Appendix 2.5 – Hellingly
Sites

009_3000 Field at North Street, Horsebridge
107_3000 Land Adjoining 13 Station Road
262_3000 Park Farm (West), New Road
263_3000 Park Farm (East), New Road
264_3000 Park Farm, New Road
534_3000 Sussex Plants Ltd
574_3000 Horselunges Business Park
784_3000 Land at Park Road
009/3000 Field at North Street, Horsebridge

Landscape and Visual Assessment

Location and description

The site is situated in a largely rural open area east of the A267/ B2104 junction. It is c. 0.4km from the hamlet of Hellingly, a Conservation Area, which lies to the north east. The settlement of Horsebridge/ Hailsham is situated c. 0.7km to the south. Agricultural fields surround the site extending across the local area, particularly to the west and north-west. The Cuckmere River flows north – south c. 200m to the east of the site and beyond this is the moated, Grade I listed Manor House, Horselunges Manor.

The site is an open field situated behind residential dwellings and in between a cemetery and a primary school. It is accessed from the B2104 via a short track and is currently used for grazing.

Figure reference: 009/3000/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E6 - Hellingly

Landscape setting area: Hellingly Area 2

Distinctive characteristics - Hellingly Area 2

- The north-south corridor of the River Cuckmere and its tributaries.
- The cuckoo trail footpath/bridleway
- Views to the South Downs

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

Figure reference 009/3000/L02 – Landscape and Visual Context

Site character areas and key features

1. Open Field

The site comprises a flat field enclosed by hedgerow. It is broadly square with a short track which connects the field to the B2014. The site, at the time of surveying, was used for keeping donkeys and contains two sheds/ small structures. The area has a strong rural character; its enclosure by the village primary school to the north, cemetery to the south and residential dwellings to the west provide a sense that the site is an outlying part of Hellingly village.

Key features include:

- Donkey enclosure
- Hedgerow
- Mature oak trees around perimeter of site

Figure reference: 009/3000/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed and is visually contained by hedgerows on all sides with limited views to and from the
009/3000 Field at North Street, Horsebridge

site. To the northern boundary, there are glimpsed views of the adjacent primary school, to the eastern boundary a break in the hedgerow provides a filtered view across the neighbouring fields to the Grade I listed church of St. Peter and St. Paul c. 400m away. The four residential properties along the western site boundary experience views of the site which are filtered/ punctuated by trees and planting. The northern most property has largely open views of the track joining the field to the road. There may be brief, glimpsed views from Station Road to the north (particularly in winter).

Figure reference 009/3000/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is largely contained due to the hedgerows that surround the site and is present in the wider area.

Refer to Figure 009/3000/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- Adjacent properties (High sensitivity)
- Primary School (Medium sensitivity)
- Cemetery (Medium Sensitivity)

Refer to Figure 009/3000/L03 key local views into site

Landscape sensitivity and capacity

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Hellingly Area 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>The landscape capacity for this area is not assessed within the Landscape Setting study however the following assessment is made in relation to contribution of Area 2 to the landscape setting of Hellingly:</td>
</tr>
<tr>
<td>Landscape Setting Area 2 is considered to make a Major contribution to the Landscape Setting of the Settlement. There is strong inter-visibility with historic buildings in the historic core and a strong strength of place as a result of views to the South Downs. The north-south corridor of the River Cuckmere and its tributaries provide a strong landscape structure to the edge of the settlement.</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>Recent</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Weak</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
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<tr>
<td>Tree Cover</td>
<td>Enclosed</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Low</strong></td>
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<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td><strong>High</strong></td>
</tr>
</tbody>
</table>
009/ 3000 Field at North Street, Horsebridge

| Landscape Capacity | Moderate – High |

The site has a Moderate – High Landscape Capacity due to the relative containment of the site and the adjacent built elements – the school and residential properties. However, its proximity to the river corridor of the River Cuckmere and to the historic hamlet of Hellingly with listed buildings and Conservation Area status contribute to the value and sensitivity of 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 trees and hedgerows around the perimeter of the site
   
   **Reason** – they form part of the historic field pattern and provide landscape and historic setting as well as screening the site

**Opportunities for landscape enhancement**

2. Manage and enhance the existing hedgerows to reinforce the existing field boundary and ensure it continues to thrive and define the edge of the site

Refer to Figure 009/3000/L04 – Landscape Opportunities and Constraints Plan

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

#### Key landscape effects

- With appropriate design and layout it is likely that development on this site could integrate with the existing group of dwellings, school buildings and cemetery with minor landscape impacts due to the scale of the site and its strong sense of containment. Any development on the site would need to be sensitive to the River Cuckmere corridor, village Conservation Area and Horseluniges Manor Listed Building
- Potential landscape effects arising from development could be mitigated through: retention of existing key vegetation around the perimeter of the site and designing development with a scale and character appropriate to the landscape character and context of the site

#### Key visual effects

- Without appropriate mitigation measures there may be potential minor adverse visual effects on views from Hellingly church and Horseluniges Manor (Listed Buildings) (particularly in winter) arising from views of the development in the background of views
- Potential visual effects arising from development could be mitigated through: retention of existing key vegetation around the perimeter of the site and designing development with a scale and character appropriate to the landscape character and context of the site
Figure 009/3000/L04

L16418 Hailsham Area Action Plan
Hellingly
009/3000 Field at North Street, Horsebridge

Landscape Opportunities and Constraints

Oct 2016
107/3000 Land Adjoining 13 Station Road

Landscape and Visual Assessment

Location and description

The site is situated behind a row of houses to Station Road in the scattered settlement of Hellingly, north of Horsebridge.

The site is an open field and garden partially enclosed by an intermittent hedgerow. The only means of access is through number 13 Station Road.

A Plant nursery, set for redevelopment as housing, bounds the site to the west. The original hamlet of Hellingly is c. 650m further west beyond the River Cuckmere and the Cuckoo Trail passes c. 250m east of the site. To the south beyond Station Road is a further Plant nursery. Open fields extend to the west and a large new housing development is nestled between existing tree blocks to the north east.

