Appendix 2.7 – Lower Dicker
Sites

010 3090 Rosendale, Hackhurst Lane
233 3090 Land West of Hackhurst Lane
311 3090 1 Mill House
579 3090 Land Comprising Units 7 & 4
639 3090 Land at Lower Dicker Garden Centre
662 3090 Shep Plastics, A22
799 3090 Rainbow Farm and Oak Tree Farm
802 3090 Land to the Rear of Terra
803 3090 Land to the Rear of Prospect House
852 3090 Old Mill Paddock
853 3090 Land Adjoining Spindles, Mansers Lane
863 3090 Merriefields, Hackhurst Lane
864 3090 Ades Farm BN27 4BH
869 3090 Meadowsweet, Caldicotts Lane
870 3090 Laurelhurst Farm BN27 4BD
880 3090 Marigolds Farm, Nash Street
881 3090 Little Mount, Mansers Lane
888 3090 Land at Marigolds Farm, Nash Street
010/ 3090 Rosendale, Hackhurst Lane

Landscape and Visual Assessment

Location and description

The site is located on the western edge of Lower Dicker, to the north side of the A22. The local area is semi-rural in character with mixed residential and commercial / industrial developments either side of the A22 with scattered woodland and agricultural land beyond.

The site contains a house and garden, outbuilding and open farmland used for grazing sheep. It is accessed from the A22 by Hackhurst Lane (Bridleway PROW) and is bordered by residential properties to the south and west. To the north the lane leads to Hackhurst Industrial Estate. A further PROW (public footpath) passes along the eastern edge of the site.

Figure reference: 010/3090/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: D5 Chiddingly

Landscape setting area: Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (approx. 950m to the north west)

Distinctive characteristics - Muddles Green setting area 1

- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows
- East-west running stream corridor
- Isolated farmsteads

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

Figure reference 010/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. House, garden and fields

The site contains a two storey house with driveway parking and two garages to the front and garden area behind. The property is bordered to the north and east by open fields which are grazed by sheep and slope gently down to the north. Much of the site boundary is lined with hedgerow (mostly hawthorn and blackthorn). The Hackhurst Lane boundary is also lined with mature trees (mostly oak), the garden area contains various ornamental trees and shrubs, larger trees include house chestnut, oak and poplar.

The garden and house area have a sub-urban character, the fields have a semi-rural character with views across hedgerows to the wooded slopes rising to the north and north east. The rural character and sense of tranquillity is reduced by the presence of housing along the A22 which is visible to the south and west, the noise of the A22 road to the south and activity in the industrial estate to the north. The roofs of the industrial / agricultural units to the north are visible between the hedgerow and the woodland (Dicker Wood and Caldicott’s Wood, both Ancient Woodlands) beyond.

Key features include:
- Mature trees on Hackhurst Lane boundary
- Boundary hedgerows
Vegetation along the boundary provides enclosure to the site's north, east and west sides. Gardens and buildings enclose the site to the south and the A22 beyond.

PRoW run along the site’s east and west boundary from which there are views into the site through hedgerow vegetation.

The northern boundary hedgerow is tall but patchy allowing views into the site from the neighbouring property. Belts of woodland, hedgerows and buildings will restrict views of the site from further north.

Zone of visual influence (ZVI)

ZVI of the site extends to the A22 to the south, into the adjacent fields to the east and west and into the Industrial estate to the north.

Refer to Figure 010/3090/L02 for approximate ZVI

Principal visual receptors likely to be affected by the site are:
- Adjacent properties (High Sensitivity)
- PRoW users to east and west (High Sensitivity)

Refer to Figure 010/3090/L03 key local views into site

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>Historic</td>
</tr>
</tbody>
</table>

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)
010/3090 Rosendale, Hackhurst Lane

<table>
<thead>
<tr>
<th>Strength of Place</th>
<th>Weak</th>
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</thead>
<tbody>
<tr>
<td>Landform</td>
<td>Apparent</td>
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<tr>
<td>Tree Cover</td>
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<tr>
<td>Visibility</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>Low</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Low-Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>High</td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity due to its low sensitivity and Low-moderate value. The site is assessed as having a Low-moderate landscape value due to the presence of mature trees and hedgerows, and the open undeveloped nature of the most of the site combined with the limited sense of tranquillity and its position on the edge of a wider undeveloped area of landscape (to the north east 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
   *Reason* – the trees help to enclose the site and are an attractive and prominent landscape feature
2. Hedgerows
   *Reason* – the hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement
3. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
4. Develop and implement tree planting strategy to reinforce local landscape character and integrate development with the landscape

Refer to Figure 010/3090/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 a weakening of the pastoral character of the Wooded Clay Vales arising from the introduction of built development in an area of open pasture. Development could also affect the character of the PRoWs which pass either side of the site. However, effects are likely to be largely restricted to the site and its immediate surroundings and it is likely that development could be integrated with the existing built development to the south of the site along the A22 corridor.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing development along the A22; the retention and reinforcement of hedgerows around the boundary of the site and the inclusion of a landscape buffer between the PRoWs and the development edge.

Key visual effects

- Development on the site could affect the character and quality of views from the housing to the
south and west of the site and views from PRoWs on the east and west sides of the site

- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character; the retention and reinforcement of hedgerows around the boundary of the site and the inclusion of a landscape buffer between the PRoWs and the development edge.
Figure 010/3090/L01
1:25 000@A3
Oct 2016

Key

- Site Boundary
Key Views towards the site

Long Distance Views

Key Slopes

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

Site Analysis

Figure 010/3090/L03

1:3 000@A3

Oct 2016
233/3090 Land West of Hackhurst Lane

Landscape and Visual Assessment

Location and description
The site is located on the western edge of Lower Dicker, on the north side of the A22. The wider area is semi-rural in character with mixed residential and commercial / industrial developments either side of the A22 and agricultural land with scattered woodlands beyond.

The site consists of open fields and a barn. It is accessed from the A22 by Hackhurst Lane (Bridleway PRoW) and is bordered by residential properties to the south and east. To the north the lane leads to Hackhurst Industrial Estate. Trees along the southern boundary of the site are covered by a TPO.

Figure reference: 233/3090/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: D5 Chiddingly

Landscape setting area: Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (approx. 800m to the north west)

Distinctive characteristics - Muddles Green setting area 1
- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows
- East-west running stream corridor
- Isolated farmsteads

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

Figure reference 233/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Field
Site consists of an L-shaped, grass field crossed by overhead wires with an open sided barn in the south eastern corner. The site has an urban fringe character with the industrial estate visible and audible to the north. A large commercial shed is visible to the west and housing to the east.

