River Cuckmere

Refer to Figure 825/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**
- Site is of High landscape sensitivity. The introduction of development on the whole site could result in the loss of its key features and the erosion of its special character. However, the landscape effects of small scale development in the areas of lower sensitivity (as indicated on Figure 04 would be less significant. Development in these areas would need to be of an appropriate scale and design and incorporate landscape mitigation measures to form a buffer between the highly sensitive river corridor and proposed development areas
- Development across the site could weaken the local settlement pattern including the sense of separation between Lower Dicker, Upper Dicker and Hailsham
- Development in the southern end of the site has the potential to affect the setting of Michelham Priory (Scheduled Monument)
- Potential landscape effects arising from development on the site could be mitigated to some extent through: location of development areas in the less sensitive areas to the east and west; retention of existing landscape features noted above; retention of the Cuckmere valley as a pastoral landscape; retention of the Ancient field pattern; and, designing development with an appropriate scale and character to its landscape context

**Key visual effects**
- The introduction of development on the site could affect the character and quality of views from the PROW which cross the site, surrounding roads and residential properties. Built development could form an intrusive feature in views and detract from the otherwise open and rural character of views. From some viewpoints, development could also obstruct some long distance views across and along
### 825/ 1310 Land at West Hailsham

- Development on the site could be visible in the distance of some views from the South Downs National Park. However, due to the distance of the site from the National Park, any development is likely to appear as a very small feature in the view. The magnitude of change to these views and the significance of impact is therefore likely to be low if development areas are small and focussed adjacent to existing roads and settlement areas.
- Potential visual effects arising from development on the site could be mitigated to some extent through: restriction of development areas in the less sensitive areas to the east and west; set back of the development edge away from the PRoW and creation of green corridors along the PRoW; reinforcement of planting around Michelham Priory; and, integration of tree planting within the development areas.
L16416 Hailsham Area Action Plan
Hailsham West
825/1310 Land at West Hailsham

Landscape and Visual Context

Figure 825/1310/L02
1:10 000@A3
Aug 2016
Figure 825/1310/L03

Site Analysis

L16416 Hailsham Area Action Plan
Hailsham West
825/1310 Land at West Hailsham

Aug 2016
**839/ 1310 Highlands Farm, Arlington Road West**

**Landscape and Visual Assessment**

**Location and description**

The site is located on the south side of Arlington Road West in an area of mostly open countryside to the southwest of Hailsham. The A22 runs to the east of the site (approx. 700m), beyond which is the urban edge of Hailsham which is currently clearly defined and contained by the A22.

Open fields, scattered farmsteads and blocks of woodland surround the site to the north and east. Arlington Stadium (speedway track) borders the site to the west. North of the site there is a collection of outdoor pursuit sites, including Knockhatch Adventure Park and a dry ski slope. Abbot’s Wood and Wilmington Wood (Ancient Woodland) forms a wooded backdrop to the south of the site and continues into the southern corner of the site, where it is known as Highlands Wood. Trees along the western boundary with Arlington Stadium are covered by a TPO and are also Ancient Woodland. The north east of the site is bordered by paddocks belonging to Arlington Cattery and 2 Highlands Farm Cottages. Beyond the site’s north eastern corner there is a collection of farm buildings connected to Highlands Farm; Highlands Farm House is located next to the site’s north western corner.

The site consists of three fields and a block of woodland. The site also contains two ponds and some sheds / outbuildings. The site slopes from a high point at the southern corner down towards the road to the north.

Figure reference: 839/1310/L01 – Site Location

**Landscape character context**

*County Landscape Character Area*: Eastern Low Weald

*Local Landscape Character Type and sensitivity*: Wooded Clay Vales (High sensitivity)

*Local Landscape Character Area*: D7 – Wilmington and Abbots Wood

*Landscape setting area*: Hailsham Area 8

**Distinctive characteristics: Hailsham Area 8**

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch adventure park and several other farmsteads are dotted across the landscape

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 839/1310/L02 – Landscape and Visual Context

**Site character areas and key features**

1. **Woodland**

A block of woodland is located at the site’s southern corner. The area comprises mixed woodland with some conifers, but mostly broad leaved trees, mostly hornbeam but also includes oak, silver birch, ash and field maple. Highlands Wood is recorded as Ancient Woodland, and is continuous with Wilmington and Abbot’s Wood to the south which are also Ancient Woodland as well as being a Site of Nature Conservation Interest. There is a pond surrounded by laurel at the southern corner of the area and another larger pond with a central island on the northern corner of the woodland. There is some scrub undergrowth including elder, hazel, laurel and ferns. The woodland appears unmanaged.

Key features include:

- Mixed Ancient Woodland
Highlands Farm, Arlington Road West

- Two ponds

2. Fields
The remainder of the site consists of open fields. The largest field to the west of the site is recorded as a 'Tip' and is a raised area of what appears to be made ground. It is c. 2m higher than the road to the north and the northern boundary with the road consists of scrubby blackthorn hedge with scattered trees, mostly silver birch on a bank, which slopes down to road level. There is an area of long grass / scrub vegetation to the north of the field. At the north western corner there is an access gate and small area of hardstanding with a track leading a short way south into the field. The north eastern corner of this field has a brick utility chamber enclosed by a steel palisade fence and stone filled gabions to the roadside. The western boundary is dominated by a belt of mature trees (Ancient Woodland) which border the site and the stadium to the west, this belt is also covered by a Tree Protection Order. This belt of trees is connected to the woodland to the south of the site and wraps around the southern tip of this triangular field. The north western edge of Highlands Wood borders the south eastern edge of the field and scattered trees continue along the field's eastern boundary.

The two eastern fields slope up from their north western corner to the south east where they border with Highlands Farm buildings, to the south west they border Highlands Wood. The south eastern site boundary with Highlands Farm has several mature trees and hedgerows, including a stretch of conifers which help to screen views to and from the adjacent properties. A track leads from Highlands Farm Cottages into the north eastern corner of the site, this leads west to a small area enclosed with trees and shrubs, including several conifers, that contains an area of hardstanding and several sheds / outbuildings.

Key features include:
- Ancient Woodland on western boundary
- Mature trees and hedgerows

Figure reference: 839/1310/L03 - Site Analysis

Visual analysis

Visual context
The site is enclosed to the south and west by an extensive area of woodland. Vegetation and properties to the north of the site and along Arlington Road West provide enclosure to the north. The eastern boundary is enclosed by trees and buildings around Highlands Farm and Highlands Farm Cottages, both these properties will have views into the site. Properties along Arlington Road West to the north east of the site are likely to have glimpsed views of the eastern half of the site. There are no long-distance views to or from the site.

Figure reference 839/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
The ZVI of the site does not extend to the south or west due to the presence of woodland around the site. The ZVI extends across the undulating topography between vegetation to the east and north east before being limited by trees and hedgerows.

Refer to Figure 839/1310/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Properties to the north of the site (Arlington Cattery & 2 Highlands Farm Cottage) (High Sensitivity)
- Highlands Farm residential dwelling (High sensitivity)
839/1310 Highlands Farm, Arlington Road West

- Properties to the north west of the site along Arlington Road West, although only glimpsed views (High Sensitivity)

Refer to Figure 839/1310/L03 key local views into site

Landscape sensitivity and capacity

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area is considered to have <strong>Moderate Landscape Capacity</strong> as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.</td>
</tr>
<tr>
<td><em>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</em></td>
</tr>
</tbody>
</table>

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient / Historic (northeastern field)</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Strong / Moderate</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree &amp; Building Cover</td>
<td>Enclosed</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>Moderate / Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td><strong>Moderate – High</strong></td>
</tr>
</tbody>
</table>

The site has a Moderate to High Landscape Capacity due to its moderate to low sensitivity and moderate value. The site’s moderate landscape value arises from its position within an area of open, undeveloped landscape to the west of Hailsham, adjacent to a large area of woodland, the site also includes Ancient woodland, mature trees and field patterns contributing to historic continuity. The site has low visibility from the wider area due to its woodland enclosure and local topography.

*Significant variations in sensitivity within the site* - The woodland area is of higher sensitivity due to its designation as Ancient woodland. The eastern edge of the site is more visible to the adjacent fields to the east making it more sensitive to development.

Key landscape opportunities and constraints

*Landscape Target Notes*

*Landscape qualities/features to be safeguarded*

1. Woodland areas
839/1310 Highlands Farm, Arlington Road West

*Reason* – area forms part of an extensive area of Ancient Woodland which is an important landscape feature and contributes to the character of the local area.

2. Hedgerows and mature oak trees
   *Reason* – hedgerows and mature oak trees are features of the local landscape and contribute to the character of the area.

**Opportunities for landscape enhancement**

3. Removal of temporary structures/low quality buildings
4. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
5. Introduce screening belt of trees to northern and eastern boundary to provide screening of views into the site from adjacent properties

Refer to Figure 839/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

*Key landscape effects*

- The introduction of development on the site could potentially affect the character of the Wooded Clay Vales and local character area of Wilmington and Abbot’s Wood, arising from the introduction of built form in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be relatively localised due to the low visibility of the site.
- Development could potentially reduce the sense of tranquillity arising from the introduction of built development and associated infrastructure, highways and increased activity in the area.
- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back between the development edge and the road and woodland edge; and, designing development with an appropriate scale and character to its landscape context.

*Key visual effects*

- Potential effects on views from surrounding residential properties (particularly Highlands Farm)
- Potential minor effects on views from Arlington Road West
- Strategic landscape planting along northern and eastern site boundaries would assist in mitigating key visual effects
Landscape and Visual Assessment

Location and description

The site is situated to the west of Hailsham adjacent to the A22 by-pass which bounds the site to the east. Beyond this, the urban settlement of Hailsham meets the eastern edge of the A22. The surrounding land use to the north, west and south of the site comprises farmsteads, pasture/paddocks and woodland. A collection of outdoor recreational activities also feature including a mountain board centre a ski and snowboard centre, Knockhatch Adventure Park and a campsite.