Figure reference: 107/3000/L01 – Site location

Landscape character context

County Landscape Character Area: South Slopes of the High Weald

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

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Hellingly Area 3

Distinctive characteristics - Hellingly Area 3

- Modern, large-scale fields
- Several nurseries and associated glasshouses

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

Figure reference 107/3000/L02 – Landscape and Visual Context

Site character areas and key features

1. Open Field and Domestic Garden

The site is a broadly rectangular flat mown area of grass attached to a domestic garden and property to the south. It is punctuated by a handful of young trees in the east. It is bounded by back gardens to the south and east where a mixture of clipped hedges, planting and timber fences form the boundary. To the north a small area of scrub is visible through a chicken wire fence and timber post fence and to the west a strong line of trees form the edge of the site. The site has a suburban character. Some noise from Station Road and Park Road can be heard.

Key features include:
- A scattering of young trees
- Strong tree lined western boundary
- Neighbouring residential properties

Figure reference: 107/3000/L03 - Site Analysis
Visual analysis

Visual context

The site is largely enclosed to the north just beyond the site boundary by vegetation and to the west by a strong line of trees. The surrounding properties are highly visible to the edge of the site and will have views into the site from first floor windows, some have visually permeable boundary treatments and will experience open views into the site at ground level as well.

Figure reference 107/3000/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited by the existing residential properties and surrounding vegetation. Glimpsed views may be possible in the wider surrounds as indicated. The heavily treed banks of the Cuckmere River to the west limit views to and from this direction.

Refer to Figure 107/3000/L02 for approximate ZVI

Key views and principal visual receptors

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

- Residential properties to Station Road and Park Road (High Sensitivity)

Refer to Figure 107/3000/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hellingly Area 3

The landscape capacity for this area is not assessed within the Landscape Setting study however the following assessment is made in relation to contribution of area 3 to the landscape setting of Hellingly:

Landscape Setting Area 3 is considered to make a Limited contribution to the Landscape Setting of the Settlement. The area does not abut the settlement edge and there is no intervisibility with the historic core. This area also contains predominantly modern, large scale fields, several nurseries and associated glasshouses, resulting in a weak landscape structure with limited historic continuity.

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

Site sensitivity and capacity assessment

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<tr>
<th>Criteria</th>
<th>Assessment</th>
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<tr>
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<td>Tree Cover</td>
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<td>Visibility</td>
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<tr>
<td>Landscape Sensitivity</td>
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</table>
107/3000 Land Adjoining 13 Station Road

<table>
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<tr>
<th>Landscape Value</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Capacity</td>
<td>High</td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity due to the containment of the site, its limited visibility and the presence of surrounding residential properties, which already create a suburban character and context for 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. Tree lined boundary to the west
   *Reason* – the trees enclose the western side of the side and are a dominant site feature

*Opportunities for landscape enhancement*
2. Improve the boundary treatment to the site creating a consistent site edge which would help to screen views and maintain the privacy of the surrounding properties

Refer to Figure 107/3000/L04 – Landscape Opportunities and Constraints Plan

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

*Key landscape effects*
- With appropriate design and layout it is likely that development on this site could integrate with the existing surrounding dwellings with only minor landscape impacts due to the scale, relative containment of the site and its context.
- Potential landscape effects arising from development could be mitigated through: retention and reinforcement of existing key vegetation around the perimeter of the site and designing development with a scale and character appropriate to the landscape character and context of the site

*Key visual effects*
- Without appropriate mitigation measures there may be potential for effects on the character and quality of views from existing properties on Park Road and Station Road
- Potential visual effects arising from development could be mitigated through: retention of existing key vegetation around the perimeter of the site and designing development with a scale and character appropriate to the landscape character and context of the site
L16418  Hailsham Area Action Plan
Hellingly
107/3000 Land adjoining 13 Station Road

Landscape and Visual Context

Figure 107/3000/L02
1:10 000@A3
Oct 2016
Figure 107/3000/L03

1:3 000@A3

Oct 2016

Site Analysis

L16418 Hailsham Area Action Plan
Hellingly
107/3000 Land adjoining 13 Station Road
Location and description

The site is located on the east side of Hellingly adjacent to New Road. It principally comprises a large, fairly flat arable field at the junction between New Road and Park Road. A small field of grass and scrub is located on the north east side and a triangle of scrub and grassland is situated in the south-west corner between the old and new junction between New Road and Park Road.

The site is located between three scattered areas of Hellingly: to the east is a group of dwellings and farm buildings centered around Park Farm, to the north is a new residential development (Roebuck Park) on and around the site of the former Hellingly Hospital and to the west is an area of development around the junction between Park Road and Station Road. Locally, the site is enclosed by Park Wood (Ancient Woodland and partly covered by a TPO) to the north. A granary building and Grade II Listed Oast house are located close to the eastern corner of the site.

Figure reference: 262/3000/L01 – Site location

Landscape character context

County Landscape Character Area: on border between South Slopes of the High Weald and Eastern Low Weald

Local Landscape Character Type and sensitivity: on border between Open Clay Vales (High Sensitivity) and Ridges and Slopes (High Sensitivity)

Local Landscape Character Area: on border between E6 Hellingly and B1 Cowbeech Hill

Landscape setting area: Hailsham 1

Distinctive characteristics - Hailsham 1

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

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

Figure reference 262/3000/L02 – Landscape and Visual Context

Site character areas and key features

1. **Arable field**

   The area comprises a large open arable field which is relatively flat. Woodland (some of which is Ancient Woodland) forms a wooded edge to the north east of the site while roadside planting (mixed tree and shrub planting) encloses the area to the south. Recent residential development along Chichester Road to the north overlooks the area.

   Key features include:
   - Open arable field
   - Young tree and shrub planting along southern boundary

2. **Road junction**

   Area comprises a triangle of land enclosed by the realigned New Road to the north, Park Road to the west and the previous route of New Road to the south. Hedgerows enclose the area and scrub and rough grass
are present in the centre of the area. The area also incorporates a gas sub-station and sunken attenuation areas.

Key features include:
- Scrub and grassland
- Attenuation areas

3. North-eastern field
Small field of rough pasture enclosed by woodland edge to the north east and line of mature oak trees to the south and north-west.