Key features include:
- Mature trees on boundary
- Hedgerow

Figure reference: 233/3090/L03 - Site Analysis

Visual analysis

Visual context
The site is enclosed by housing and gardens along the A22 to the south and to the east by housing and trees along Hackhurst Lane. The western edge is enclosed by a field hedgerow (hawthorn) and the large sheds of the industrial estate beyond. The large buildings of the industrial estate enclose the site to the north, beyond which woodland (Dicker Wood Ancient Woodland) on rising ground prevents views from the largely
undeveloped landscape to the north.

The site is visible from surrounding properties and the PRoW running along Hackhurst Lane. There are views of the site through vegetation from the PRoW which runs on the southern edge of Dicker Wood, to the north west of the site although vegetation, topography and industrial estate buildings will restrict views from within the woodland. Views of the site may also be possible from higher ground to the south west.

Figure reference 233/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is fairly limited to the bordering properties and fields by buildings and vegetation.

Refer to Figure 233/3090/L02 for approximate ZVI

Key views and principal visual receptors

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

- PRoW users to east and north of site (High Sensitivity)
- Surrounding properties to south and east (High Sensitivity)
- Industrial / commercial estates to north and west (Low Sensitivity)

Refer to Figure 233/3090/L03 key local views into site

Landscape sensitivity and capacity

Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (approx. 800m to the north west)

Sensitivity, Value and Capacity of Landscape setting area:

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 1 to the landscape setting of Muddles Green:

Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient woodland, the east-west running stream corridor and mature hedgerows.

(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>
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</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Low</td>
</tr>
</tbody>
</table>
The site has a High Landscape Capacity arising from its low sensitivity and low value. Its low sensitivity is a result of its weak sense of place and low visibility from the surrounding area whilst its low landscape value arises from its location within an existing corridor of developed land along the A22 with a low sense of tranquillity.

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 along Hackhurst Lane and on southern boundary (covered by TPO)
   
   *Reason* - trees help to enclose the site and are an attractive and prominent landscape feature

2. Hedgerow
   
   *Reason* – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

3. Develop tree and boundary hedgerow planting strategy to help enclose and screen development on the northern boundary

Refer to Figure 233/3090/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 a weakening of the pastoral character of the Wooded Clay Vales arising from the introduction of built development in an area of open pasture. Development could also affect the character of the PRoW which passes the east side of the site. However, effects are likely to be largely restricted to the site and its immediate surroundings and it is likely that development could be integrated with the existing built development to the south of the site along the A22 corridor.

- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing development along the A22; the retention and reinforcement of hedgerows around the boundary of the site and the inclusion of a landscape buffer between the PRoW and the development edge.

Key visual effects

- Development on the site could affect the character and quality of views from the housing to the south and west of the site and views from PRoWs on the east side of the site and to the north

- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character; the retention and reinforcement of trees and hedgerows around the boundary of the site and the inclusion of a landscape buffer between the PRoW and the development edge.
Figure 233/3090/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

L16418 Hailsham Area Action Plan
Lower Dicker
233/3090 Land west of Hackhurst Lane

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Location and description

The site is located on the eastern edge of Lower Dicker, on the south side of the A22. The wider area is semi-rural in character with mixed residential and urban fringe developments either side of the A22 and agricultural land with scattered woodland beyond.

The site consists of two roughly triangular areas either side of an access track from the A22. On the east side the site is woodland with a small lawn and parking area, the west side of the site is a garden area. A PRoW passes close to the southern edge of the site.

The site sits against the A22 to its north, just to the west of the junction between the A22 and Camberlot Road. The access track leads through the site to a collection of residential properties at the southern and western corner of the site. Northfield Business Park (mainly automotive works) borders the site to the north and west. Adjacent land to the south of the site has open fields and large sheds with a degraded urban fringe character (possible vehicle salvage site, many broken vehicles on site), beyond this the land is mostly agricultural. To the north of the A22 is a mixture of residential and commercial/light industrial developments. East of Camberlot Road is an area of open fields used for caravanning, car boot and grazing/paddocks.

Figure reference: 311/3090/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: Upper Dicker

Landscape setting area: Site is outside of a landscape setting area. Nearest landscape setting area is Upper Dicker setting area 1

Distinctive characteristics - Upper Dicker setting area 1

- Gently meandering stream corridor
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

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

Figure reference 311/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. **Garden area**

The access track from the A22 is lined with hedgerows (mostly blackthorn and hawthorn) and mature trees. To the west is a garden area with a belt of mature trees against the boundary with the business park, mown lawn with fruit trees and collected garden buildings and garden paraphernalia. There are a number of semi-mature trees (ash and poplar) on the western and northern boundary and part of the hedge lining the access track is tall and coniferous giving this area a private and enclosed character. Noise from the A22 and business parks reduce the sense of seclusion and tranquillity.

Key features include:

- Boundary trees
311/3090 1 Mill House, Lower Dicker

- Small Orchard

2. Woodland garden
On the east side of the access track there is a triangular area with woodland to the north becoming more open with grassed clearings to the south leading to a gravel turning and parking area at the southern tip.

The woodland area is planted with a mixture of mostly deciduous (willow, birch, oak, ash, aspen, poplar) and some coniferous (leylandii and cypress) trees. The woodland is fairly dense and mostly enclosed by hedgerows giving a sense of seclusion despite proximity to the main road and business parks. The southern area is overlooked, and appears used by, the properties beyond. The scale of the area, the type of planting and its proximity to the residential properties contribute to this area's garden character, although it has a wilder and less domestic / managed character than area 1.

Key features include:
- Mixed planted woodland
- Boundary hedgerows

Figure reference: 311/3090/L03 - Site Analysis

Visual analysis

Visual context
The site is well enclosed by buildings and vegetation on all but the eastern side.

The A22 road and business park buildings provide enclosure to the north of the site, buildings and surrounding vegetation mean that any development within the site would be unlikely to be visible from the wider area to the north of the A22.

To the south and west the site is enclosed by residential properties and vegetation. Views of the site from the PRoW which runs south from the A22 to the west of the site would be limited as the path runs alongside a hedgerow and there are several buildings and hedgerows beyond, which would screen views into the site. Views of the site are possible from the PRoW south of the site (running west from Camberlot Road). Further south there are several blocks and belts of woodland which would prevent views into the site.

The site is fairly open to views from the east with only clipped hedgerows lining the fields and roads. There is a double row of poplar trees on the eastern site boundary which would provide some screening of development within the site if retained.

Figure reference 311/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
ZVI of the site is fairly well contained to the immediate surroundings apart from to the east where it extends (approx. 500m) across open fields and along the A22.

Refer to Figure 311/3090/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Users of the A22 Road (Low Sensitivity)
- Users of Camberlot Road (Low Sensitivity)
- Adjacent properties (High Sensitivity)
- PRoW to the south of the site (High Sensitivity)
311/3090 1 Mill House, Lower Dicker

Refer to Figure 311/3090/L03 key local views into site

Landscape sensitivity and capacity

Site is outside of a landscape setting area. Nearest landscape setting area is Upper Dicker setting area 1.