The site is a single enclosure surrounded by hedgerow. The Ancient Woodland of Bushy Wood bounds the site to the west. A Public Right of Way extends along this boundary connecting Arlington Road West which bounds the site to the south to the A22, via a field to the north. A TPO covers a collection of trees beyond the south east corner of the site.

Figure reference: 842/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape
  (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 842/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Large open field

The area comprises a large open, broadly flat field surrounded by mature hedgerow with ditches extending along the northern boundary and the western boundary. There are glimpsed views through the vegetation of the A22 to the east. Overhead power lines extend east-west through the middle of the site. The southern boundary features a number of pine trees and the western site boundary meets the Ancient Woodland of Bushy Wood; a PRoW extends along this edge.

The site’s rural character is compromised by the adjacency of the A22 which generates constant, loud traffic noise.

Key features include:
- PRoW
- Pine trees to the southern boundary
- Mature hedgerow
- Noise from the A22

Figure reference: 842/1310/L03 - Site Analysis
### Visual analysis

#### Visual context

The site is largely enclosed by mature hedgerows and woodland. Bushy Wood to the western boundary creates a dense visual barrier, while Wilmington Wood c. 300m to the south limits views in this direction. There are some glimpsed views to the A22 to the east and to the field to the north. There will be some views into the site over the hedgerow from Arlington Road West and there will be filtered views from two large detached houses at the south-western site boundary and from two large detached houses/ farmhouses at the south-eastern boundary.

Figure reference 842/1310/L02 – Landscape and Visual Context

#### Zone of visual influence (ZVI)

ZVI of the site is very limited to the east and west and extends a short distance to the north and south incorporating two roads, the A22 to the east and Arlington Road West to the south and the small number of properties in the vicinity.

Refer to Figure 842/1310/L02 for approximate ZVI

#### Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- PRoW (High Sensitivity)
- Properties along Arlington Road West (High Sensitivity)
- Arlington Road West (Medium Sensitivity)
- A22 (Low Sensitivity)

Refer to Figure 842/1310/L03 key local views into site

### Landscape sensitivity and capacity

**Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area B**

Area is considered to have **Moderate Landscape Capacity** as a result of its **Moderate Landscape Sensitivity and Moderate Landscape Value**. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

#### Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Strong</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
</tbody>
</table>
842/1310 Land at Arlington Road West

<table>
<thead>
<tr>
<th>Visibility</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Sensitivity</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate-High</td>
</tr>
</tbody>
</table>

The value of the site is assessed as Moderate due to its position in a wider area with a coherent landscape pattern and its good condition. Overall, the site is considered to have a Moderate-High Landscape Capacity due to its limited visibility in the wider landscape and the limited importance of landscape features/characteristics within the site.

*Significant variations in sensitivity within the site* - the western area of the site abuts the Ancient Woodland of Bushy Wood so this area would be more sensitive; any development should be set back from this.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Existing hedgerow and mature trees
   - *Reason* – the hedgerow encloses the site and provides a buffer to the A22
2. Drainage ditches
   - *Reason* – the drainage ditches are important landscape and ecological features
3. Pine trees
   - *Reason* - the pine trees are a unique and distinctive feature
4. PRoW
   - *Reason* - this legal and historic right of way has important leisure value connecting the countryside around Hailsham and making it accessible

**Opportunities for landscape enhancement**

5. Improve signage to the Public Right of Way
6. Establish a long-term maintenance strategy for the ditches
7. Create a strategic landscape belt along the western edge of the site to provide a buffer to Bushy Wood Ancient Woodland and to form a green corridor along the public footpath
8. Enhance the planting to the eastern boundary to screen the A22 and create a landscape buffer

Refer to Figure 842/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**

- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22
- The introduction of development on the site could potentially affect the character of the Wooded Clay Vales arising from the introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be localised due to the enclosure of the site by mature woodland blocks
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back and landscape buffer between the development edge and the A22; and, designing development with an
**842/1310 Land at Arlington Road West**

appropriate scale and character to its landscape context e.g. by reflecting and enhancing the woodland context and character of the site.

**Key visual effects**

- Development on the site could affect views from the A22, Arlington Road West and adjacent properties and views from the PRoW which passes through the site.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back and landscape buffer between the development edge and the A22; and, designing development with an appropriate scale and character to its landscape context.
L16418 Hailsham Area Action Plan
Hailsham West
842/1310 Land at Arlington Road West

Landscape and Visual Context

Figure 842/1310/1310/L02
1:10 000@A3
Nov 2016

Key
- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views
L16418 Hailsham Area Action Plan
Hailsham West
842/1310 Land at Arlington Road West

Site Analysis

Figure 842/1310/1310/L03
1:3 000@A3
Nov 2016
L16418 Hailsham Area Action Plan
Hailsham West
842/1310 Land at Arlington Road West

Landscape Opportunities and Constraints

Figure 842/1310/1310/L04
1:3 000@A3
Nov 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100092205. © CROWN COPYRIGHT.
Landscape and Visual Assessment

Location and description
The site is situated to the west of Hailsham within a rural, partially wooded area. It is surrounded by wooded countryside with farms, equestrian facilities and pasture. A collection of outdoor recreational activities bound the site to the west and extend to the north and south including a mountain board centre, a ski and snowboard centre, Knockhatch Adventure Park and a campsite. The A22 is c.400m to the east.

The Ancient Woodland of Bushy Wood bounds the site to the north-east corner.

The site is an open field set back from the road and accessed via a gated track and is part of an area with a localised pattern of small scale fields. A Public Right of Way extends along the western boundary.

Figure reference: 843/1310/L01 – Site location.

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D7 Wilmington and Abbots Wood
Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8
- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 843/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Open field
The area comprises an open field used as paddocks. The field is subdivided into four with simple post and wire fences.

The area is surrounded by tall mature hedgerow on two sides, with a line of trees to the north. The Ancient Woodland of Bushy Wood adjoins the site to the north-east corner and a ditch extends along this edge. A Public Right of way extends along the western site boundary. A caravan and simple shed structure are located in the south-east corner. There is an electricity pylon in the northern part of the field and overhead power lines cross the site. The site has a rural character and a sense of remoteness and isolation with surrounding views dominated by trees and woodland.

Key features include:
- PRoW
- Electricity Pylon
- Ditch

Figure reference: 843/1310/L03 - Site Analysis
**Visual analysis**

**Visual context**

The site is largely enclosed by the blocks of woodland and hedgerows that surround the site both to the immediate boundary and within the wider area. Bushy Wood on the north-east boundary provides a dense visual barrier and although the site is open to the south, Highlands Wood c. 500m away (and the extended area of Abbot’s Wood and Wilmington Wood) creates a strong, dense treed horizon. In addition, bands of hedgerow to the east and the west mean that views are limited some glimpsed views may be possible in winter months from Knockhatch Adventure Park to the west and there are views through to the adjacent field to the north and the access road to the Adventure Park beyond.

The entirety of the site is visible from the PRoW which extends along the western boundary but there is little visibility of the area beyond the site itself.

Figure reference 843/1310/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

ZVI of the site is limited to a combination of open and glimpsed views in and out of the site from neighbouring fields.

Refer to Figure 843/1310/L02 for approximate ZVI

**Key views and principal visual receptors**

Principal visual receptors likely to be affected by the site are:

- PRoW to the western site boundary (High Sensitivity)
- Knockhatch Adventure Park (Medium Sensitivity)

Refer to Figure 843/1310/L03 key local views into site

**Landscape sensitivity and capacity**

*Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8*

Area is considered to have **Moderate Landscape Capacity** as a result of its **Moderate Landscape Sensitivity and Moderate Landscape Value**. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

**Site sensitivity and capacity assessment**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td>Strong</td>
</tr>
</tbody>
</table>
843/ 1310 Plot 4, Knockhatch Wood, Arlington Road West

<table>
<thead>
<tr>
<th>Landform</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate - High</td>
</tr>
</tbody>
</table>

The value of the site is assessed as Moderate due to its position in a wider area with a coherent landscape pattern, its good condition and its relative tranquillity. Overall, the site is considered to have a Moderate-High Landscape Capacity due to its low visibility in the wider landscape and the limited importance of landscape features/characteristics within the site.

*Significant variations in sensitivity within the site* - the north-eastern edge of the site is more sensitive due to its location adjacent to the Ancient Woodland of Bushy Wood. Any future development on the site should be set back from this.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Hedgerows and trees
   *Reason* – hedgerows and trees enclose the eastern western sides of the site and contribute to the woodland character of the site and the wider area
2. Ditch
   *Reason* – the ditch is a valuable landscape and ecological feature
3. PRoW
   *Reason* – this legal and historic right of way has important leisure value connecting the countryside around Hailsham and in making it accessible

**Opportunities for landscape enhancement**

4. Enhance vegetation to the southern boundary
5. Remove the aged caravan
6. Improve signage to the Public Right of Way and create a green corridor along the route of the footpath
7. Establish a long-term maintenance strategy for the ditch
8. Create landscape zone along eastern edge of site to provide buffer between site and Ancient Woodland

Refer to Figure 843/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**

- The site is within a rural area to the west of the A22 which is strongly rural in character and is highly characteristic of both the Wooded Clay Vales and the local character area of Wilmington and Abbots Wood. The introduction of development on the site could potentially affect the character of the Wooded Clay Vales arising from the introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be localised due to the enclosure of the site by mature woodland blocks
843/ 1310 Plot 4, Knockhatch Wood, Arlington Road West

- Development could potentially result in a reduced sense of tranquillity arising from the introduction of built development and the associated infrastructure, highways and increased activity in the area.
- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: providing a set back and landscape buffer between the development edge and the surrounding Ancient Woodland; and, designing development with an appropriate scale and character to its landscape context e.g. by reflecting and enhancing the woodland context and character of the site.