Figure reference: 262/3000/L03 - Site Analysis

**Visual analysis**

*Visual context*
The large field and small north-eastern field are generally well-screened from view from the surrounding area by vegetation around the perimeter of the site. There are few views into the area other than glimpsed views from Park Road, Hailsham House care home and properties on Chichester Drive. The triangular road junction area is open to view on all sides.

Figure reference 262/3000/L02 – Landscape and Visual Context

*Zone of visual influence (ZVI)*
The ZVI of the site is restricted to the site itself and the area immediately surrounding it.

Refer to Figure 262/3000/L02 for approximate ZVI

*Key views and principal visual receptors*
Principal visual receptors likely to be affected by the site are:
- Park Road (Medium sensitivity)
- Magham oast house (Listed building) (High Sensitivity)
- Hailsham House care home (High sensitivity)
- Residential properties on Chichester Road

Refer to Figure 262/3000/L03 key local views into site

**Landscape sensitivity and capacity**

*Sensitivity, Value and Capacity of Landscape setting area: Hailsham 1*

Area is considered to have **Moderate Landscape Capacity** as a result of its High 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 pockets of Ancient Woodland.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)
262/3000 Park Farm West

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>
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<tr>
<td>Tree Cover</td>
<td>Enclosed</td>
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<td>Visibility</td>
<td>Very Low</td>
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<td>Landscape Sensitivity</td>
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</tr>
<tr>
<td>Landscape Value</td>
<td>Low – Medium</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Very High – High</td>
</tr>
</tbody>
</table>

The site has a Very High – High Landscape Capacity due to its low sensitivity and relatively low value. The site contains few landscape features of note, is level and is well-screened from the wider landscape.

Significant variations in sensitivity within the site - The northern edge and south-eastern corner of the site are more sensitive due to their proximity to existing built development which overlooks the site and proximity of Magham Oast house (Listed Building).

Key landscape opportunities and constraints

Landscape Target Notes
Landscape qualities/features to be safeguarded
1. Mature tree line
   Reason – Mature oak trees are prominent and important features in the local landscape
2. Young tree and shrub belt
   Reason – Tree and shrub belt along New Road provides visual enclosure to the site and assists in screening views of the site from the landscape to the south
3. Attenuation features
   Reason – Attenuation features form part of the sustainable drainage system for the area

Opportunities for landscape enhancement
4. Reinforce boundary planting to roadside of Park Road
5. Potential to create green corridor along northern boundary to provide buffer between Chichester Road properties and site and possible footpath link between Park Road/Grove Hill and woodland to the east
6. Potential to create new ‘village green’ public space forming new focus point for an enlarged Hellingly settlement
7. Opportunity to create tree and hedge-lined development edge to New Road in south east corner of site forming extension to existing development line along New Road
8. Create landscape zone on eastern boundary protect setting of Listed Buildings to the east

Refer to Figure 262/3000/L04 – Landscape Opportunities and Constraints Plan
Potential landscape and visual impacts if site is developed

Key landscape effects

- Development could potentially be incorporated on the site without significant adverse landscape or visual effects on the wider area. Development on the site has the potential to strengthen the local settlement pattern by connecting existing dispersed areas of settlement on the east side of Hellingly.
- Potential landscape effects arising from development could be mitigated through: the measures identified above under landscape features to be safeguarded and opportunities for landscape enhancement.

Key visual effects

- Without appropriate mitigation measures there may be potential for effects on the character and quality of views from Magham Oast house (Listed Building) Chichester Road and Hailsham House.
- Potential visual effects arising from development could be mitigated through: retention and reinforcement of existing key vegetation around the perimeter of the site; integration of strategic tree planting within the development areas; set-back of the development edge from the roads and nearby properties and designing development with a scale and character appropriate to the landscape character and context of the site.
L164178 Hailsham Area Action Plan
Hellingly
262/3000 Park Farm (west), New Road

Landscape and Visual Context
Figure 262/3000/L02
1:10 000@A3
Oct 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
Figure 262/3000/L03

Site Analysis

L16418 Hailsham Area Action Plan
Hellingly
262/3000 Park Farm (west), New Road

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

October 2016
263/3000 Park Farm (East)

Landscape and Visual Assessment

Location and description
The site is located on the east side of Hellingly adjacent to New Road. It comprises a large sloping arable field, Hurst Haven stream corridor and associated pasture and a group of agricultural buildings. It is within a wider area of undulating agricultural landscape which forms the southern edge of the South Slopes of the High Weald. The northern edge of the site is a high point in the local area and there are long distance views from here to and from the surrounding area. Locally, it is enclosed by Park Wood (Ancient Woodland and partly covered by a TPO) to the north and the northern built edge of Hailsham/Upper Horsebridge c. 0.3km to the south. The site includes Park Farm Barn - a grade II listed barn (timber framed former threshing barn) and is close to Park Farmhouse (grade II listed) and a granary and Oast house (grade II listed).

Figure reference: 263/3000/L01 – Site location

Landscape character context

County Landscape Character Area: on border between South Slopes of the High Weald and Eastern Low Weald

Local Landscape Character Type and sensitivity: on border between Open Clay Vales (High Sensitivity) and Ridges and Slopes (High Sensitivity)

Local Landscape Character Area: on border between E6 Hellingly and B1 Cowbeech Hill

Landscape setting area: Hailsham 1

Distinctive characteristics - Hailsham 1

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

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

Figure reference 263/3000/L02 – Landscape and Visual Context

Site character areas and key features

1. Park Farm

A group of large-scale agricultural buildings associated with Park Farm (but excluding Park Farmhouse which lies adjacent to the site to the north) on higher land on the west side of the site. Most of the buildings are utilitarian twentieth century agricultural buildings most of which appear to be partly in agricultural or agricultural-related use and partly abandoned. Dilapidated/abandoned farm machinery is scattered around the area. It also includes a grade II listed timber-framed former threshing barn which is now used as a wedding venue. This part of the site has a strongly agricultural character with views out over the agricultural landscape to the east.