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker Area 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area is considered to have a <strong>Moderate Landscape Capacity</strong> as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows. A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.</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>
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<tr>
<td>Continuity</td>
<td>Recent / Historic (area 1)</td>
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<td><strong>Strength of Place</strong></td>
<td><strong>Very Weak - Weak</strong></td>
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<td>Landform</td>
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<td>Tree Cover</td>
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<td><strong>Visibility</strong></td>
<td>Low</td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>Very Low - Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td>Low</td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td>Very High</td>
</tr>
</tbody>
</table>

The site has a Very High Landscape Capacity due to its low value and very low sensitivity. Despite having a large number of trees the site is judged to have a low landscape value as it is surrounded by development and landscape detractors (business parks, vehicle salvage), has few rare landscape features or characteristics and little sense of wildness or tranquillity due to its proximity to the A22 and surrounding buildings.

*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 trees on site boundaries
   - **Reason** – trees help to enclose the site, would provide screening of development and are an attractive and prominent landscape feature
2. Hedgerows
   - **Reason** – hedgerow provides enclosure and also contribute to habitat diversity

**Opportunities for landscape enhancement**

3. Develop and implement tree planting strategy to reinforce local landscape character and integrate
development with the landscape
4. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance

Refer to Figure 311/3090/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 minor landscape effects arising from loss of woodland and other vegetation which currently acts as a buffer area between areas to the south and east (including the PRoW) and the business parks against the A22 although development on site would not be out of character with the existing linear settlement pattern along the A22.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing development along the A22; and, the retention of existing mature vegetation where possible (particularly along the eastern side of the site).

Key visual effects
- Development on the site could affect views from the east through the removal of on-site trees and vegetation which currently screen views of the housing and Business Park to the west of the site. Development could also affect the character and quality of views from the housing to the south of the site.
- Potential visual effects arising from development on the site could be mitigated through: the retention of trees along the eastern boundary.
L16418 Hailsham Area Action Plan
Lower Dicker
311/3090 1 Mill House

Landscape and Visual Context

Figure 311/3090/L02
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Oct 2016

Key
- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
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- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views

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Figure 311/3090/L04
1:2 000@A3
Oct 2016

Landscape Opportunities and Constraints

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

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Landscape and Visual Assessment

Location and description

The site is located in an industrial estate on the western edge of Lower Dicker, on the north side of the A22. The wider area is semi-rural in character with mixed residential and commercial / industrial developments either side of the A22 and agricultural land with scattered woodland beyond.

The site consists of two large warehouses / commercial units and associated tarmac and concrete hardstanding, access road and storage areas. It is accessed from the A22 by Hackhurst Lane (Bridleway PRoW) and is bordered by further large sheds / units to the south. A PRoW runs just north of the site along the edge of Dicker Wood (Ancient Woodland and TPO) which abuts the north western corner of the site.

Open land to the west of the site is currently undergoing preparatory works for development of Swallow Business Park. Land to the east of the site has mixed landuses with an urban fringe character.

Figure reference: 579/3090/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:* D5 Chiddingly

*Landscape setting area:* Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (approx. 650m to the north west)

<table>
<thead>
<tr>
<th>Distinctive characteristics - Muddles Green setting area 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows</td>
</tr>
<tr>
<td>• East-west running stream corridor</td>
</tr>
<tr>
<td>• Isolated farmsteads</td>
</tr>
<tr>
<td>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</td>
</tr>
</tbody>
</table>

Figure reference 579/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Commercial / Industrial units and hardstanding

The warehouses sit to the south of the site, to the east of the larger warehouse are trees (covered by TPO), hedgerows and a small ditch line adjacent to Hackhurst Lane. A steel palisade fence encloses the concrete hardstanding area to the north which houses tyres and shipping containers. The ground levels slope to the south and east, there are several small retaining walls to deal with these level changes alongside the large warehouses. Despite the woodland backdrop the site has a degraded urban-fringe / light industrial character.

Key features include:

• Large warehouses
• Concrete hardstanding
• Mature trees lining eastern boundary

Figure reference: 579/3090/L03 - Site Analysis
Visual analysis

Visual context
The woodland provides strong enclosure to the north of the site and the rest of the industrial estate encloses the site to the south. Beyond Hackhurst Lane the ground falls away to the east following a wooded stream corridor, there would be some views (through vegetation) of the site from fields and PROW on the north side of the stream corridor. Due to the topography the site is visible to views from the south although future development on Swallows Business Park may block views from the south west.

Figure reference 579/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
ZVI of the site extends to the A22 to the south, blocks and belts of woodland limit the ZVI to the north and east.

Refer to Figure 579/3090/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Residential property to the north of the site (High Sensitivity)
- PROW along Hackhurst Lane (High Sensitivity)
- PROW between northern edge of site and Dicker Wood Ancient Woodland (High Sensitivity)

Refer to Figure 579/3090/L03 key local views into site

Landscape sensitivity and capacity
Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (approx. 650m to the north west)

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1</th>
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</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 1 to the landscape setting of Muddles Green:</td>
</tr>
<tr>
<td>Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows.</td>
</tr>
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<td>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</td>
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Site sensitivity and capacity assessment

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579/3090 Land Comprising Units 7 & 4 to rear of Set Tyres

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The site has a High Landscape Capacity due to its low sensitivity and low value. Its low sensitivity is a result of its very weak sense of place and relatively low visibility from the surrounding area whilst its low landscape value arises from its location within an existing corridor of developed land along the A22 and the presence of existing development within the site.

Significant variations in sensitivity within the site - the northern edge of the site is more sensitive due to its proximity to Dicker Wood Ancient Woodland and the PRoW which runs alongside.

Key landscape opportunities and constraints

Landscape Target Notes
Landscape qualities/features to be safeguarded
1. Existing mature trees (covered by a TPO) and vegetation along eastern boundary
   Reason - trees enclose the eastern side of the side and contribute to the woodland character of the wider area

Opportunities for landscape enhancement
2. Create landscape zone along northern edge to improve quality of PRoW and create buffer between development edge and Ancient Woodland

Refer to Figure 579/3090/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- Development on the site has the potential to bring beneficial landscape effects through the removal of the existing low quality commercial units on the site and replacement with smaller scale residential properties. These could be more in keeping with the local settlement patterns and the scale of development in the area. Development on the site could also improve the character of the PRoWs which pass the western and northern side of the site.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement other existing and planned development in the area; the retention of vegetation around the boundary of the site and the inclusion of a landscape buffer along the PRoW between the development edge and Dicker Wood Ancient Woodland.