Key visual effects

- Development could have an effect on views from the Knockhatch Adventure Park with potential minor adverse effects on the sense of remoteness and character of the Adventure Park.
- Development could have an effect on views from the PRoW.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the introduction of landscape buffers adjacent to the Ancient Woodland and adjacent to the PRoW, and through the strengthening of the southern boundary (as described above in landscape opportunities).
Figure 843/1310/L02
1:10 000@A3

L16418 Hailsham Area Action Plan
Hailsham West
843/1310 Plot 4, Knockhatch Wood, Arlington Road West

Landscape and Visual Context
Figures 843/1310/L02
1:10 000@A3

Nov 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
Key Vegetation on Site
Existing Mature Trees & Shrubs
Existing Hedgerow
Site Character Zones
Tree Preservation Order
Public Rights of Way
Bridleway
Footpath
Byway
Watercourse/ Waterbodies
Key Views towards the site
Key Slopes

Site Analysis

Figure 843/1310/L03
1:3 000@A3

Nov 2016

L16418 Hailsham Area Action Plan
Hailsham West
843/1310 Plot 4, Knockhatch Wood,
Arlington Road West

Site Analysis

843/1310/L03

1:3 000@A3

Nov 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 10002205. © CROWN COPYRIGHT.
Landscape and Visual Assessment

Location and description
The site is located approximately c. 200m south of Arlington Road West and 0.5km west of Hailsham. It comprises a dwelling with an area of small grass fields and a corner of woodland which forms the northern edge of Gillridge Wood. It is located on the edge of a group of properties which are focussed around Highlands Farm which includes the farm house itself (a large timber framed property – not Listed) and a group of farm buildings and cottages. To the south is an extensive area of woodland (Abbot's Wood and Wilmington Wood) much of which is Ancient Woodland. To the north, east and west are further paddocks and fields of pasture and scattered dwellings all of which are enclosed from the wider area by blocks of mature woodland. Further east is the urban edge of Hailsham which is currently clearly defined and contained by the A22.

Overall the area has a relatively tranquil character despite being less than 1km from the A22 and the edge of Hailsham.

Figure reference: 844/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)

Local Landscape Character Area: D7 – Wilmington and Abbots Wood (an enclosed wooded landscape with open areas to the north and east of small scale, predominantly pastoral fields)

Landscape setting area: Hailsham Area 8

Distinctive characteristics - Hailsham Area 8

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 844/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Highlands Farm Cottages
The area comprises a small cottage and various outbuildings with a domestic garden on the west and south side. The cottage is faced with timber weather-boarding and is set amongst mature trees and ornamental shrubs.

Key features include:
- Mature trees

2. Pastures
Three fields of pasture are located to the south of Highland Farm Cottages divided by hedgerows (some of which are gappy). There is a pronounced slope down towards the woodland edge in the south and there are clear views out across the pastoral landscape to the east. A single mature oak tree towards the northern edge of the field is a prominent feature and is one of several in the surrounding fields which are a local feature. A large timber-framed property – Highlands Farm overlooks the fields and a line of mature poplars
844/ 1310 Highlands Farm Cottages, Arlington Road West

along the northern edge of the central field form a prominent landscape feature. A ditch flows through the area following the boundary between the woodland edge and pasture.

Key features include:

- Line of mature poplar trees
- Single mature oak tree
- Field hedgerows
- Views across pastoral landscape to the east
- Ditch

3. Woodland
The southern corner of the site comprises a triangle of woodland which forms part of a larger area of woodland to the south. Key species comprise hornbeam, oak, bramble and birch. The woodland is dense with no obvious paths.

Key features include:

- Mixed woodland

Figure reference: 844/1310/L03 - Site Analysis

**Visual analysis**

*Visual context*

The site is enclosed to the south by an extensive area of woodland and to the west by a ridge of higher land with mature trees around Highlands Farm. To the north and east the site is more open with views to and from the adjoining fields and nearby properties and glimpsed views from Arlington Road West. There are also close proximity views from the adjoining property at Highlands Farm. There are no long-distance views to or from the site.

Figure reference 844/1310/L02 – Landscape and Visual Context

*Zone of visual influence (ZVI)*

ZVI of the site extends to Arlington Road in the north, The Glade in the east Gillridge Wood in the south and Highlands Farm in the west.

Refer to Figure 844/1310/L02 for approximate ZVI

*Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- Highlands Farm residential dwelling (High sensitivity)
- Arlington Road West (Medium sensitivity)
- Residential properties around Red Post Lane (High sensitivity)

Refer to Figure 844/1310/L03 key local views into site
Highlands Farm Cottages, Arlington Road West

Landscape sensitivity and capacity

**Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8**

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

*(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)*

**Site sensitivity and capacity assessment**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Mainly Historic (small eastern field is Ancient and woodland is Recent)</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td><strong>Moderate</strong></td>
</tr>
</tbody>
</table>

The value of the site is assessed as Moderate due to its good condition, scenic quality, relative tranquillity, openness and its position within a wider area of undeveloped landscape to the west of Hailsham which is characterised by small pastoral fields and woodland blocks. Overall the site is considered to have a Moderate landscape capacity as a result of its Moderate sensitivity and Moderate value.

*Significant variations in sensitivity within the site* – The woodland area on the south east part of the site is of higher sensitivity due to its designation as Ancient Woodland.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Woodland area
   *Reason* – this area forms part of an extensive area of Ancient Woodland which is an important landscape feature which contributes to the character of the local area
2. Hedgerows and mature oak tree
   *Reason* – the hedgerows and mature oak tree are features of the local landscape and contribute to the character of the area
Opportunities for landscape enhancement

3. Reinforce the hedgerow along the eastern boundary with additional tree and shrub planting to strengthen the visual enclosure of the site

4. Introduce planting along the western boundary to screen the site from Highlands Farm and connect with existing planting around Highlands Farm

Refer to Figure 844/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site could potentially affect the character of the Wooded Clay Vales as a result of the introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be localised due to the enclosure of the site by Wilmington Wood

- Development of the site also has the potential to reduce the sense of tranquility as a result of introducing development and associated infrastructure and highways to the area.

- There is the potential for development of the site to affect the setting of Highlands Farm, although the inclusion of a landscape buffer on the west side of the site could mitigate effects to some extent.

- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22.

- Potential landscape effects arising from development on the site could be mitigated to some extent through: retention of the existing hedgerows and woodland on site and providing a set-back between the development edge and the woodland area; and, designing development with an appropriate scale and character to its landscape context e.g. by reflecting and enhancing the woodland context and character of the site.

Key visual effects

- Potential effects on views from surrounding residential properties (particularly Highlands Farm)
- Potential effects on views from Arlington Road West
- Potential visual effects arising from development on the site could be mitigated to some extent through: appropriate landscape measures including the introduction of planting along the western boundary to screen the site from Highlands Farm and the strengthening of the landscape edge to Arlington Road West
L16418 Hailsham Area Action Plan
Hailsham West
844/1310 Highlands Farm Cottages,
Arrington Road West

Landscape and Visual Context

Figure 844/1310/LO2
1:10 000@A3
Nov 2016

© CROWN COPYRIGHT.
Site Analysis

Key Views towards the site

Key Slopes

Long Distance Views

Watercourse/ Waterbodies

Footpath

Byway

Bridleway

Existing Mature Trees & Shrubs

Existing Hedgerow

Site Character Zones

Tree Preservation Order

Public Rights of Way

Site Boundary

Key Vegetation on Site

L16418 Hailsham Area Action Plan
Hailsham West
844/1310 Highlands Farm Cottages,
Arlington Road West

Nov 2016

Figure 844/1310/L03
1:3 000@A3

Site Analysis

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002285. © CROWN COPYRIGHT.
Stables adjacent to Bushfield Arlington Road

Landscape and Visual Assessment

Location and description

The site is situated adjacent to Arlington Road West, to the west of Hailsham within a rural, partially wooded area. It is part of a larger open area enclosed by woodland which is sub-divided into paddocks by timber post and rail fences. The surrounding countryside is characterised by mature woodland interspersed with farms, equestrian facilities and fields of pasture. A collection of outdoor recreational activities also feature to the west including a mountain board centre, a ski and snowboard centre, Knockhatch Adventure Park and a campsite. The A22 is c.400m to the east.

To the south, the site is bounded by Arlington Road West, which features a scattering of farm steads. The northeast boundary meets Bushy Wood, an area of Ancient Woodland and to the west there are horse paddocks.

The site comprises a small triangular field and a single storey building with hardstanding located on the southern boundary. Site access is from Arlington Road West.

Figure reference: 857/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 857/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Open field

The area comprises a triangular, flat, open field enclosed by mature woodland. The southern boundary meets Arlington Road West and is lined with hedgerow. A series of dilapidated sheds and an area of scrap, with some limited hardstanding is located against the southern boundary, where there is gated access from Arlington Road. Traffic noise from the road is audible throughout the site.

Some scrub and thistles are present but, the majority of the field comprises long, tussocky grass. The Ancient Woodland of Bushy Wood forms the site's north eastern boundary and creates an attractive backdrop. A drainage ditch extends along this boundary.

The western site boundary comprises timber supports with wire mesh which separates the site from the adjacent paddocks.

The area has a distinctly rural character.
857/1310 Stables adjacent to Bushfield Arlington Road

Key features include:
- Sheds
- Drainage ditch to eastern boundary
- Hedgerow
- Treed backdrop of Bushy Wood

Figure reference: 857/1310/L03 - Site Analysis

**Visual analysis**

**Visual context**
The site is largely enclosed with minimal views in or out. Although the site is open along the western edge, lines of mature hedgerow offset from the site boundary limit views. From the west, there is one glimpsed view from neighbouring farm buildings (likely to be more open in winter months). Bushy Wood strongly encloses the site to the north and east preventing views from this direction. There are some views of the site over the hedgerow and across the neighbouring paddocks on the approach from Arlington Road for c. 100m. However, further hedgerow and blocks of woodland to the south of Arlington Road prevent the views beyond the farmhouses or businesses on the opposite side of the road.

Figure reference 857/1310/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**
ZVI of the site is limited by Bushy Wood to the north and east and incorporates the adjacent fields to the west and a short stretch of Arlington Road.