Key features include:
- Parkfarm barn (grade II listed)
- Large scale agricultural buildings
- Line of mature oak trees along eastern edge
2. **Hurst Haven stream and pastures**
The area comprises grazing meadows and a stream enclosed by a belt of mature vegetation along the stream on its eastern side and a roadside tree belt on the southern side. A secondary stream/ditch flows through the middle of the area, enclosing a lower-lying damper area of grassland. A hedge-lined farm track passes along the northern boundary of the site. The area has an attractive traditional pastoral character.

Key features include:
- Hurst Haven stream and tributary stream and associated riverine vegetation
- Grazing meadows
- Mature oak trees along boundary lines
- Belt of roadside vegetation adjacent to New Road

3. **Arable field**
A large open arable field with a pronounced slope from north to south-west. From the higher area there are open long distance views to the south towards Hailsham (including Haislham church spire) and beyond to the South Downs, and to the east towards the Pevensey Levels. The field is enclosed to the west by mature vegetation along the Hurst Haven stream.

Key features include:
- Sloping open agricultural land

Figure reference: 263/3000/L03 - Site Analysis

**Visual analysis**

*Visual context*

The eastern field, particularly the upper slopes, is exposed and open to views from the surrounding area while the western side of the site is more enclosed by vegetation around the perimeter. To the north, the site is enclosed by Park Wood and by rising topography.

The northern side of the eastern field is a high point in the local area and the higher parts of the site have long distance views to the South Downs in the south and the Pevensey Levels in the east. There are views to these upper slopes from the northern edge of Hailsham/Upper Horsebridge (e.g. Park Gates and Ashley Gardens).

Figure reference 263/3000/L02 – Landscape and Visual Context

*Zone of visual influence (ZVI)*

The principal ZVI of the site extends to Park Wood in the north, Featherbed Lane in the east, the edge of Hailsham/Horsebridge in the south and the group of properties around Hailsham House on New Road east. The site is also visible from longer distance viewpoints in the Pevensey Levels to the east and higher ground to the south (including the South Downs).

Refer to Figure 263/3000/L02 for approximate ZVI

*Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:
- Park Farmhouse (Listed Building – grade II) (High sensitivity)
- Park Farm barn (Listed Building – grade II) (High sensitivity)
- New Road (Medium sensitivity)
- Residential dwelling adjacent to pumping station (High sensitivity)
- Northern edge of Hailsham/Upper Horsebridge (High sensitivity)
263/3000 Park Farm (East)

- Residential dwellings along New Road west of site (including Magham Oast Listed building – grade II) (High sensitivity)

Refer to Figure 263/3000/L03 key local views into site

**Landscape sensitivity and capacity**

**Sensitivity, Value and Capacity of Landscape setting area: Hailsham 1**

<table>
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<tr>
<td><strong>Landscape Capacity</strong></td>
<td>Moderate – Low</td>
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</table>

The site has a Moderate – Low Landscape Capacity due to its High Landscape Sensitivity and Moderate Landscape Value. The presence of Listed Buildings within and adjacent to the site, its role in providing separation and landscape setting for the villages of Hellingly and Magham Down and its open traditional character (particularly the central area) contribute to its value.

*Significant variations in sensitivity within the site* - All parts of the site are of high sensitivity with different features contributing to its sensitivity in different parts. The sensitivity of the western area relates particularly to the presence of listed buildings, the central area relates to the stream corridor and pastoral character and the eastern area relates to its elevation and prominence in the landscape.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Tree-lined meandering stream and ditch  
   *Reason* - Stream and trees form local landscape feature and contribute to landscape and ecological value
2. Mature tree line (mainly oaks)
263/3000 Park Farm (East)

**Reason** – Trees are landscape features and form part of the setting to Park Farm house and Park Farm barn listed buildings

3. **Track**
   **Reason** – Track has rural character which contributes to local landscape character

**Opportunities for landscape enhancement**

4. Woodland belt/landscape zone along eastern boundary to enclose site from long distance views from the west

5. Reinforcement of broken hedgerow lines including introduction of hedgerow trees

Refer to Figure 263/3000/L04 – Landscape Opportunities and Constraints Plan

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

**Key landscape effects**

- The introduction of development within the site could potentially affect the agricultural character of the site and surrounding area, including the pastoral character of the central part of the site around Hurst Haven stream. Extending development onto the upper slopes of an open arable landscape would be uncharacteristic of the landscape character and the surrounding dispersed settlement pattern

- A development of appropriate scale and rural character could potentially be incorporated in the western part of the site by Park Farm but would need to be developed with sensitivity to the surrounding Listed Buildings

- Without appropriate mitigation there may be potential for effects on the setting of Park Farmhouse and Park Farm barn (Listed Buildings) Potential landscape effects arising from development could be mitigated to some extent through: the retention of the stream corridor and upper slopes as undeveloped areas; retention of existing mature vegetation within the site and around its perimeter; integration of tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site

**Key visual effects**

- Development on site could affect the character and quality of local views from adjacent properties including Park Farm house and Park Farm barn listed buildings). There is also the potential for long distance views to be affected from viewpoints on the edge of Hailsham/Upper Horsebridge and PRoW in the Pevensey Levels. Development (particularly on the upper slopes) of the site could be an intrusive feature in views towards the slopes of the High Weald from the south and south-east Potential visual effects arising from development could be mitigated to some extent through: the restriction of development areas to the west side of the site (adjacent to the existing developed area around Park Farm; incorporating landscape planting to provide a buffer between the listed buildings and developed areas; retention of existing mature vegetation within the site and around its perimeter; and, integration of tree planting within the development area
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 Hellingly
263/3000 Park Farm (east), New Road

Landscape Opportunities and Constraints

Figure 263/3000/L04
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Oct 2016

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264/ 3000 Park Farm, New Road

Landscape and Visual Assessment

Location and description

The site comprises two sloping fields and a private residential property and lies c. 0.7km to the west of Magham Down and c.0.7km to the north east of Hailsham. It is bounded to the north-east by Park Wood – an extensive area of Ancient Woodland and to the south and east by arable land. It forms the southern edge of the South Slopes of the High Weald. A listed seventeenth century house (Cherry Tree) is located c. 250m east of the site. To the north-west are further steeply sloping fields beyond which is the site of the former Hellingly Hospital which is currently being redeveloped for residential use. The southern edge of the site is a high point in the local area and there are long distance views from here to and from the surrounding area.