Key visual effects

- Development on the site could change the character and quality of views from the PRoWs and nearby properties around the site although this could be a beneficial change arising from the removal of large scale industrial units and concrete areas and the replacement with a smaller scale residential scheme which includes boundary planting.
Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement other existing and planned development in the area; the retention of vegetation around the boundary of the site and the inclusion of a landscape buffer along the PRoW between the development edge and Dicker Wood Ancient Woodland.
579/3090 Land comprising Units 7 and 4 plus concrete hardstanding to rear of Set Tyres

Site Location

Figure 579/3090/L01
1:25 000@A3

Oct 2016

L1641B Hailsham Area Action Plan
Lower Dicker
579/3090 Land comprising Units 7 and 4 plus concrete hardstanding to rear of Set Tyres
L16418 Hailsham Area Action Plan
Lower Dicker
579/3090 Land comprising Units 7 and 4 plus concrete hardstanding to rear of Set Tyres

Landscape and Visual Context

Figure 579/3090/L02
1:10 000@A3

Oct 2016
Figure 579/3090/L03

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

L16418 Hailsham Area Action Plan
Lower Dicker
579/3090 Land comprising Units 7 and 4 plus concrete hardstanding to rear of Set Tyres

Oct 2016
L16418 Hailsham Area Action Plan
Lower Dicker
579/3090 Land comprising Units 7 and 4
plus concrete hardstanding to rear of Set Tyres

Landscape Opportunities and Constraints

Figure 579/3090/L04
1:3 000@A3
Oct 2016
659/ 3090 Land at Lower Dicker Garden Centre

Landscape and Visual Assessment

Location and description

The site is located on the western edge of Lower Dicker, on the south side of the A22. The wider area is semi-rural in character with mixed residential and commercial/industrial developments either side of the A22 and agricultural land with scattered woodland beyond. A PRoW passes close to the eastern side of the site. The site itself is currently in commercial use as a garden centre, there is additionally a small square of undeveloped land with some trees adjoining the A22.

Figure reference: 659/3090/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: Upper Dicker
Landscape setting area: Site is outside of a landscape setting area. Nearest landscape setting area is Upper Dicker setting area 1 (approx. 750m to the south)

Distinctive characteristics - Upper Dicker setting area 1

- Gently meandering stream corridor
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

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

Figure reference 659/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Grass verge area

Square lawn with tree and shrub planting at the north of the site against the A22. The access road to the garden centre runs to the east of the area and there are various advertising signs and hoardings in the lawn. A hedgerow and fence separates the area from the residential property to the south, to the west the area is separated from the adjacent property by a split pale fence. A clump of large mature trees along the southern edge of the lawn are prominent locally and contribute to the character of the main road corridor.

Key features include:
- Trees in lawn

2. Garden centre

The remainder of the site contains the garden centre which includes; various different buildings, outdoor sales area, parking area with car wash and conservatory/garden outbuildings display area.

There are several vegetated spaces within the area, the largest being a small block of woodland at the north western corner of the area. Another patch of scrub vegetation and trees is present at the south western corner of the site around what appears to be a storage area for the garden centre (inaccessible at time of site visit). There is a small area of vegetation around a small pond (behind a timber fence) and some large willow trees at the southern end of the garden outbuildings display area. Amongst the outdoor plant sales
area there are two small areas planted with ornamental trees and shrubs. In addition there are a number of small ornamental trees lining the northern end of the carpark area.

The eastern half of the area contains a large macadam parking area with the outbuilding display area in the north east corner, this has a variety of sheds, greenhouses and conservatory buildings displayed. The western half of the area contains the garden centre buildings and outdoor plant sales area. There are a variety of buildings and structures including large warehouse, smaller storage units, greenhouses and a covered walkway.

Key features include:

- Some mature trees
- Commercial buildings and structures of varying sizes

Figure reference: 659/3090/L03 - Site Analysis

**Visual analysis**

**Visual context**

The site is enclosed by buildings and vegetation to the south and north with less enclosure to the east and west.

The buildings and vegetation either side of the A22 road provide enclosure to the north of the site and vegetation within the site and adjacent gardens provide some screening of views into the southern half of the site from houses along the A22.

The south of the site is enclosed by mature trees along the boundary and a block of woodland immediately south of the site. These and hedgerows, mature trees and woodland belts in the local area effectively screen the site from view from the scattered farmsteads and PRoW's south of the site.

The woodland block on the western edge of the site and a tall coniferous hedge on the western boundary would provide some screening of views from the west but beyond this, the site is less enclosed with only open fields with fewer hedgerows than south of the site. Vegetation along the eastern boundary and lining the fields and gardens beyond would also provide some screening of views into the site but this effect would be lessened in winter months. Views of development within the site may be possible from the PRoW which runs north-south to the east of the site but the path is lined with hedgerows and trees which would provide some screening.

Figure reference 659/3090/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

ZVI of the site is limited to the north by properties along the A22 road, woodland and hedgerows restrict the ZVI to the south and east.

Refer to Figure 659/3090/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)
- Users of A22 (Low Sensitivity)
- Users of PRoW to east and south of site (High Sensitivity)

Refer to Figure 659/3090/L03 key local views into site
659/ 3090 Land at Lower Dicker Garden Centre

**Landscape sensitivity and capacity**

Site is outside of a landscape setting area. Nearest landscape setting area is Upper Dicker setting area 1.

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The site has a High Landscape Capacity due to its low value and low sensitivity. The landscape value was judged as low due to the presence of existing development within the site, the lack of a sense of wildness or tranquillity and the lack of rare landscape features.

*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 (particularly clump of mature trees close to site entrance)  
   *Reason* - trees help to enclose the site and are an attractive and prominent landscape feature. Trees close to site entrance contribute to character of the main road corridor.
2. Pond  
   *Reason* – pond is valuable landscape and ecological feature

**Opportunities for landscape enhancement**

3. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
4. Landscape and ecological improvements to pond (including long term programme for regular management)
5. Opportunity to create positive frontage to A22 with landscape edge and/or strategic tree planting
Potential landscape and visual impacts if site is developed

Key landscape effects

- Residential development within the site would not be out of context for the surrounding area and as such landscape effects are likely to be negligible
- Potential landscape effects arising from development on the site could be mitigated through: retention and reinforcement of planting along the boundaries of the site

Key visual effects

- Development on the site could affect views from adjacent properties and the adjacent PRoW. Potentially development could represent an improvement over the existing view of the current garden centre and car park area particularly if implemented with strategic landscape planting around the site perimeter and within the development area.
L16418 Hailsham Area Action Plan
Lower Dicker
659/3090 Land at Lower Dicker Garden Centre

Landscape and Visual Context

Figure 659/3090/L02
1:10 000@A3
Oct 2016

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662/3090 Shep Plastics, A22

Landscape and Visual Assessment

Location and description

The site is situated in a semi-rural setting, west of Hailsham / Horsebridge next to the A22 and close to the A22/A267 roundabout junction. It is bordered by commercial and residential uses and woodland. To the east of the site residential houses abut the A22, to the west is the Zoar Baptist Chapel, beyond which is more residential housing. North of the A22 is an area of mixed residential and agricultural land uses. South of the site is largely agricultural / pastoral land uses.