Refer to Figure 857/1310/L02 for approximate ZVI

**Key views and principal visual receptors**
Principal visual receptors likely to be affected by the site are:
- Farm buildings to the west (Medium Sensitivity)
- Arlington Cattery and farm building to the south (Medium Sensitivity)
- Arlington Road (Medium Sensitivity)

Refer to Figure 857/1310/L03 key local views into site

**Landscape sensitivity and capacity**

*Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8*

Area is considered to have **Moderate Landscape Capacity** as a result of its **Moderate Landscape Sensitivity and Moderate Landscape Value**. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive. (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

**Site sensitivity and capacity assessment**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
</tbody>
</table>
857/1310 Stables adjacent to Bushfield Arlington Road

<table>
<thead>
<tr>
<th>Strength of Place</th>
<th>Ancient</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuity</td>
<td>Strong</td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate - High</td>
</tr>
</tbody>
</table>

The value of the site is assessed as Moderate due to its position in a wider area with a coherent landscape pattern, its good condition and its relative tranquillity. Overall, the site is considered to have a Moderate-High Landscape Capacity due to its low visibility in the wider landscape and the limited importance of landscape features/characteristics within the site.

*Significant variations in sensitivity within the site* - the eastern edge of the site abuts the Ancient Woodland of Bushy Wood so this area would be more sensitive and any development should be set back from this.

### Key landscape opportunities and constraints

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Drainage ditch to the eastern boundary
   *Reason* – the drainage ditch is an important landscape and ecological feature and is part of a wider network in the area
2. Hedgerow to the southern boundary
   *Reason* – the hedgerow helps enclose the site to the south and is characteristic of Arlington Road

**Opportunities for landscape enhancement**

3. Remove the cluster of dilapidated sheds/ hardstanding
4. Enhance the existing hedgerow with additional native species to add diversity, interest and definition
5. Establish a long-term maintenance strategy for the ditch

Refer to Figure 857/1310/L04 – Landscape Opportunities and Constraints Plan

### Potential landscape and visual impacts if site is developed

**Key landscape effects**

- The introduction of development on the site could significantly alter the character of Arlington Road West which is currently an informal road lined with hedgerows.
- The site is within an area of countryside to the west of the A22 which is strongly rural in character and is highly characteristic of both the Wooded Clay Vales and the local character area of Wilmington and Abbots Wood. Introducing development on the site could potentially affect the character of the Wooded Clay Vales arising from the introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be localised due to the enclosure of the site by Bushy Wood to the north and Wilmington Wood to the south which reduces its visibility in the wider landscape
- Development could potentially reduce the sense of tranquillity within the area and the site as a result of introducing built development and the associated infrastructure, highways and increased activity in
857/ 1310 Stables adjacent to Bushfield Arlington Road

- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back between the development edge and the road and woodland edge; and, designing development with an appropriate scale and character to its landscape context.

**Key visual effects**

- Potential effects on views from Arlington Road
- Potential effects on views from the surrounding farmsteads/ small businesses on Arlington Road
- Potential visual effects arising from development on the site could be mitigated to some extent through: incorporating strategic landscape planting around the site perimeter particularly along Arlington Road; and, designing development with an appropriate scale and character to its landscape context.
L16418  Hailsham Area Action Plan
Hailsham West
857/1310 Stables adjacent to Bushfield, Arlington Road

Site Location

Figure 857/1310/L01
1:25 000@A3

Nov 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
L16418 Hailsham Area Action Plan
Hailsham West
857/1310 Stables adjacent to Bushfield, Arlington Road

Figure 857/1310/L02
1:10 000@A3

Nov 2016

Landscape and Visual Context

Key
- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views
Landscape and Visual Assessment

Location and description

The site is located on the south side of Arlington Road West in an area of mostly open countryside to the south west of Hailsham. The A22 runs to the east of the site (approx. 500m), beyond which is the urban edge of Hailsham which is currently clearly defined and contained by the A22.

Amongst open fields and blocks of woodland to the west and north of the site, there is a collection of outdoor pursuit sites, including Knockhatch Adventure Park and a dry ski slope. Highlands Farm sits on the southern border of the site, beyond which Wilmington Wood (Ancient Woodland) forms a wooded backdrop. North of Arlington Road West are open fields lined with hedgerows and blocks of woodland including Bushy Wood (Ancient Woodland).

The site consists of cottages, paddocks and outbuildings associated with equestrian facilities.

Figure reference: 859/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D7 – Wilmington and Abbots Wood
Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8
- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 859/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House, paddocks and equestrian facilities

The area contains a two storey red brick property with small gated gravel parking area facing the road. To the front and side of the house are various ornamental shrubs, and behind the house there is an enclosed garden area which includes a small swimming pool. Mixed hedgerows run along the western boundary between this site and the neighbouring property (Arlington Cattery). There is a larger gravel and hardstanding parking area against the road which also provides access to the stables and equestrian facilities located to the east and south of the house.

The northern boundary with the road is lined with hedgerow with scattered mature trees including oaks and some poplars. There is a small pond against the northern boundary, next to a garage / outbuilding. The north eastern corner of the site contains areas for equine exercise, including a floodlit rubber crumb manège area and various outbuildings / stables.

The southern half of the site contains a collection of grass paddocks and an access track leading to outbuildings and circular equestrian walking ring in the south western corner of the site. This area is gently sloping, rising up to the southern corner of the site from which there are some views out across the paddocks and house to woodland blocks to the north. Barns and other buildings associated with Highlands Farm are visible above the site to the south. Blocks of mature trees including tall coniferous hedging block views to and
859/ 1310 2 Highlands Farm Cottages, Arlington Road West

from Highlands Farm house further south of the site.

The area has a semi-rural / ‘horsiculture’ character. Trees along the boundaries and views to woodland beyond give a rural setting and sense of enclosure, however the outbuildings and equestrian facilities detract from this with a sense of clutter. A sense of tranquillity is reduced by the noise of the A22, and from the nearby Arlington Raceway (during track days).

Key features include:
- Mature trees
- Hedgerows
- Pond

Figure reference: 859/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is well enclosed by an extensive area of woodland to the south and west. The road and woodland blocks beyond enclose the site to the north. To the east the site is more open with views to and from adjacent fields and some glimpsed views between trees from properties further east along Arlington Road West. Highlands Farm Cottages and Highlands Farm buildings to the south east of the site will have views of the site between vegetation. There are no long-distance views to or from the site.

Figure reference 859/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The ZVI of the site extends to Bushy Wood to the north east and to Highlands Wood (part of Wilmington Wood and Abbot’s Woods) to the south west. Trees and hedgerows along the south eastern boundary and around the Highlands Farm buildings restrict the ZVI to the south east. Trees and hedgerows along field boundaries also restrict the extent of the ZVI to the north east. To the east and west the ZVI extends across the adjacent fields with glimpsed views through vegetation from adjacent properties.

Refer to Figure 859/1310/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- Arlington Cattery and residential dwelling (High Sensitivity)
- Arlington Road West (Medium sensitivity)
- Highlands Farm Cottages and Highlands Farm (High Sensitivity)

Refer to Figure 859/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields
859/ 1310 2 Highlands Farm Cottages, Arlington Road West

are considered to be particularly sensitive.  
(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Historic</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Enclosed</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td><strong>High</strong></td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity due to its moderate value and low sensitivity. The site’s landscape sensitivity is low due to its lack of visual prominence in the wider area and its moderate strength of place. The value is assessed as moderate due to the site’s generally open and undeveloped character with landscape features such as mature trees and hedgerows providing some historic continuity. There is a limited sense of wildness / tranquillity arising from the wooded setting, however this is reduced by noise from local landscape detractors.

*Significant variations in sensitivity within the site* - - There are no significant variations in sensitivity within the site.

Key landscape opportunities and constraints

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Existing mature trees  
   *Reason* - trees help to enclose the site and are an attractive and prominent landscape feature

2. Hedgerows  
   *Reason* – the hedgerows provide enclosure and continuity of field patterns and also contribute to habitat diversity

3. Pond  
   *Reason* – the pond is a valuable landscape and ecological feature

*Opportunities for landscape enhancement*

4. Removal of temporary structures/low quality buildings
5. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
6. Introduce screening belt of trees alongside road and on eastern boundary to help screen views of the site

Refer to Figure 859/1310/L04 – Landscape Opportunities and Constraints Plan
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site could potentially affect the character of the Wooded Clay Vales and local character area of Wilmington and Abbot’s Wood arising from the introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be relatively localised due to the low visibility of the site from the wider landscape.
- Development of the site could potentially reduce the sense of tranquillity as a result of introducing built development and the associated infrastructure, highways and increased activity in the area.
- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a setback between the development edge and the road; and, designing development with an appropriate scale and character to its landscape context.

Key visual effects

- Site is well enclosed by woodland so visual effects of development would be limited to the immediate area.
- Potential effects on views from neighbouring properties and road.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: integrating strategic landscape planting within the site and, designing development with an appropriate scale and character to its landscape context.
L16418 Hailsham Area Action Plan
Hailsham West
859/1310 2 Highlands Farm Cottages, Arlington Road West

Landscape and Visual Context

Figure 859/1310/L02
1:10 000@A3
Nov 2016

Key
- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views

Reproduced from the Ordnance Survey map with the permission of Her Majesty’s Stationery Office. Licence number: A2 100002205. © CROWN COPYRIGHT.
Site Analysis

Key Vegetation on Site
- Existing Mature Trees & Shrubs
- Existing Hedgerow
- Site Character Zones
- Tree Preservation Order

Public Rights of Way
- Bridleway
- Byway
- Footpath
- Watercourse/ Waterbodies

Key Views towards the site
- Long Distance Views

Key Slopes
860/1310 Land to the north of Arlington Road

Landscape and Visual Assessment

Location and description

The site is situated to the west of Hailsham within a rural, partially wooded area. It is surrounded by wooded countryside with farms, equestrian facilities and pasture. A collection of outdoor recreational activities bounds the site to the west and extend to the north and south including a mountain board centre, a ski and snowboard centre, Knockhatch Adventure Park and a campsite. The A22 is c.500m to the east.

The site is set back from the Arlington Road West and accessed via a gated track. It is part of a localised pattern of small field enclosures. A Public Right of Way extends along the western boundary and northern boundaries. The site is an open field which is divided into three enclosures.