Figure reference: 264/3000/L01 – Site location

Landscape character context

County Landscape Character Area: on border between South Slopes of the High Weald and Eastern Low Weald

Local Landscape Character Type and sensitivity: on border between Open Clay Vales (High Sensitivity) and Ridges and Slopes (High Sensitivity)

Local Landscape Character Area: on border between E6 Hellingly and B1 Cowbeech Hill

Landscape setting area: Hailsham 1

Distinctive characteristics - Hailsham 1

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

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

Figure reference 264/3000/L02 – Landscape and Visual Context

Site character areas and key features

1. Residential dwelling

Private dwelling and garden area enclosed with a line of mature trees. The property is accessed via a rural trackway from Park Farm. The property has open views out over the farmland to the south.

Key features include:
- Tree belt around perimeter

2. Western field

Steeply sloping field of rough pasture used currently for sheep grazing. The field slopes down to a tree-lined stream which flows along the northern boundary of the site and has a pastoral character. A group of three mature ash trees in the south east corner form a landmark feature at the highest point of the site. From the higher parts of the area there are views north towards a tree-lined horizon (Park Wood Ancient Woodland and mature vegetation around the former Hellingly Hospital site) and south across the adjacent arable field. Beyond this are long distance views to the South Downs National Park.

Key features include:
- Group of ash trees
264/ 3000 Park Farm, New Road

- Stream and associated mature vegetation

3. Eastern field
Eastern half of the site is part of a larger arable field which extends across to Featherbed Lane. The ground has a pronounced slope down to the north and a more gentle slope up towards Featherbed Lane in the east. From the higher area there are open long distance views to the south towards the South Downs and to the east towards the Pevensey Levels. The northern edge of the site includes a narrow belt of trees and shrubs which forms the edge to Park Wood – an extensive area of Ancient Woodland to the north. The area has a strong agricultural character.

Figure reference: 264/3000/L03 - Site Analysis

Visual analysis

Visual context
The southern edge of the site is a high point in the local area and the higher parts of the site are open to view from the surrounding area to the south and east. To the north the site is enclosed by Park Wood (Ancient Woodland) and by rising topography. Mature vegetation along the stream to the north and around the private dwelling provides some local enclosure of the site.

Figure reference 264/3000/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
The principal ZVI of the site extends between Featherbed Lane in the east, Park Wood (Ancient Woodland) in the north, the norther edge of Hailsham/Upper Horsebridge to the south and Park Farm to the west. There are also long distance views of the site from the Pevensey Levels to the east and the South Downs to the south.

Refer to Figure 264/3000/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Properties along northern edge of Hailsham/Horsebridge (High sensitivity)
- Amberstone Hospital (Medium sensitivity)
- New Road and Featherbed Lane (Medium sensitivity)

Refer to Figure 264/3000/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 1
Area is considered to have Moderate Landscape Capacity as a result of its High 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 pockets of Ancient Woodland.

(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>Dominant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td>Moderate</td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td>Moderate – Low</td>
</tr>
</tbody>
</table>

The site has a Moderate – Low Landscape Capacity due to its High Landscape Sensitivity and Moderate Landscape Value. The site contains few features of note but its enclosure on one side by Ancient Woodland, its prominence in the wider landscape and its role in providing part of the landscape setting for both Hailsham and Magham Down contribute to its value.

**Significant variations in sensitivity within the site** - The eastern field is particularly sensitive due to its elevation and visibility in the surrounding landscape and its adjacency to Park Wood Ancient Woodland.

Key landscape opportunities and constraints

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Stream and associated riverine vegetation
   - *Reason* — the stream and trees form local landscape feature and contribute to landscape and ecological value
2. Woodland edge
   - *Reason* — the woodland edge within the site is part of extensive area of Ancient Woodland to the north
3. Mature trees around property
   - *Reason* — the trees provide enclosure and privacy to the private dwelling
4. Ash trees
   - *Reason* — the ash trees form a landscape feature in centre of open agricultural area. (However, a strategy for replacement planting may be required if ash die-back becomes prevalent in the local area)

**Opportunities for landscape enhancement**

5. Reinforcement of boundary hedgerows to form continuous hedgerow line

Refer to Figure 264/3000/L04 – Landscape Opportunities and Constraints Plan
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development within the site could potentially affect the agricultural character of the site and surrounding area. Extending development onto the upper slopes of the open arable landscape would be uncharacteristic of the local landscape character and the surrounding dispersed settlement pattern.
- Potential landscape effects arising from development could be mitigated to some extent through: the restriction of development areas to the lower parts of the site; retention of existing mature vegetation within the site and around its perimeter; integration of tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site.

Key visual effects

- Development on site could affect the character and quality of local views from Amberstone Hospital, Featherbed Lane and New Road. There is also potential for long distance views to be affected from viewpoints on the northern edge of Hailsham/Upper Horsebridge and PRoW in the Pevensey Levels. Development is likely to be visually prominent due to the elevated and sloping nature of the site and could be an intrusive feature in views from the south and south-east.
- Potential visual effects arising from development could be mitigated to some extent through: the restriction of development areas to the west side of the site (adjacent to the existing developed area around Park Farm); incorporating landscape planting to provide a buffer between the listed buildings and developed areas; retention of existing mature vegetation within the site and around its perimeter; and, integration of tree planting within the development area.
Figure 264/3000/L02

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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

L16418 Hailsham Area Action Plan
Hellingly
264/3000 Park Farm, New Road

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Site Analysis

Figure 264/3000/L03
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Site Boundary
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 Views towards the site
Key Slopes
534/3000 Sussex Plants Ltd & Adjoining Land, Park Road

Landscape and Visual Assessment

Location and description

The site is situated in a semi-rural setting in the scattered settlement of Hellingly and is close to the settlement of Upper Horsebridge, the edge of which is c. 450m due south of the site.

The site comprises 9 ha with a mix of commercial buildings, extensive growing facilities (cultivated areas, polytunnels and greenhouses), some small enclosed fields and patches of trees. Two PRoW cross the site.