The site is located on the south side of the A22 and comprises various commercial / light industrial buildings (no longer in-use), hardstanding, scrub vegetation and grass road verge with small trees. A PRoW passes adjacent to the eastern boundary of the site.

Figure reference: 662/3090/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: Upper Dicker

Landscape setting area: Site is outside of a landscape setting area. Nearest landscape setting area is Upper Dicker setting area 1

Distinctive characteristics - Upper Dicker setting area 1

- Gently meandering stream corridor
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

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

Figure reference 662/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. **Access road and grass verge**

An area comprising grass verge alongside the A22 road to the north side of a two storey brick building. There are a number of small ornamental trees planted within the verge (mostly cherry) and patches of scrub vegetation / brambles closer to building. Long grass and scrub contribute to an un-managed air. The site is accessed from the A22 at the west end of the area where there is also a macadam area for parking, the remainder of the site is beyond a wire netting and barred wire fence with secure double vehicular gates. An access track to an adjacent property runs past the eastern end of the area beyond which there is an area of concrete hardstanding in front of double vehicular gates.

Key features include:

- Unkempt grass verge with small trees
- Parking / access areas

2. **Commercial / industrial units**

The centre of the site contains various buildings, all no longer in use and in varying stages of dis-repair.
The main building fronting the A22 is a two storey brick building with a pitched roof. Beyond this to the south there is a large shed unit and smaller one storey porta-cabin units. Concrete hardstanding surround the buildings, cracked with weeds and vegetation growing through. There are various patches of scrub vegetation and small trees to the edges of the area and between the buildings where the hardstanding is absent. In the north eastern corner of the area there is a level change (~1m) at the end of the hardstanding running between the two larger buildings. At the lower level there is an area of long grass, scrub vegetation, small trees and a mature oak. The eastern side of the large shed unit is lined with small trees and brambles. To the south of the site, beyond the buildings is an area of open ground, colonised by weeds and grass with some small trees and shrubs to the edges of the site.

Beyond the (undefined) southern boundary there is a larger and more overgrown area of scrub vegetation and pond across which are views to open fields and an area with a generally more rural character.

Key features include:
- Dilapidated out buildings
- Scrub vegetation
- Mature oak tree

Figure reference: 662/3090/L03 - Site Analysis

Visual analysis

Visual context

The site is open to views from properties opposite the site on the A22 and from the A22 itself as it passes the site but otherwise is not widely visible from the surrounding area due to vegetation and buildings in the local area.

There are clear views into the site from the Chapel on the western boundary, from the graveyard south of the Chapel there will be views into the site but the mature trees lining this boundary (including coniferous trees) provide some screening. Woodland belts beyond the Chapel site reduce views of the site from further west. Properties along the A22 to the east of the site will have some views of the site through boundary vegetation. Further east (approx. 250m) is the Grade II listed Boship Farm Hotel, from which it is considered unlikely that there would be significant views of the site due to the amount of vegetation between the site and the Hotel.

Although less enclosed by buildings and structures, the topography and vegetation to the south of the site reduce views of the site from all but the adjacent fields.

Figure reference 662/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is fairly small as the local topography and surrounding buildings and vegetation restrict views of the site from a wider area.

Refer to Figure 662/3090/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- Chapel & graveyard (High Sensitivity)
- Adjacent properties along A22 (High Sensitivity)
- Users of A22 (Low Sensitivity)
- Users of PRoW to east and south of site (High Sensitivity)
Refer to Figure 662/3090/L03 key local views into site

**Landscape sensitivity and capacity**

Site is outside of a landscape setting area. Nearest landscape setting area is Upper Dicker setting area 1.

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<tr>
<td><strong>Landscape Capacity</strong></td>
<td><strong>Very High</strong></td>
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The site has a Very High Landscape Capacity due to its low value and very low sensitivity.

The site has previously been developed and its low landscape value arises from its poor condition and few landscape features or characteristics, its proximity to the A22 and position within a corridor of existing development along the road. Visibility of the site is restricted by landform, buildings and trees.

Significant variations in sensitivity within the site - the northern half of the site, close to the A22 is less sensitive than the southern half which is more open to views from the undeveloped countryside to the south.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

Landscape qualities/features to be safeguarded

1. Existing mature oak tree at north eastern and south eastern corners of the site
   
   *Reason* – trees are an attractive and prominent landscape feature

Opportunities for landscape enhancement

2. Develop landscape strategy to improve frontage to A22
3. Planting along eastern and southern boundary for screening of views into site
4. Removal of temporary structures/low quality buildings

Refer to Figure 662/3090/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- It is considered that, with appropriate screening along the southern and eastern boundaries of the site, development could be accommodated without adverse impact on the landscape character of the wider area.
- Development on site could have potential beneficial landscape effects through the removal of low quality commercial units and replacement with residential properties which would be more in keeping with the settlement pattern along the road. Development on the site would also provide an opportunity to create a more positive frontage onto the A22 and a better relationship with the adjacent properties.

Key visual effects

- Development on the site could affect views from the Chapel to the west and from the PRoW to the south east. Potentially development could represent an improvement over the existing view of low quality buildings, particularly if implemented with strategic landscape planting around the site perimeter and within the development area.
Site Analysis

Figure 662/3090/L03
1:2 000@A3

Oct 2016

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Landscape and Visual Assessment

Location and description

The site is located on the western edge of Lower Dicker, on the south side of the A22. The wider area is semi-rural in character with mixed residential and urban fringe developments either side of the A22 and agricultural land with scattered woodland beyond.

The site comprises open fields and paddocks used for hay, grazing, caravanning and car boot sales. The site sits at the corner of Camberlot Road and the A22. To the north of the A22 is a mixture of residential and commercial / light industrial developments. Beyond Camberlot Road is an area of mixed farmland, dispersed residential properties and business parks. South of the site is an area of gently undulating, largely agricultural landscape.

Figure reference: 799/3090/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: Upper Dicker

Landscape setting area: Site is outside of a landscape setting area. Nearest landscape setting area (approx. 800m to the south of the site) is Upper Dicker setting area 1

Distinctive characteristics - Upper Dicker setting area 1

- Gently meandering stream corridor
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland
(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 799/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Fields

This area comprises a number of open grass fields with boundary hedgerows and three access tracks on the west side from Camberlot Road.

The fields on the east side of the area are currently used for hay / grazing and are divided by post and wire fencing. The fields in the west of the area are mown grassland with markings for car boot and caravanning plots. The area slopes from a high point in the north east corner and there are views to the ridges of the South Downs across predominantly agricultural land to the south west. To the north the area is overlooked by housing and business park / light industrial buildings along the A22.

The area has a semi-rural / urban-fringe character. The rural character of the open fields with farm tracks and hedgerows with views across pastoral fields and wooded areas to the south is reduced by the proximity of the A22, housing and commercial land uses to the north.