Figure reference: 860/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D7 Wilmington and Abbots Wood
Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 860/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Open field

The area comprises an elongated rectangular, open field used as paddocks. The field is sub divided into three even sized enclosures with timber post and rail fences. The site is bounded to the east and west by dense, mature hedgerow and the majority of the northern boundary is also lined with hedgerow. The site slopes gently to the east and to the west creating a localised high point in the middle.

A Public Right of way extends along the western and northern site boundary. The site has a rural character and a sense of remoteness and isolation with surrounding views dominated by trees and woodland.

Key features include:
- Mature hedgerow
- PRoW

Figure reference: 860/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is largely enclosed by the blocks of woodland and hedgerows that surround the site both to the
860/ 1310 Land to the north of Arlington Road

immediate site boundary and within the wider area.

Bushy Wood to the east curtails views in this direction. To the immediate north there are gaps through the hedgerow which reveal glimpsed views of the Knockhatch Adventure Park and there are open views into the field to the north until they are curtailed by hedgerow and woodland. The hedgerow to the west is significantly denser and is visually impenetrable. The site boundary is open to the south but Highlands Wood c. 400m away creates a strong, dense treed horizon.

The entirety of the site is visible from the PRoW which along the west and north boundaries but there is little inter-visibility beyond the site itself.

Figure reference 860/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
ZVI of the site is limited to a combination of open and glimpsed views in and out of the site from neighbouring fields.

Refer to Figure 860/1310/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- PRoW (High Sensitivity)
- Knockhatch Adventure Park (Medium Sensitivity)

Refer to Figure 860/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td>Strong</td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
</tbody>
</table>
860/1310 Land to the north of Arlington Road

<table>
<thead>
<tr>
<th>Visibility</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Sensitivity</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate-High</td>
</tr>
</tbody>
</table>

The value of the site is assessed as Moderate due to its position in a wider area with a coherent landscape pattern, its good condition and its relative tranquillity. Overall, the site is considered to have a Moderate-High Landscape Capacity due to its low visibility in the wider landscape and the limited importance of landscape features/characteristics within the site.

**Significant variations in sensitivity within the site** - There are no significant variations in sensitivity within the site.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. PROW
   *Reason* – this legal and historic right of way has important leisure value connecting the countryside around Hailsham and making it accessible
2. Trees and hedgerow
   *Reason* - trees and hedgerow enclose the east, west and northern sides of the side and contribute to the woodland character of the site and the wider area.

**Opportunities for landscape enhancement**

3. Improved signage to the Public Right of Way
4. Additional planting to the northern boundary to increase the sense of separation between the site and the Knockhatch Adventure Park
5. Reinstall hedgerow as field divisions

Refer to Figure 860/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

*Key landscape effects*

- The introduction of development across the site could potentially have effects on the character of the Wooded Clay Vales and local character area of Wilmington and Abbot's Wood arising from introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture due to the enclosure of the site by woodland which reduces its visibility from the wider landscape
- Development on the site could also result in a reduced sense of tranquillity arising from the introduction of built development and the associated infrastructure, highways and increased activity in the area.
- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22 unconnected to existing areas of settlement. This could
860/ 1310 Land to the north of Arlington Road

- weaken the settlement edge of Hailsham which is currently clearly defined by the A22
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a landscape buffer between the development edge Knockhatch Adventure Park; and, designing development with an appropriate scale and character to its landscape context

**Key visual effects**

- Potential effects on views from the PRoW
- Potential effects on views from the Knockhatch Adventure Park with potential minor effects on the sense of remoteness and woodland character of the Adventure Park
- Potential visual effects arising from development on the site could be mitigated to some extent through: strategic landscape planting along northern and eastern site boundaries and, designing development with an appropriate scale and character to its landscape context
Figure 860/1310/L04
1:3 000@A3
Nov 2016

Landscape Opportunities and Constraints

Key
- Site Boundary
- Landscape Target Notes (refer to text for details)
- Landscape Features to be safeguarded/retained
- Landscape Opportunities

Reproduced from the Ordnance Survey map with the permission of Her Majesty's Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
862/ 1310 Land on the north west side of Hempstead Lane

Landscape and Visual Assessment

Location and description

This is a narrow site located near the end of Hempstead Lane and accessed directly off it. It lies opposite Knockhatch Adventure Park to its south-east and an extensive area of arable and pastoral land to its north and west. Two areas of Ancient Woodland, Tile Hurst and Bramble Grove, are located a short distance away to its east and west, respectively.

The site contains several dilapidated industrial buildings, structures and waste piles in the area nearer Hempstead Lane, which are situated amidst a combination of overgrown scrub and bare ground. The northern part of the site consists of a managed garden with a small lake, mature trees, sheds and some ancillary garden infrastructure.

The site is low lying, mostly flat and is located in a small valley relative to the surrounding landscape. Nearly all the site falls within the Zone 2 and 3 floodzone. The small lake is the only noticeable topographic feature. A densely-vegetated drain runs along the western boundary of the site. A wooden bridge spans the drain in the south-west of the site and connects it to adjacent fields.

The Wealdway Recreational Route (PROW) runs east-west just north of the site. Michelham Priory Scheduled Monument) is c. 0.8 km to the south-west of the site.

Figure reference: 862/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D6 Upper Dicker
Landscape setting area: Hailsham Area 9

Distinctive characteristics: Hailsham Area 9

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields.
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 862/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Dilapidated industrial infrastructure

The south-east of the site consists of multiple one and two storey buildings constructed of timber and metal, as well as some ancillary storage structures and waste piles. The buildings are in a state of disuse and are surrounded by either overgrown scrub or bare ground. A low, defunct hedge and fence define the northern and eastern boundaries of the area. A line of mature trees and vegetation runs along the site’s south-western boundary, adjacent to the drain that separates it from adjacent fields.

Despite the poor condition of its constituent features and the presence of some waste piles, the area has a sense of tranquillity due to its distance from roads and the lack of any footpaths or activity within it or in nearby areas. (This contrasts with the wider Hailsham Landscape Setting Area 9, much of which is affected by traffic noise from the A22). The presence of disused buildings and infrastructure also gives the area a
862/1310 Land on the north west side of Hempstead Lane

secluded urban-fringe character.

Key features include:
  • Dilapidated one and two storey buildings and miscellaneous storage structures

2. Garden with small lake
The garden is located in the northern part of the site and contains a small lake. Reeds, rushes and some large shrubs line the gently sloping banks of the lake. A dry ditch and mature trees contain the area to the north-east, while a sparse hedge with some mature trees contain it to the north. A small area of oak dominated woodland is present in the north-eastern corner of the area. Other features include an area of marshy grassland, a garden shed and a consolidated area of tall grasses.

The area is tranquil and secluded. It is enclosed to the west by a woodland on adjacent property, and on all other sides by mature trees and sparse hedgerow. The presence of a lake adds to the tranquility of the area, as does the presence of the drain along the western boundary.

This area is the lowest lying part of the site, and adjacent fields on surrounding properties slope gently away from it.

Key features include:
  • Small lake with rushes and reed lined banks
  • Short mown grass all around water body
  • Mature trees along all boundaries
  • Drain along western boundary

Figure reference: 862/1310/L03 - Site Analysis

Visual analysis

Visual context
The site is enclosed to the west by woodland and mature trees on adjacent properties. To the south it is hidden from view by vegetation along Hempstead Lane and beyond this by the woodland block of Bramble Grove. It is open to views from the north and east, though its low lying topography prevents long distance views, limiting visibility to the boundaries of adjacent fields.

Figure reference 862/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
ZVI of the site is limited to residential and commercial properties on Hempstead Lane to the south and adjacent fields to the north and east. To the west the ZVI is limited because of an area of woodland on adjacent property.

Refer to Figure 862/1310/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
  • Wealdway National Trail (PRoW) (High sensitivity)
  • Hempstead Lane (Low sensitivity)
  • Knockhatch Adventure Park (Low sensitivity)
  • Residential buildings to south of Hempstead Lane (High sensitivity)

Refer to Figure 862/1310/L03 key local views into site
862/ 1310 Land on the north west side of Hempstead Lane

Landscape sensitivity and capacity

**Sensitivity, Value and Capacity of Landscape setting area:**

Area is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Strong</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>Low - Moderate</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td><strong>Moderate</strong></td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td><strong>Moderate</strong></td>
</tr>
</tbody>
</table>

The site has a Moderate Landscape Capacity due to its Low-Moderate Landscape Sensitivity and Moderate Landscape Value. The site has some valuable landscape features such as a drain, mature trees and a small lake. The lake and drain are crucial features of the wider landscape as they provide a natural means of drainage.

*Significant variations in sensitivity within the site* - There is a clear difference between the northern and southern parts of the site in terms of the condition of their constituent features. The southern part, with its dilapidated buildings and bare ground and adjacency to Hempstead Lane, is significantly less sensitive than the northern part, which contains the small lake, is more enclosed and is adjacent to the Wealdway PRoW.