There is direct access from Park Road which bounds the site to the north and the east. The Cuckoo Trail (Sustrans route), extends along the western boundary. To the south, an area of open fields is currently being built out as housing. To the north there is an existing stretch of housing along Station Road.

The site is almost fully enclosed by hedgerow and woodland.

Figure reference: 534/3000/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Open Clay Vales

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Hellingly Area 3

Distinctive characteristics - Hellingly Area 3

- Modern, large-scale fields
- Several nurseries and associated glasshouses

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

Figure reference 534/3000/L02 – Landscape and Visual Context

Site character areas and key features

1. Arable fields

This area comprises open, flat arable fields bounded by hedgerow with some mature tree planting. Overhead pylons extend through both fields. A public Right of Way extends east-west through the western field and north – south along the western edge of the eastern field. The hedgerow planting here is degraded and gappy in places revealing a wire fence. This field is bounded by Park Road and there are some views of the road and two properties beyond the edge of the site. The western field is bounded by a dense buffer of planting along the Cuckoo Trail and there is evidence from OS mapping that two field boundaries extending east – west dividing the field in three previously existed but has now been removed. Both fields abut an area of open fields which is now being developed as housing. The new houses are visually dominant to the south and this is changing the otherwise rural, agricultural character of the area.

Key features include:
- PRoW
- Mature attractive oaks
- Dense planted buffer to the Cuckoo Trail
2. **The plant nursery**

This area is a working commercial plant nursery open to the public. It comprises an area of hardstanding with car parking and a rectilinear arrangement of buildings, green houses and polytunnels and cultivation areas. To the west there is a grid of small fields enclosed by tall hedges.

Two drainage ditches extend east-west across this area, one of which passes through an overgrown pond in the north west.

This area is largely enclosed by hedgerow and planting on all sides. At the northern most part of the site between the entrance and Station Road, a tall line of leyland cypress trees define the edge of the site and screen it from the road. There is a residual area of land between the edge of the green houses and the arable field to the east which has views across the field with the new housing development prominent beyond.

Nurseries and commercial glasshouses are a distinct characteristic of the wider setting area.

Key features include:

- Drainage ditches
- Grid of small enclosed fields
- Polytunnels, cultivation areas, greenhouses, buildings

Figure reference: 534/3000/L03 - Site Analysis

**Visual analysis**

**Visual context**

The site is largely enclosed by hedgerows and planting and is flat, meaning that it is visually well contained. A belt of dense vegetation extends around the northern and western site edge. However, in the winter months some glimpsed views may be possible. The field to the east is bounded by Park Road, here there are views of the road and two properties near the entrance to the nursery and there are some glimpsed views from the road. At the southern end of Park Road where it joins Upper Horsebridge, there are currently open views across an open field towards the site where the roofs of the nursery buildings are visible. This is now being changed by the introduction of housing in this field. Large open fields surrounded by hedgerow extend beyond this from which it is unlikely the site would be seen. To the south the site will be visible over the existing hedgerow by the new residential development. This development and the existing vegetation at the edge of Upper Horsebridge would limit any further views from the south.

Figure reference 534/3000/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

ZVI of the site is limited to the immediate surroundings of the site due to the planted buffer that extends around the north and west of the site. There is limited visual exposure to the east and the south.

Refer to Figure 534/3000/L02 for approximate ZVI

**Key views and principal visual receptors**

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

- Park Road (Low Sensitivity)
- Properties on Park Road (High Sensitivity)
- The Cuckoo Trail and PRoW (High Sensitivity)
Sussex Plants Ltd & Adjoining Land, Park Road

Refer to Figure 534/3000/L03 key local views into site

**Landscape sensitivity and capacity**

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Hellingly Area 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>The landscape capacity for this area is not assessed within the Landscape Setting study however the following assessment is made in relation to contribution of area 3 to the landscape setting of Hellingly:</td>
</tr>
<tr>
<td>Landscape Setting Area 3 is considered to make a Limited contribution to the Landscape Setting of the Settlement. The area does not abut the settlement edge and there is no intervisibility with the historic core. This area also contains predominantly modern, large scale fields, several nurseries and associated glasshouses, resulting in a weak landscape structure with limited historic continuity.</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 (small section in south west corner), Historic eastern field</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>
<tr>
<td>Landscape Capacity</td>
<td>High</td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity due to the relative containment and enclosure of the site.

*Significant variations in sensitivity within the site* - The western edge of the site is of higher sensitivity due to its proximity to the Cuckoo Trail recreational route.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Existing mature oak trees to the site entrance
   *Reason* - these are important, attractive features and provide landscape value
2. PROW
   *Reason* – this legal and historic right of way has important leisure value connecting the countryside around Hellingly and in making it accessible
3. Drainage ditches and pond
   *Reason* – these are valuable landscape and ecological feature
4. Strong buffer of planting to the Cuckoo Trail
**534/ 3000 Sussex Plants Ltd & Adjoining Land, Park Road**

*Reason* – this is an important landscape and ecological feature defining the edge of the Cuckoo Trail

**Opportunities for landscape enhancement**

5. Reinstate the eroded hedgerow to the eastern field and implement long term programme of maintenance
6. Improved signage to the PRoW
7. Provide long term programme for maintenance of the pond and drainage ditches
8. Create landscape zone along the western edge of the site to provide a buffer between the development edge and the Cuckoo Trail

Refer to Figure 534/3000/L04 – Landscape Opportunities and Constraints Plan

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

**Key landscape effects**

- The change in land use from plant nursery to residential would alter the character of the site itself and would reduce the extent of horticultural activities in the local area, which is a local characteristic. There is potential for development of the site to create a continuous stretch of development extending from north Hailsham to Hellingly and incorporating Upper Horsebridge. This could result in coalescence between Hellingly and Upper Horsebridge which could lead to a reduced sense of separation and weakening of the separate identity of the two settlements. However, effects on the wider landscape character are likely to be limited due to the containment of the site by existing vegetation and by existing development to the north and south.
- Potential landscape effects arising from development could be mitigated through: the retention of a broad landscape buffer along the southern and eastern edge of the site to maintain separation between Upper Horsebridge and Hellingly; retention of existing mature vegetation within the site and around its perimeter; integration of tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site