Key features include:
- Open windswept character
2. **Caravan & storage area**
There is a hedge lined access track and areas for vehicle storage and caravan plots against the western boundary. There is a small compound/storage area with caravans, portacabin, sheds, farm machinery etc. to the south of the northernmost access track on the western boundary. The storage area is separated from the caravan plot area by a tall mixed hedge beyond which is an area of mown grass with plot markings which is in turn contained by another mixed hedge (young and patchy). The hedgerows along the access track and around the caravan and storage area have coniferous species and a more ornamental character than the surrounding field boundary hedgerows. This area has a slightly domestic ‘garden’ character with mown grass, ornamental hedging and garden furniture; sheds, picnic benches, children’s play equipment etc.

Key features include:
- Caravans and caravan plots
- Mown lawns & ornamental hedging

3. **Outbuildings and made ground**
A small, slightly raised, area of made ground on the southern boundary at the eastern end of the southern access track. There are a number of small outbuildings (timber sheds, breeze block and corrugated metal construction) and some hardstanding at the west of the area, these are somewhat screened from the west of the site by a row of willow trees. The eastern half of the area is made ground / crushed rubble with scrub vegetation around the edges. The area has a dilapidated urban fringe character.

Key features include:
- Dilapidated outbuildings
- Rubble / made ground

**Figure reference:** 799/3090/L03 - Site Analysis

**Visual analysis**

**Visual context**
Despite the sense of openness afforded by the open fields and long distance views to the south west, the site is fairly well enclosed by surrounding vegetation and buildings.

The A22 and buildings along it provide a strong sense of enclosure to the north of the site. The housing and commercial buildings to the north of the A22 would have clear views of any development within the site. The western half of the hedgerow along the northern boundary is maintained at a lower level than the east making this corner of the site more open to views from the north.

Properties to the east and west of the site would have views of development within the site but these would be screened to some extent by the mature hedgerows and trees. The site is visible from the fields and PRoW crossing them to the south of the site, but hedgerows, rolling topography and mature trees (often in blocks or belts of woodland) would provide screening from the wider area.

**Figure reference** 799/3090/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**
ZVI of the site extends across the fields to the south of the site as the ground falls away. Vegetation and buildings prevent the ZVI extending much to the east, west and north of the site.
799/3090 Rainbow Farm and Oak Tree Farm

Refer to Figure 799/3090/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- Users of A22 (Low Sensitivity)
- Users of Camberlot Road (Low Sensitivity)
- Housing adjacent to the site, to the north, east and west (High Sensitivity)

Refer to Figure 799/3090/L03 key local views into site

Landscape sensitivity and capacity

Site is outside of a landscape setting area. Nearest landscape setting area is Upper Dicker setting area 1.

Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker Area 1

Area is considered to have a Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows. A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

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

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<tr>
<td>Landscape Capacity</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

The site has a Moderate Landscape Capacity due to its moderate sensitivity and value. The site is judged to have a moderate landscape value due to its open, undeveloped character, moderate landscape condition and position within an existing corridor of development which extends along the A22.

Significant variations in sensitivity within the site - The northern half of the site is potentially more sensitive due to being the more elevated and most visible part of the site from the south. However, this part of the site is adjacent to existing areas of development along the A22 corridor which reduces its sensitivity.
**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

**Opportunities for landscape enhancement**

3. Removal of temporary structures/low quality buildings
4. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance

Refer to Figure 799/3090/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 open rural character of the landscape to the south of the site. However, development on site would not be out of character with the existing linear settlement pattern along the A22 and it is likely that development could be incorporated on the site without significant landscape impacts on the wider area if implemented with an appropriate landscape scheme.

- Potential landscape effects arising from development could be mitigated through: strategic planting along the southern boundary of the site and within the development area to mitigate potential landscape effects.

**Key visual effects**

- Development on the site is likely to be clearly visible in the background of view from PRoWs to the south of the site. This could alter the character and quality of views. Potential visual effects arising from development could be mitigated through: the introduction of screening planting along the southern boundary of the site.
Site Analysis

Figure 799/3090/L03
1:3 000@A3
Oct 2016

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

L16418 Hailsham Area Action Plan
Lower Dicker
799/3090 Rainbow Farm and Oak Tree Farm, Camberlot Road

Site Analysis

Key Views towards the site
- Bridleway
- Byway
- Footpath
- Watercourse/ Waterbodies
- Key Views towards the site
- Long Distance Views
- Key Slopes

L16418 Hailsham Area Action Plan
Lower Dicker
799/3090 Rainbow Farm and Oak Tree Farm, Camberlot Road

Site Analysis

Figure 799/3090/L03
1:3 000@A3
Oct 2016

Key
- Site Boundary
- Key Vegetation on Site
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- Existing Hedgerow
- Site Character Zones
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- Key Views towards the site
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L16418 Hailsham Area Action Plan
Lower Dicker
799/3090 Rainbow Farm and Oak Tree Farm, Camberlot Road

Site Analysis

Figure 799/3090/L03
1:3 000@A3
Oct 2016

Key
- Site Boundary
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L16418 Hailsham Area Action Plan
Lower Dicker
799/3090 Rainbow Farm and Oak Tree Farm, Camberlot Road

Site Analysis

Figure 799/3090/L03
1:3 000@A3
Oct 2016
Landscape and Visual Assessment

Location and description

The site is situated in a semi-rural area west of Hailsham/ Horsebridge. It is located behind residential properties which border the north side of the A22. Farmland extends to the north, east and west of the site. Surrounding land use is mainly open arable land, while the A22 supports a mix of detached properties within large plots and commercial development. The site itself consists of a single open field. Access is via a driveway adjacent to one of the properties and a PRoW extends along the northern site boundary.

Figure reference: 802/3090/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: D5 Chiddingly

Landscape setting area: The site is outside of a landscape setting area, the nearest landscape setting area is Muddles Green Area 1

Distinctive characteristics - Muddles Green Area 1

- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows;
- East – west running stream corridor;
- Isolated farmsteads

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

Figure reference 802/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Open field

The area is broadly rectangular, largely flat, the majority of which is used for grazing sheep. A post and wire fence separates the sheep from the southern section of the site which contains a driveway, a large greenhouse, an area of tree planting and a cluster of out-buildings associated with the properties that line the A22 and back on to the southern site boundary. The A22 generates constant, loud noise.

A ditch extends around the western and northern site boundary. A PRoW extends along the northern site boundary. Hedgerow forms the boundary to the north, east and west while timber fences and some planting form the southern boundary.

The site has a semi-rural character.