Key landscape opportunities and constraints

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Existing mature trees along eastern and western boundaries
   *Reason* - trees enclose the site and contribute to its secluded, tranquil character
2. Small lake
   *Reason* – lake is a valuable landscape and ecological feature that provides a natural means of drainage for surrounding landscape
3. Drain
   *Reason* – drain is a valuable landscape and ecological feature that separates site from surrounding
862/ 1310 Land on the north west side of Hempstead Lane

fields and also provides a natural means of drainage for surrounding landscape.
4. Sense of tranquility

Opportunities for landscape enhancement
5. Remove dilapidated buildings and infrastructure in southern part of the site
6. Develop and maintain hedgerow and tree planting strategy along northern boundary to mitigate views from the Wealdway National Trail

Refer to Figure 862/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects
• The introduction of development on the site could affect the character of the Wooded Clay Vales and local character area of Upper Dicker arising from the introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, limited development at the southern end of the site is likely to have more limited effect on the surrounding landscape character
• The introduction of development could potentially result in a reduced sense of tranquillity arising from the introduction of built development and associated infrastructure, highways and increased activity in the area.
• Development on the site could potentially have an effect on the landscape setting of the Wealdway National Trail PRoW
• Small scale development at the south-eastern end of site could result in an improvement to the character and quality of this part of the site due to the removal of the existing low quality buildings and structures
• Potential landscape effects arising from development on the site could be mitigated to some extent through: location of development areas at south eastern end of site in the area; retention of existing landscape features noted above

Key visual effects
• Potential minor effects on views from the Wealdway National Trail (PRoW)
• Potential minor effects on views from properties on Hempstead Lane
• Potential visual effects arising from development on the site could be mitigated to some extent through: strategic landscape planting within the site (around the lake and along Hempstead Lane)
L16418 Hailsham Area Action Plan
Hailsham West
862/1310 Land on the north west side of Hempstead Lane

Site Location
Figure 862/1310/L01
1:25 000@A3
Nov 2016
Figure 862/1310/L03

Key Views towards the site

Long Distance Views

Key Slopes

Site Analysis

L16418 Hailsham Area Action Plan
Hailsham West
862/1310 Land on the north west side of Hempstead Lane

Knock Hatch Cottage

Knock Hatch Farm

Path

Drain

Track

Nov 2016

Site Boundary

Key Vegetation on Site

Existing Mature Trees & Shrubs

Existing Hedgerow

Site Character Zones

Tree Preservation Order

Public Rights of Way

Bridleway

Byway

Footpath

Watercourse/ Waterbodies

Key

1

14m

22m
Figure 862/1310/L04
1:3 000/A3
Nov 2016

Landscape Opportunities and Constraints

Knock Hatch Cottage

Key
- Site Boundary
- Landscape Target Notes (refer to text for details)
- Landscape Features to be safeguarded/retained
- Landscape Opportunities

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AE 100002205. © CROWN COPYRIGHT.
Landscape and Visual Assessment

Location and description
The site comprises two areas which are located either side of Arlington Road West in an area of mostly open countryside to the south west of Hailsham. The A22 runs to the east of the site (approx. 500m), beyond which is the urban edge of Hailsham which is currently clearly defined and contained by the A22. Amongst open fields and blocks of woodland to the north and west of the site, there are a collection of outdoor pursuit sites, including Knockhatch Adventure Park and a dry ski slope. Wilmington Wood and Abbot’s Wood (Ancient Woodland) forms a wooded backdrop to the south of the site. The north east of the site is bordered by Bushy Wood, Ancient Woodland.

The site consist of paddocks to the north of Arlington Road West and a cattery and equestrian facilities connected to a house to the south of the road.

Figure reference: 866/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)

Local Landscape Character Area: D7 – Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8
- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 866/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Paddocks to the north of the road
The area comprises a collection of paddocks divided by cleft pale fencing to the north side of Arlington Road West. The area is accessed from the road through double metal gates with a small area of concrete hardstanding extending into the field. A drainage ditch follows the western boundary and is lined with hedgerow and trees, including mature oaks. The northern edge of the area borders Bushy Wood (Ancient Woodland) and there is some scrub vegetation within the area against the woodland (mostly blackthorn and brambles).

The area has a rural / ‘horsicultural’ feel and is characterised by its open paddocks with wooded edges and very little development visible from within the site.

Key features include:
- Drainage ditch along western boundary
- Mature trees on western boundary
- Wooden backdrop (Bushy Wood)

2. South side of the road
Two storey red brick property on the north eastern edge of the area, with lawned garden area to front and
866/ 1310 Arlington Cattery, Arlington Road West

back and parking area against the road. Associated with the property is a cattery and stables. Outbuildings related to the cattery are located behind (south east of) the house within a lawned garden area. The garden includes ornamental shrubs and trees, including fruit (apple) trees in the south east corner of the area. The stables and associated outbuildings (e.g. sheds, walking ring) are located to the west of the house, garden and cattery.

A drainage ditch runs along the western edge of the garden, separating the cattery and the stables. Dry at the time of visit, the ditch had various marginal plants indicating it is seasonally wet. Three large grass paddocks take up most of the central and western half of the area with a parking / hardstanding area and outbuildings located to the north east, adjacent to the road and cattery buildings. There is a rectangular floodlit equestrian school / manège adjacent to the stables and parking area. To the south of the paddocks the ground rises up towards the woods beyond. There is a hedgerow with some mature trees (oaks) along the western boundary, beyond which open fields continue to a wooded belt.

The area has a semi-rural / 'horsiculture' character. The woodland backdrop and views of tree and hedgerow lined open fields to the north and west give a sense of rural seclusion. However the outbuildings and equestrian facilities detract from this, creating a sense of clutter and the noise of the A22, and from the nearby Arlington Raceway (during track days) reduce the overall sense of tranquillity.

Key features include:

- Collection of small outbuildings
- Grassed paddocks and manège
- Mature trees and hedgerows along boundaries

Figure reference: 866/1310/L03 - Site Analysis

Visual analysis

Visual context

The northern section of the site is well enclosed by woodland to the north and east (beyond the adjacent field), by mature hedgerows and trees to the west and by vegetation along the road to the south.

Vegetation along the road also encloses the northern boundary of the southern half of the site. The eastern boundary is bordered by hedging to the front and back gardens; the neighbouring property and outbuildings are visible beyond and through the hedge. There is a block of mature trees and shrubs at the end of the garden on the southern boundary including coniferous species which also wrap around the end of the neighbouring site, closely enclosing this end of the site. South of the site, open fields continue up the rising slope to the woodland beyond which provide a strong sense of enclosure to this area. A woodland belt to the west screens views to and from Arlington Stadium beyond which the woodland extends to the north.

There are no long-distance views to or from the site.

Figure reference 866/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is constrained by woodland to the north east and south west. The ZVI extends across adjacent fields to the north east but is confined by hedgerows and mature trees on the edge Knockhatch Farm and Campsite. Properties to the north west of the site, off Arlington Road West may have views of any development within the site but this would be screened somewhat by hedgerows and trees.

Properties at Highlands Farm to the south east of the site would have views of development although these would all likely be glimpsed views through trees. Beyond Highlands farm the ground levels fall towards a drainage ditch, this rolling topography combined with woodland and hedgerow vegetation prevent the ZVI extending further to the south east.
866/ 1310 Arlington Cattery, Arlington Road West

Refer to Figure 866/1310/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- Adjacent property (2 Highlands Farm Cottages) (High Sensitivity)
- Properties to the north west of the site, although only glimpsed views (High Sensitivity)
- Properties to the south east of the site (Highlands Farm) (High Sensitivity)
- Users of Arlington Road West (Medium Sensitivity)

Refer to Figure 866/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient (north side) / Historic (south side)</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Moderate / Strong</td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Enclosed</td>
</tr>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Low / Moderate</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate - High</td>
</tr>
</tbody>
</table>

The site has a Moderate to High Landscape Capacity due to its moderate value and moderate to strong strength of place and low visibility. The site is located in an area of mostly open, undeveloped landscape adjacent to large areas of woodland which provide visual enclosure. Landscape features such as mature trees, hedgerows and drainage ditches contribute to a sense of place.

Subject to appropriate siting, design and landscape mitigation it is considered that the site could accommodate some development without eroding positive key features and characteristics of the wider area due to the low visibility of the site.

Significant variations in sensitivity within the site - the northern area is slightly more visible from the road.
866/1310 Arlington Cattery, Arlington Road West

and is recorded as having ancient remnant historic landscape features and as such is more sensitive than the southern half of the site.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded
1. Existing mature trees
   *Reason* - trees help to enclose the site and are an attractive and prominent landscape feature
2. Hedgerows
   *Reason* – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity
3. Drainage ditch
   *Reason* – ditch is valuable landscape and ecological feature and is a characteristic feature of the landscape character

Opportunities for landscape enhancement
4. Removal of temporary structures/low quality buildings
5. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
6. Introduce screening belt of trees alongside road to help screen views of the site from the road

Refer to Figure 866/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site could affect the character of the Wooded Clay Vales and local character area of Wilmington and Abbot’s Wood arising from introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be relatively localised due to the low visibility of the site
- Development on the site could potentially reduce the sense of tranquillity within the area arising from the introduction of development and associated infrastructure, highways and increased activity in the area.
- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back between the development edge and the road and woodland; and, designing development with an appropriate scale and character to its landscape context

Key visual effects

- Potential effect on views from neighbouring properties and road. However, site is well enclosed by woodland, and visual effects of development would be limited to the immediate area
- Potential visual effects arising from development on the site could be mitigated to some extent through: integration of strategic landscape planting around the perimeter of the site; and, designing development with an appropriate scale and character to its landscape context
Figure 866/1310/L03

Key Vegetation on Site
Existing Mature Trees & Shrubs
Existing Hedgerow
Site Character Zones
Tree Preservation Order
Public Rights of Way
Bridleway
Footpath
Watercourse/ Waterbodies
Key Views towards the site
Long Distance Views
Key Slopes

Site Analysis

L16418 Hailsham Area Action Plan
Hailsham West
866/1310 Arlington Cattery,
Arlington Road West

Nov 2016
Figure 866/1310/L04

Landscape Opportunities and Constraints

Key
- Site Boundary
- Landscape Features to be safeguarded/retained
- Landscape Opportunities

L16418 Hailsham Area Action Plan
Hailsham West
866/1310 Arlington Cattery, Arlington Road West

Landscape Opportunities and Constraints

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
868/1310 Knockhatch Wood Smallholding, Arlington Road West

Landscape and Visual Assessment

Location and description

The site is situated to the west of Hailsham within a rural, partially wooded area. It is surrounded by wooded countryside with farms, equestrian facilities and pasture. A collection of outdoor recreational activities bound the site to the west and extend northwards including a mountain board centre a ski and snowboard centre, Knockhatch Adventure Park and a campsite. The A22 is c.650m to the east.

The site abuts Arlington Road West and is accessed via a gate. It is part of a localised pattern of small field enclosures. A Public Right of Way passes along the western boundary.

Michelham Priory, which is a Scheduled Monument and contains two Grade I listed buildings and two Grade II listed buildings, is situated beyond a woodland, Bramble Grove (Ancient Woodland) and is c.1km due west of the site. There is a small patch of Ancient Woodland adjacent to the site’s western boundary.