**Key visual effects**

- Development on site could affect the character and quality of views from the two closest existing properties on Park Road, from the PRoW which pass through the site and from the Cuckoo Trail which passes adjacent to the site
- Potential visual effects arising from development could be mitigated through: setting back the development edge from the Cuckoo Trail and PRoW and creation of a landscape buffer; retention of existing mature vegetation within the site and around its perimeter; and, integration of tree planting within the development area
L16418 Hailsham Area Action Plan
Hellingly
S34/3000 Sussex Plants Ltd and adjoining land,
Park Road Nurseries, Park Road

Site Location
Figure S34/3000/L01
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Figure 534/3000/L02
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Oct 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
Hailsham Area Action Plan

Hellingly

534/3000 Sussex Plants Ltd and adjoining land, Park Road Nurseries, Park Road

Figure 534/3000/L03
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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
574/ 3000 Horselunges Business Park

Landscape and Visual Assessment

Location and description

The site is situated in a semi-rural setting near the hamlet of Hellingly north of Upper Horsebridge, at the junction of Mill Road and Grove Hill with direct access from both roads.

The site comprises c. 1ha of infill development including small warehouse/ industrial buildings and a small amount of open space with groups of mature trees adjacent to residential dwellings. Surrounding land uses are a mix of commercial and residential merging into farmland.

The site is partly enclosed by hedgerow.

Figure reference: 574/3000/L01 – Site location

Landscape character context

County Landscape Character Area: South Slopes of the High Weald

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

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Hellingly Area 3

Distinctive characteristics - Hellingly Area 3

- Modern, large-scale fields
- Several nurseries and associated glasshouses


Figure reference 574/3000/L02 – Landscape and Visual Context

Site character areas and key features

1. **Scrub land**

An L-shaped area to the west and south west boundary comprising dense scrub and brambles. A strong line of trees bounds the western edge. The southern site edge is visually open to the adjoining property. There are also residential properties present beyond the site edge to the west and to the north.

Key features include:
- Scrub and brambles
- Some large trees to the western boundary

2. **Small Warehouses/ industrial area**

The area comprises informal macadam tracks and hardstanding used as parking and vehicle manoeuvring areas, with a handful of corrugated metal warehouses, garages and small brick buildings. Metal palisade fencing features around the entrance area to Mill Lane. Some attractive mature oaks feature to the boundary to Mill Lane which has a country lane character but the site itself has a degraded urban fringe character. Two residential properties are situated between the eastern boundary and Grove Hill where a mix of trees and hedge planting including beech, lime and leyland cypress help screen the industrial site.
574/ 3000 Horselunges Business Park

Key features include:

- Small warehouses/sheds
- Attractive, mature oaks
- Parking areas, informal hardstanding

Figure reference: 574/3000/L03 - Site Analysis

Visual analysis

Visual context

The site is relatively enclosed by planting to the site boundary and is contained by properties that are situated around the edge of the site. The properties on Mill Lane facing the site and those at the junction of Mill lane and Grove Hill have direct views of the site. The southern boundary of the site is largely open but planting within the adjacent plot restricts the view extending further. The site can be viewed from a short stretch of Mill Lane to the north. Beyond Mill Lane to the North there are large, open fields with a PRoW extending through the middle joining Mill Lane at a 45 degree angle from which the site will be visible in the distance.

Figure reference 574/3000/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is contained by the bands of woodland to the west that line the Cuckmere River corridor and by patches of woodland that provide a link to Park Wood (Ancient Woodland) to the north/north east and by residential properties along Station Road to the south.

Refer to Figure 574/3000/L02 for approximate ZVI

Key views and principal visual receptors

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

- Properties on Mill Lane and at the junction of Mill Lane Grove Hill including Shawpits Cottages and Swingate Cross on Mill Lane (High Sensitivity)
- Mill Lane (Low Sensitivity)
- PRoW to the north (High Sensitivity)

Refer to Figure 574/3000/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hellingly Area 3

The landscape capacity for this area is not assessed within the Landscape Setting study however the following assessment is made in relation to contribution of area 3 to the landscape setting of Hellingly:

Landscape Setting Area 3 is considered to make a Limited contribution to the Landscape Setting of the Settlement. The area does not abut the settlement edge and there is no intervisibility with the historic core. This area also contains predominantly modern, large scale fields, several nurseries and associated glasshouses, resulting in a weak landscape structure with limited historic continuity.

574/ 3000 Horselunges Business Park

Site sensitivity and capacity assessment

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Indistinct</td>
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<tr>
<td>Continuity</td>
<td>Southern part of the site is Ancient</td>
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<tr>
<td>Strength of Place</td>
<td>Very Weak/ Moderate (Southern part)</td>
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<td>Landform</td>
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<td>Tree Cover</td>
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<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Low – Very Low</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>High – Very High</td>
</tr>
</tbody>
</table>

The site has a High – Very High Landscape Capacity due to the low sensitivity and low value of the current site which arises from its relative containment, the poor quality of the existing site and the presence of other residential properties in close proximity to 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 to Mill Lane
   Reason – the oak trees help enclose and define the site to the northern boundary and contribute to the county lane character of Mill Lane.
2. Line of trees to the western site boundary
   Reason – the trees form an attractive and distinctive site edge

Opportunities for landscape enhancement
3. Removal of metal palisade fence
4. Improvements to the boundary with consistent, attractive vegetation which provides effective screening

Refer to Figure 574/3000/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects
- With appropriate design and layout it is likely that development on this site could integrate with the existing surrounding dwellings with only minor landscape impacts due to the scale, relative containment of the site and its context. Residential development of an appropriate scale and character could add greater cohesion to the site, reducing the dilapidated urban fringe character and
replacing it with a residential character which is more consistent with the wider area. Development on the site also has the potential to create a more positive frontage onto Mill Lane and a better relationship with the adjacent properties.