Key features include:

- Drainage ditch
- Two mature oak trees within the hedgerow
- PRoW

Figure reference: 802/3090/L03 - Site Analysis
802/ 3090 Land to the Rear of Terra

Visual analysis

Visual context

The site is relatively enclosed by hedgerow on three sides. There are views beyond the hedgerow in all directions which extend little beyond the immediately surrounding fields. To the west there are views of the site from the adjacent field and the properties that line its western edge which have a higher elevation. To the north there are views across to the adjacent field. A dense band of trees form the horizon and two farm cottages can be seen in the distance. To the eastern boundary layers of vegetation and hedgerow in the surrounding fields limit views to and from the site.

To the south the properties that bound the site are highly visible. There is a full, open view of the largest property to the centre of the southern boundary, while other properties rise above fences and vegetation. The A22 is also visible beyond as is the roofline of a property to the south side of the A22. The existing properties dominate the view to the south but there are also partial glimpses to a band of trees in the horizon and there are glimpsed long distance views of the South Downs to the south and south east.

There will be views into the site from the A22 extending both east and west. The site is more visually prominent when approaching from the east because the site is slightly higher than the road and the hedgerow. Any future development on the site is likely to be visible above the hedgerow. To the west, the site is lower than the road and some larger trees help screen the site.

Figure reference 802/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends along the A22 to the east and west and into the surrounding fields to the north and south encompassing some properties, farm buildings and commercial units. In both directions, the views are limited by bands of tree planting.

Refer to Figure 802/3090/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- The A22 (Low Sensitivity)
- Properties to the A22 (High Sensitivity)
- PRoW (High sensitivity)

Refer to Figure 802/3090/L03 key local views into site

Landscape sensitivity and capacity

Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (to north-west)

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1</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 1 to the landscape setting of Muddles Green:</td>
</tr>
<tr>
<td>Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows.</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>Indistinct</td>
</tr>
<tr>
<td>Continuity</td>
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<tr>
<td>Strength of Place</td>
<td>Weak</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>Low - Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>High</td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity due to its Low sensitivity and Low-Moderate Landscape Value. Factors contributing to the assessment of the landscape value of the site include the position of the site within the A22 corridor which contains existing properties and light commercial buildings, the lack of a sense of wildness or tranquillity and the lack of rare landscape features.

**Significant variations in sensitivity within the site** - The northern site edge is more sensitive because it adjoins an area of open farmland and a PRoW extends along this site boundary.

**Key landscape opportunities and constraints**

*Landscape Target Notes*

**Landscape qualities/features to be safeguarded**

1. Two existing mature oak trees
   *Reason* - trees enclose the eastern side of the side and contribute to the woodland character of the site.
2. PRoW
   *Reason* – legal and historic right of way has important leisure value connecting the countryside around Lower Dicker and making it accessible
3. The ditch
   *Reason* – the ditch is a valuable landscape and ecological feature

**Opportunities for landscape enhancement**

4. Plant a boundary hedge between the existing housing and the field to create a more attractive transition and reduce the dominance of this property
5. Improved signage to the PRoW
6. Create a landscape buffer along northern edge of the site to reduce potential landscape and visual effects on PRoW and open countryside to the north and form a strong development edge

Refer to Figure 802/3090/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 a weakening of the pastoral character of the Wooded Clay Vales arising from the introduction of built development in an area of open pasture and the introduction of a developed edge in an area which is currently characterised by its ancient field pattern and very low level of development. The introduction of development across the whole site could contrast with the existing settlement pattern and density which is generally restricted to the area adjacent to the road and could contribute to a reduced sense of separation between the settlements of Lower Dicker and Golden Cross. Development could also affect the character of the PRoW which passes along the northern edge of the site. However, landscape effects are likely to be minor and largely restricted to the site and its immediate surroundings and, with appropriate mitigation, it is likely that an area of development could be integrated with the existing built development along the A22 corridor without significant effects on the wider landscape.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing development along the A22; the retention and reinforcement of vegetation around the boundaries of the site and the inclusion of a landscape buffer along the northern edge of the site between the development edge and the open countryside and PRoW to the north.

Key visual effects

- Without appropriate mitigation, the development edge could be visually prominent in views from the north and could affect the character and quality of views from the PRoW that extends along the northern boundary of the site and from viewpoints from the PRoW network in the farmland to the north. Views from neighbouring properties could also be affected.
- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character; the retention and reinforcement of hedgerows around the boundary of the site and the inclusion of a landscape buffer between the PRoW and the northern development edge.
Figure 802/3090/L01
1:25 000@A3
Oct 2016

L16418  Hailsham Area Action Plan
Lower Dicker
802/3090 Land to the rear of Terra

Site Location

Site Boundary
L16418  Hailsham Area Action Plan
Lower Dicker
802/3090 Land to the rear of Terra

Site Analysis

Figure 802/3090/L03
1:3 000@A3
Oct 2016

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Figure 802/3090/L04

Landscape Opportunities and Constraints

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

L16418 Hailsham Area Action Plan
Lower Dicker
802/3090 Land to the rear of Terra

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## 803/3090 Land to the Rear of Prospect House

### Landscape and Visual Assessment

#### Location and description

The site is situated in a semi-rural area west of Hailsham/Horsebridge. The A22 extends along the southern boundary. To the east, the site is bounded by residential properties, and commercial units. Farmland extends to the north and west of the site. Surrounding land use is mainly open arable land, while the A22 corridor supports a mix of detached properties within large plots and commercial development.

The site itself consists of a large open field bounded by hedgerow. A PRoW extends along the northern site boundary.

Figure reference: 803/3090/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:* D5 Chiddingly

*Landscape setting area:* The site is outside of a landscape setting area, the nearest landscape setting area is Muddles Green Area 1

<table>
<thead>
<tr>
<th>Distinctive characteristics - Muddles Green Area 1</th>
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<tr>
<td>• A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows;</td>
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<td>• East – west running stream corridor;</td>
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<td>• Isolated farmsteads</td>
</tr>
</tbody>
</table>

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

Figure reference 803/3090/L02 – Landscape and Visual Context

#### Site character areas and key features

1. **Open sloping field**

A large open site bounded by hedgerow divided through the middle by a post and wire fence. The field (currently in pastoral use) slopes gently east – west and a drainage ditch extends along the western edge. A PRoW extends along the northern site boundary which grants long distance panoramic views of the South Downs National Park. The A22 is highly visible and audible to the southern edge of the site. The boundary to the eastern edge is a mix of hedgerow, Leyland Cypress hedge and post and wire fences. A line of commercial sheds and residential properties overlook this eastern edge. Further commercial sheds and farm properties are visible on the south side of the A22 and a residential property is located to the south west corner of the site. The current agricultural use of the site combined with urban-fringe type land-uses around the perimeter of the site gives the site a semi-rural character.