Figure reference: 868/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch Adventure Park and several other farmsteads are dotted across the landscape

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 868/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Paddocks and ancillary uses

The area comprises an elongated broadly rectangular field, loosely divided into three by low post and wire fences, to create three horse paddocks. To the southern site edge there is a single storey pre-fab residence surrounded by a series of sheds and outbuildings. There is a small domestic garden attached to the property and beyond this, two polytunnels and orchard trees which stretch along the south west boundary. A ditch and hedge planting also define this site edge. An equestrian exercise ring is located in the southern part of the site and two ponds also feature, one at the north-west site edge and one to the south east.

The site contains an interesting mix of vegetation, including domestic ornamental species and native hedgerow including some mature oak tree, birch trees, apple trees, a Leyland Cypress hedge and Eucalyptus trees.

Key features include:

- Ponds and ditch
- Mature oak trees
Visual analysis

Visual context

The site is largely enclosed by the blocks of woodland and hedgerow that surround the site both to the immediate site boundary and within the wider area.

Ruffets Wood, which contains part of the Knockhatch Adventure Park, encloses the site to the west, Bushy Wood is c. 250m away curtailing views from the north and east of the site.

Views from the south are largely screened by the vegetation to the site boundary but there are some limited glimpsed views in from Arlington Road West. Highlands Wood is located c. 250m south of the site and curtails any wider views.

The hedgerow to the northern site boundary is low with gaps, which provides views in and out of the adjacent field and cabins to the north, but beyond this, lines of hedgerow and pockets of woodland limit views.

The PRoW passes the western edge of the site from which there will be views across the site itself.

Zone of visual influence (ZVI)

ZVI of the site is limited to a combination of screened and glimpsed views in and out of the site from neighbouring fields and the Arlington Road West.

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:

- PRoW (High Sensitivity)
- Arlington Road West (Medium Sensitivity)
- Ruffets Wood and the Knockhatch Adventure Park (Medium Sensitivity)

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)
868/1310 Knockhatch Wood Smallholding, Arlington Road West

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Strong</td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate-High</td>
</tr>
</tbody>
</table>

The value of the site is assessed as Moderate due to its position in a wider area with a coherent landscape pattern, its good condition and its relative tranquillity. Overall, the site is considered to have a Moderate-High Landscape Capacity due to its low visibility in the wider landscape and the limited importance of landscape features/characteristics within the site.

Significant variations in sensitivity within the site - There are no significant variations in sensitivity within the site.

Key landscape opportunities and constraints

Landscape Target Notes
Landscape qualities/features to be safeguarded
1. Existing mature oak trees  
   *Reason* – the oak trees are striking features near the southern boundary where it meets Arlington Road West, which help enclose this side of the site and contribute to the woodland character of the area
2. Pond and ditches  
   *Reason* – they are valuable landscape and ecological features
3. PRoW  
   *Reason* – legal and historic right of way has important leisure value connecting the countryside around Hailsham and making it accessible

Opportunities for landscape enhancement
4. Replant the eroded field boundaries
5. Improved signage to the Public Right of Way

Refer to Figure 868/1310/L04 – Landscape Opportunities and Constraints Plan
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site could have minor effects on the character of the Wooded Clay Vales and local character area of Wilmington and Abbot’s Wood arising from introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be relatively localised due to the low visibility of the site from the wider landscape.
- Development on the site has the potential to reduce the sense of tranquillity arising from the introduction of development and associated infrastructure, highways and increased activity in the area.
- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back and strengthened belt of planting between the development edge and the road; and, designing development with an appropriate scale and character to its landscape context.

Key visual effects

- Potential effects on views from the PRoW
- Potential effects on views from the Knockhatch Adventure Park with potential minor adverse effects on the sense of remoteness and character of the Adventure Park.
- Potential visual effects arising from development on the site could be mitigated to some extent through: integration of strategic landscape planting around the perimeter of the site, providing a setback between the development edge and the PRoW and, designing development with an appropriate scale and character to its landscape context.
Landscape and Visual Context

Figure 868/1310/L02
1:10 000@A3
Nov 2016

L16418 Hailsham Area Action Plan
Hailsham
West
868/1310 Knockhatch Wood Smallholding,
Arlington Road West

Key

- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views
Key
- Site Boundary
- Key Vegetation on Site
- Existing Mature Trees & Shrubs
- Existing Hedgerow
- Site Character Zones
- Tree Preservation Order
Public Rights of Way
- Bridleway
- Byway
- Footpath
- Watercourse/ Waterbodies
- Key Views towards the site
- Long Distance Views
- Key Slopes

Site Analysis

Figure 868/1310/L03
1:3 000@A3
Nov 2016

L16418 Hailsham Area Action Plan
Hailsham West
868/1310 Knockhatch Wood Smallholding,
Arlington Road West
Key
- Site Boundary
- Landscape Target Notes (refer to text for details)
- Landscape Features to be safeguarded/retained
- Landscape Opportunities

L16418 Hailsham Area Action Plan
Hailsham West
868/1310 Knockhatch Wood Smallholding,
Arlington Road West

Landscape Opportunities and Constraints

Figure 868/1310/L04
1:3 000@A3

Nov 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT.
873/1310 Bushy Wood Farm, Main Road

Landscape and Visual Assessment

Location and description
The site comprises a triangular plot of land adjacent to the A22 on the west side of Hailsham. It contains several paddocks and an area of development around Bushy Wood Farm with associated hard standing and outbuildings including caravans. It is set within a wider area of mainly scattered paddocks and occasional dwellings interspersed with woodland blocks. To the north-west is Bushy Wood, Ancient Woodland, (which incorporates a Scout Camp) beyond which is the larger woodland belt of Tile Hurst Wood, also Ancient Woodland. A PRoW runs along the north-western edge of the site. To the east is the A22 corridor beyond which is the urban edge of Hailsham and to the south of the site is a large paddock (site 842/1310).

Figure reference: 873/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D7 – Wilmington and Abbots Wood (an enclosed wooded landscape with open areas to the north and east of small scale, predominantly pastoral fields)
Landscape setting area: Hailsham Area 8

Distinctive characteristics: Hailsham Area 8
- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature.
- The Knockhatch adventure farm and several other farmsteads are dotted across the landscape
(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 873/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Paddocks
The area contains several paddocks divided by post and wire fences and a cluster of caravans and low buildings in the northern corner some of which appear to be used for residential purposes. Bushy Wood to the west provides the site with a woodland setting. However, noise and movement from traffic on the adjacent A22 together with the presence of overhead power lines crossing through the centre of the site detract from its otherwise rural character. A narrow line of trees and shrubs forms the boundary of the site with the A22 and a further line of trees including some mature pine trees form the boundary with the paddock to the south.

Key features include:
- Dry pond
- PRoW
- Tree and shrub belt along A22
- Hedgerow along southern boundary
- Pine trees along southern boundary

Figure reference: 873/1310/L03 - Site Analysis
873/ 1310 Bushy Wood Farm, Main Road

Visual analysis

Visual context

The site is relatively enclosed by the mature woodland Bushy Wood (Ancient Woodland) to the west and mature boundary hedgerows to the south and east. There are no significant long distance views towards or from the site. However, there are glimpsed views into and across the site from the A22 as it passes the site (particularly in winter) and from the PRoW which passes through the site.

Figure reference 873/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to the A22 in the east, Bushy Wood to the west and Arlington Road to the south.

Refer to Figure 873/1310/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- PRoW (High sensitivity)
- Bushy Wood Scout centre (Medium sensitivity)
- A22 (Low sensitivity)

Refer to Figure 873/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 8

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. In the northwest of the area, ancient strip fields are considered to be particularly sensitive.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Indistinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
873/ 1310 Bushy Wood Farm, Main Road

| Landscape Capacity | High |

The value of the site is assessed as Moderate due to its coherent landscape pattern and location on the edge of a wider area of rural landscape which lies to the west of Hailsham and is bordered by the A22. Overall, the site is considered to have a High Landscape Capacity due to its low visibility in the wider landscape and the limited importance of landscape features/characteristics within the site.

*Significant variations in sensitivity within the site* - The western edge of the site is of greater sensitivity due to the presence of a PRoW and the adjacent Ancient Woodland.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Boundary hedgerows to the east and south
   *Reason* – Hedgerows provide enclosure to the site and assist in screening the A22.
2. PRoW
   *Reason* – Footpath forms part of the local PRoW providing a valuable countryside recreational route through the countryside

**Opportunities for landscape enhancement**

3. Create strategic landscape belt along western edge to provide buffer to Bushy Wood Ancient Woodland and form green corridor along public footpath
4. Reinforcement and management of hedgerows and creation of landscape buffer adjacent to A22

Refer to Figure 873/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**

- The introduction of development on the site could result in a built form which is contrary to the existing settlement pattern of dispersed individual dwellings and would introduce a significant area of settlement on the west side of the A22. This could weaken the settlement edge of Hailsham which is currently clearly defined by the A22
- The introduction of development on the site could affect the character of the Wooded Clay Vales arising from introduction of built development in an area characterised by its patchwork of woodland and small fields of pasture and very dispersed settlement pattern. However, landscape effects would be localised due to the enclosure of the site by mature woodland blocks
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back and landscape buffer between the development edge and the A22 and the PRoW; and, designing development with an appropriate scale and character to its landscape context e.g. by reflecting and enhancing the woodland context and character of the site

**Key visual effects**

- Development has the potential to affect views from A22 as it passes the site and views from the west from the PRoW and the Bushy Wood Scout Camp and Activity Centre
- Potential visual effects arising from development on the site could be mitigated to some extent through: the introduction of landscape buffers adjacent to the A22 and along the western side of the site
L16418 Hailsham Area Action Plan
Hailsham West
873/1310 Bushy Wood Farm, Main Road

Landscape and Visual Context

Figure 873/1310/L02
1:10 000@A3

Nov 2016
Site Analysis

Key
- Site Boundary
- Key Vegetation on Site
- Existing Mature Trees & Shrubs
- Existing Hedgerow
- Site Character Zones
- Tree Preservation Order
- Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
- Watercourse/ Waterbodies
- Key Views towards the site
- Long Distance Views
- Key Slopes

HAILSHAM

Bushy Wood Farm

L16418 Hailsham Area Action Plan
Hailsham West
873/1310 Bushy Wood Farm, Main Road

Site Analysis

Figure 873/1310/L03
1:3 000@A3

Nov 2016
Landscape and Visual Assessment

Location and description

This is a large site on the south side of the Cuckmere Valley consisting of three distinct but connected fields of grassland bordered on all sides by hedgerows or mature trees. It is located on and accessed directly from Hempstead Lane to the east, from which it is separated by a hedgerow, trees and a fence.