- Potential minor landscape effects arising from development could be mitigated through: retention of mature oak trees to Mill Lane and line of trees to the western site boundary; and design of development with a positive frontage to Mill Lane

**Key visual effects**

- The introduction of development on the site has the potential to improve the character and quality views into the site from the surrounding properties and the PRoW. The removal of the small unattractive warehouses and the sensitive integration of housing would be contextually appropriate next to the existing properties and could enhance views if designed with an appropriate scale and character

- Potential visual effects arising from development could be further enhanced by: retention of mature oak trees to Mill Lane and line of trees to the western site boundary; and design of development with a positive frontage to Mill Lane
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

Figure 574/3000/L03
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Oct 2016
L16416 Hailsham Area Action Plan
Hellingly
574/3000 Horselunges Business Park and Gros Fayt, Park Road/Mill Lane

Landscape Opportunities and Constraints

Figure 574/3000/L04
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Oct 2016

The Landscape Partnership

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**Location and description**

The site is situated to the north of a row of houses on Park Road in the scattered settlement of Hellingly. Access is from Park Road.

The site is mostly open land. A Plant nursery (shortly to be redeveloped as a residential area) bounds the site to the west. The historic core of Hellingly is c. 650m further west beyond the River Cuckmere. Open fields extend to the west and a large new housing development is nestled between existing tree blocks to the north east.

The site is bounded by residential properties to the south. Surrounding land uses include residential and commercial developments and small farms.

The site is partially enclosed by hedgerow and trees.

Figure reference: 784/3000/L01 – Site location

**Landscape character context**

*County Landscape Character Area:* South Slopes of the High Weald

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

*Local Landscape Character Area:* E6 Hellingly

*Landscape setting area:* Hellingly Area 3

<table>
<thead>
<tr>
<th>Distinctive characteristics - Hellingly Area 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Modern, large-scale fields</td>
</tr>
<tr>
<td>• Several nurseries and associated glasshouses</td>
</tr>
</tbody>
</table>

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

Figure reference 784/3000/L02 – Landscape and Visual Context

**Site character areas and key features**

1. **Open Field**

The site is mostly open land with some woody growth and brambles to the northern edge with a scattering of birch, oak and lime trees. To the west, a strong line of trees form the edge of the site.

The site is bounded by residential properties to the south. A post and rail fence provides the boundary beyond which there are domestic timber sheds and green houses, timber fences and clumps of planting including apple trees, holm oak and young oak trees. The adjacent properties are prominent to the south and east and an overhead cable extends north – south through the site. The site has a suburban character.

Some noise from Station Road and Park Road can be heard.

Key features include:

• Wooded edge
• Scattered trees

Figure reference: 784/3000/L03 - Site Analysis
784/3000 Land at Park Road

Visual analysis

Visual context

The site is largely enclosed to the north by the band of woodland vegetation at the site edge and to the west by a strong line of trees. The surrounding properties are highly visible to the edge of the site and will have views into the site from first floor windows.

Figure reference 784/3000/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited by the existing residential properties and surrounding vegetation. Glimpsed views may be possible from the properties to Mill Lane but strong, linear belts of trees in the surrounding area distinctly limit the views.

The heavily treed banks of the Cuckmere River limit views from the wider surrounds to the west.

Refer to Figure 784/3000/L02 for approximate ZVI

Key views and principal visual receptors

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

- Adjacent properties to Station Road and Park Road (High Sensitivity)
- Park Road (Low Sensitivity)

Refer to Figure 784/3000/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hellingly Area 3

The landscape capacity for this area is not assessed within the Landscape Setting study however the following assessment is made in relation to contribution of area 3 to the landscape setting of Hellingly:

Landscape Setting Area 3 is considered to make a Limited contribution to the Landscape Setting of the Settlement. The area does not abut the settlement edge and there is no intervisibility with the historic core. This area also contains predominantly modern, large scale fields, several nurseries and associated glasshouses, resulting in a weak landscape structure with limited historic continuity.

(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><strong>Strength of Place</strong></td>
<td><strong>Moderate</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><strong>Landscape Sensitivity</strong></td>
<td><strong>Low</strong></td>
</tr>
</tbody>
</table>
### 784/3000 Land at Park Road

<table>
<thead>
<tr>
<th>Landscape Value</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Capacity</td>
<td>High</td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity due to the containment of the site, its limited visibility and the presence of surrounding residential properties, which already create a suburban character and context for the site.

*Significant variations in sensitivity within the site* - The northern edge of the site is of higher sensitivity due to the presence of a mature tree belt/wooded edge which provides enclosure to the site and contributes to its character.

### Key landscape opportunities and constraints

#### Landscape Target Notes
- **Landscape qualities/features to be safeguarded**
  1. Existing wooded edge
     - *Reason* – the trees enclose the northern side of the site and provide an attractive edge with ecological value.
  2. Tree lined boundary to the west
     - *Reason* - the trees enclose the western side of the site and are a dominant site feature.

- **Opportunities for landscape enhancement**
  3. Manage the woodland edge

Refer to Figure 784/3000/L04 – Landscape Opportunities and Constraints Plan

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

- **Key landscape effects**
  - With appropriate design and layout it is likely that development on this site could integrate with the existing surrounding dwellings with only minor landscape impacts due to the scale, relative containment of the site and its context. Residential development of an appropriate scale and character on this site could strengthen the residential character of this part of Hellingly.
  - Potential landscape effects arising from development could be mitigated through: retention and reinforcement of existing key vegetation around the perimeter of the site (particularly the wooded edge to the north and tree-lined boundary to the west) and designing development with a scale and character appropriate to the landscape character and context of the site.

- **Key visual effects**
  - Without appropriate mitigation measures there may be potential for effects on the character and quality of views from existing properties on Park Road and Station Road.
  - Potential visual effects arising from development could be mitigated through: retention of existing key vegetation around the perimeter of the site and designing development with a scale and character appropriate to the landscape character and context of the site.
Figure 784/3000/L01

Site Location

L16418  Hailsham Area Action Plan
Hellingly
784/3000 Land at Park Road

Site Boundary

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L16418 Hailsham Area Action Plan
Hellingly
784/3000 Land at Park Road

Landscape and Visual Context

Figure 784/3000/L02
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Key
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- Key Views towards the site
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Site Analysis

Figure 784/3000/L03
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