The wider area is mostly farmland and woodland, with Bramble Grove Ancient Woodland bordering the site to the west. A smaller area of woodland (also Ancient Woodland) is present on the western boundary of the site, along with a drain that separates the site from adjacent fields. A wooden bridge spans the drain and connects it to a garden on adjacent property.

There are no buildings or structures on site, with the only signs of development being some temporary metal fencing enclosing an area within the southernmost field.

The site slopes significantly from all directions towards a drain that runs north-northeast through the middle of the site, and also towards a dry ditch that runs north-northwest separating the two southern fields.

The Wealdway National Trail (PRoW) runs east-west across the site passing through Michelham Priory (Scheduled Monument and cluster of Listed Buildings), which is located c.0.4km to the west of the site. Another footpath (PRoW), connecting Hempstead Lane to the Wealdway through Bramble Grove, runs along the south-western boundary of the site. The site lies opposite Knockhatch Adventure Park to its south.

Figure reference: 887/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald
Local Landscape Character Type and sensitivity: Wooded Clay Vales (High sensitivity)
Local Landscape Character Area: D6 Upper Dicker
Landscape setting area: Hailsham Area 9

Distinctive characteristics: Hailsham Area 9

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields.
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 887/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Open fields

These are steeply sloping fields on the south side of the River Cuckmere which are separated by a drain that runs north-northeast through the site. Both fields are mostly rough grassland, with a small area of tall grass in the southern field. The River Cuckmere passes along part of the northern edge of the site. A line of mature trees runs along a dry ditch in the south-west of the site, separating this area from an enclosed field of grassland which is also within the site.

There is a small patch of woodland in the north-east of this area, along with a drain that forms its eastern
887/ 1310 Knockhatch Farm Cottage

boundary. Hedgerows and trees border this area to the south, while to the west it is bordered by Bramble Grove Ancient Woodland.

The Wealdway National Trail (PRoW) passes through this character area, through to Michelham Priory. The north-western fields form a part of the landscape setting for Michelham Priory, along with Bramble Grove and other adjacent undeveloped farmland and pastoral fields within the Cuckmere Valley.

The undeveloped character of the area and its distance from settlements bestow the area with a sense of tranquillity, further enhanced by the good condition of its constituent features.

Key features include:
- Mature trees and hedgerow along various boundaries
- Mature trees along dry ditch
- Cuckmere River and mature riverine vegetation
- Drain running north-south
- Wealdway National trail (PRoW)
- Woodland patch on the northern boundary

2. Enclosed field
This is a gently sloping field in the south-west of the site, bordered to its west by Bramble Grove Ancient Woodland, and enclosed on all other sides by a dry ditch and a line of mature trees. The area slopes gently towards this dry ditch. A footpath runs along the south-west of this area, connecting Hempstead Lane to the Wealdway via Bramble Grove Ancient Woodland. A fence separates the area from Bramble Grove Ancient Woodland.

The highly enclosed and contained character of this area gives it a sense of tranquillity, further enhanced by its undeveloped character and its proximity to Bramble Grove Ancient Woodland.

Key features include:
- Dry ditch
- Mature trees along dry ditch

Figure reference: 887/1310/L03 - Site Analysis

Visual analysis

Visual context
The site forms part of the landscape setting of Michelham Priory (Scheduled Monument and cluster of Listed Buildings), although there are no direct views to the Priory due to the dense vegetation along the site’s western boundary. However, it is located on lower ground, and there may be direct views from the site in winter.

Bramble Grove Ancient Woodland restricts views out of and towards the site from the west. Long distance views of the open fields are possible from the north, while views from the south are restricted by vegetation along Hempstead Lane.

The scale of the open fields and their location on high ground allows for views over peripheral vegetation along the site’s northern boundary, creating visual continuity with arable fields and farmland to its north. Adjacent fields are clearly visible even in summer and there are long-distance views of the sloped terraces of the High Weald from higher ground within the site.

Figure reference 887/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
887/1310 Knockhatch Farm Cottage

ZVI of the site extends from the edge of the grounds of Michelham Priory in the west to Tile Hurst Ancient Woodland in the east. To the north, visibility is limited to fields just short of Coldharbour Road, while to the south the presence of numerous woodlands restricts visibility to properties along Hempstead Lane.

Refer to Figure 887/1310/L02 for approximate ZVI.

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Wealdway National Trail (PRoW) (High Sensitivity)
- Footpath (PRoW) (High Sensitivity)
- Michelham Priory (Scheduled Monument) (High Sensitivity)

Refer to Figure 887/1310/L03 key local views into site.

Landscape sensitivity and capacity

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area is considered to have Low Landscape Capacity as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity.</td>
</tr>
<tr>
<td>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</td>
</tr>
</tbody>
</table>

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td>Strong</td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td>Moderate</td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td>Low</td>
</tr>
</tbody>
</table>

The site has a Low Landscape Capacity due to its High Landscape Sensitivity and High Landscape Value. The site is judged to have High Landscape Value due to its role in the landscape setting of Michelham Priory (Scheduled Monument), the presence of the Wealdway National Trail (PRoW), the proximity of Bramble Grove Ancient Woodland and the River Cuckmere (both sensitive landscape features) and the scenic and tranquil qualities created by the combination of these features.

Significant variations in sensitivity within the site - The eastern edge of the site by Hempstead Lane is considered to be less sensitive due to its distance from Michelham Priory and the Wealdway and the existing presence of development along Hempstead Lane.
**887/ 1310 Knockhatch Farm Cottage**

**Key landscape opportunities and constraints**

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Existing mature trees and hedgerows along boundaries
   - *Reason* - trees and hedgerow enclose the site on all sides, establishing continuity with surrounding field patterns

2. Drain and River Cuckmere corridor
   - *Reason* - drain and river corridor are valuable landscape and ecological features that provides a natural means of drainage for the site and forms part of a wider network of drainage features within the wider landscape.

3. Woodland
   - *Reason* - woodland is a valuable landscape and ecological feature that acts adds to the landscape quality of the site and contributes to the landscape setting of Michelham Priory (Scheduled Monument)

4. Landscape condition of open fields
   - *Reason* - fields play an important role in the landscape setting of Michelham Priory (Scheduled Monument)

5. Mature trees along dry ditch
   - *Reason* - these are a prominent and attractive landscape feature that add to the landscape quality of the site

6. Sense of tranquillity
   - *Reason* - sense of tranquillity is an important characteristic of the Cuckmere Valley

**Opportunities for landscape enhancement**

7. Landscape management regime to ensure long term protection and enhancement of the above features

8. Improve and maintain PRoW through signage and demarcation

Refer to Figure 887/1310/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**

- The introduction of development across all of the site has the potential to have significant landscape effects. The site is of High landscape sensitivity and development in the site is likely to result in the loss of its key features (mature trees, hedgerow, drains etc.) and erode its special character. Development of all of the site could result in a built form which is contrary to the local settlement pattern, which is characterised by low density scattered development along Hempstead Lane and dispersed farmsteads. There is also the potential to affect the setting of Michelham Priory (Scheduled Monument), the character of the Cuckmere valley and the character of the Wealdway National Trail (PRoW)

- The eastern side of the site adjacent to Hempstead Lane is considered to be less sensitive and it is likely that landscape effects arising from development in this area would be less significant if implemented with appropriate landscape mitigation measures. A large proportion of the northern side of the site should be retained as open landscape to protect the character of the Cuckmere Valley and the Wealdway national trail and protect the setting of Michelham Priory

- Potential landscape effects arising from development on the eastern side of the site could be mitigated to some extent through: the retention of existing landscape features noted above;
887/ 1310 Knockhatch Farm Cottage

providing a strong landscape buffer between the development edge and the Cuckmere Valley; and,
designing development with an appropriate scale and character to its landscape context

Key visual effects

- Potential minor effects on views from Michelham Priory (Scheduled Monument) (particularly in
  winter) and views from Hempstead Lane and adjacent properties
- Potential major effects on views from Wealdway Recreational Route (PRoW) and from footpath
  adjacent to Bramble Grove (PRoW)
- Potential visual effects arising from development on the eastern side of the site could be mitigated to
  some extent through: strategic landscape planting around the perimeter and within the development
  area; and, designing development with an appropriate scale and character to its landscape context
Figure 887/1310/L02

Landscape and Visual Context

- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views

L16418 Hailsham Area Action Plan
Hailsham West
887/1310 Knockhatch Farm Cottage

Nov 2016
Figure 887/1310/L03
1:3000@A3
Nov 2016

Site Analysis

Key
- Site Boundary
- Key Vegetation on Site
- Existing Mature Trees & Shrubs
- Existing Hedgerow
- Site Character Zones
- Tree Preservation Order
- Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
- Watercourse/ Waterbodies
- Key Views towards the site
- Long Distance Views
- Key Slopes

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty's Stationery Office. Licence number: AL 100002205. © CROWN COPYRIGHT. 

L16418 Hailsham Area Action Plan
Hailsham West
887/1310 Knockhatch Farm Cottage
Key
- Site Boundary
- Landscape Target Notes (refer to text for details)
- Landscape Features to be safeguarded/retained
- Landscape Opportunities

Figure 887/1310/L04
Hailsham Area Action Plan
Hailsham West
887/1310 Knockhatch Farm Cottage

Landscape Opportunities and Constraints

Nov 2016

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty’s Stationery Office. Licence number: AL 100002265. © CROWN COPYRIGHT.