Key features include:

- PRoW
- Long distance panoramic views of the South Downs National Park

Figure reference: 803/3090/L03 - Site Analysis
803/3090 Land to the Rear of Prospect House

Visual analysis

Visual context

Due to the elevation of the site, it is visually quite prominent with regards to both long distance and short distance views. There would be views into the site from the farmsteads and fields to the north. Beyond this blocks of interspersed woodland limit further views to and from this direction. The site is highly visible from the A22 to the South and the properties and businesses along the A22 which have direct views across to the site. The views from the south would also extend across the open fields opposite before being limited by a tree belt. There are long distance views out to the South Downs which forms a strong feature on the horizon. However, the site is not noticeable in long distance views in towards the site from the South Downs due to the relatively small size of the site and its distance from the South Downs (c. 8km). The views from the east are limited by an expanse of scrub and woodland behind the residential properties that overlook the site’s eastern boundary

Figure reference 803/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends across open fields to the north and south until it meets tree belts to limit the views. The ZVI encompasses the A22 and the cluster of residential properties and commercial units either side of the A22 and some farmsteads in the surrounding fields. There are also distant views towards the upper slopes of the South Downs National Park.

Refer to Figure 803/3090/L02 for approximate ZVI

Key views and principal visual receptors

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

- The A22 (Low Sensitivity)
- Residential properties to the site boundary (High Sensitivity)
- Commercial properties to the A22 and the site boundary (Low Sensitivity)

Refer to Figure 803/3090/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1 (closest to site)

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 1 to the landscape setting of Muddles Green:

Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)
803/3090 Land to the Rear of Prospect House

Site sensitivity and capacity assessment

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</tr>
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</tr>
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<td>Landscape Capacity</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

The site has a Moderate Landscape Capacity due to its Moderate landscape sensitivity but relatively Low Landscape Value. The Low Landscape value arises from the site’s location within the A22 corridor which is previously developed, the absence of rare landscape features/characteristics and the low level of tranquility.

*Significant variations in sensitivity within the site* - The northern side of the site is the most sensitive due to its higher elevation and greater visibility, its proximity to a PRoW and its association with the rural landscape to the north. The northern site boundary is an important division. The land beyond the northern boundary is part of an extensive area of undulating farmland with small woodlands which provides the setting and context for Lower Dicker, while the character of the site itself is strongly influenced by the presence of the A22 and has a sense of belonging to Lower Dicker.

Key landscape opportunities and constraints

**Landscape Target Notes**

Landscape qualities/features to be safeguarded

1. PRoW  
   *Reason* - legal and historic right of way has important leisure value connecting the countryside around Lower Dicker and making it accessible

2. Drainage ditch  
   *Reason* – the ditch is a valuable landscape and ecological feature

3. The long views to the South Downs National Park  
   *Reason* – these have important amenity value particularly where they are experienced as from the PRoW

Opportunities for landscape enhancement

4. Improved signage to the PRoW
5. Create landscape buffer along northern edge of the site to reduce potential landscape and visual effects on PRoW and open countryside to the north and form a strong development edge

Refer to Figure 803/3090/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 a weakening of the pastoral character of the Wooded Clay Vales arising from the introduction of built development in an area of open pasture and the introduction of a developed edge in an area which is currently characterised by its ancient field pattern and very low level of development. Development across the whole site could contrast with the existing settlement pattern and density, which is generally restricted to the area adjacent to the road and could contribute to a reduced sense of separation between the settlements of Lower Dicker and Golden Cross. Development could also affect the character of the PRoW which passes along the northern edge of the site. However, landscape effects are likely to be largely restricted to the site and its immediate surroundings and, with appropriate mitigation, it is likely that an area of development could be integrated with the existing built development along the A22 corridor without significant effects on the wider landscape.

- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing development along the A22 (with development areas located in the lower parts of the site); the retention and reinforcement of vegetation around the boundaries of the site and the inclusion of a landscape buffer along the northern edge of the site between the development edge and the open countryside and PRoW to the north.

Key visual effects

- Without appropriate mitigation, a development edge could be visually prominent in views from the north and could affect the character and quality of views from the PRoW that extends along the northern boundary of the site and from viewpoints from the PRoW network in the farmland to the north. Views from neighbouring properties and businesses could also be affected.

- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character; the retention and reinforcement of vegetation around the boundary of the site and the inclusion of a landscape buffer between the PRoW and the northern development edge.
L16418  Hailsham Area Action Plan
Lower Dicker
803/3090 Land to the rear of Propect House

Site Location

Figure 803/3090/L01
1:25 000@A3

Oct 2016
L16418  Hailsham Area Action Plan
Lower Dicker
803/3090 Land to the rear of Propect House

Landscape and Visual Context

Figure 803/3090/L02
1:10 000@A3
Oct 2016
Figure 803/3090/L04
L16418  Hailsham Area Action Plan
Lower Dicker
803/3090 Land to the rear of Propect House

Landscape Opportunities and Constraints

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

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Location and description

The site is located on the southern edge of Lower Dicker, south of the A22 to the north west of Hailsham. The site is a field situated on the eastern side of Mansers Lane, a private road running south from the A22. This lane forms the access to a private dwelling – Little Mount, which is adjacent to the site. To the north and east of the site, the settlement of Lower Dicker runs along the A22 and the northern end of Coldharbour Road, with a mixture of residential, commercial and light industrial land uses. A modern housing development sits against the eastern boundary of the site. South of the site is largely undeveloped countryside with scattered farmsteads and properties along Coldharbour Road. A PRoW runs across the south western corner of the site and another along Mansers Lane on the Western site boundary. Further PRoWs extend across the countryside to the west. A Grade II listed building, The Fair Place, is situated on the west side of Mansers Lane 150m to the north.

Figure reference: 852/3090/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: The site is not covered by a landscape setting area. The nearest setting area (approx. 600m to the south) is Upper Dicker Area 1.

Distinctive characteristics - Upper Dicker Area 1

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

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

Figure reference 852/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. **Field**

The site comprises long grass and scrub vegetation and is gently sloping from the south to the north. The PRoW enters the site via a wooden stile at the south western corner, follows the boundary then leaves the site via another stile at the southern corner, at this point there are pleasant views out across the open countryside to the south which gently falls away towards the Cuckmere River valley. The ridges of the South Downs National Park are visible in the far distance. The western boundary with Mansers Lane is lined with hedgerow (blackthorn) and scattered trees (mostly ash), the southern boundary hedgerow is mixed hawthorn and blackthorn with some larger coniferous trees visible in the adjacent garden to the south east. There is a small group of young oaks against the southern edge of the site.

The grass becomes longer and more unmanaged to the northern end of the site. Beyond the site’s northern boundary there is a small area of young woodland and shrub vegetation, including birch, field maple, willow and dogwood.
852/3090 Old Mill Paddock, Lower Dicker

Gardens of the housing along Orchard Grange abut the eastern boundary of the site, these are enclosed with chain link fence. There is a belt of young woodland along this boundary including birch, alder, oak and field maple.

The site has a semi-rural character with agricultural land uses (pasture, barns etc.) visible to the south of the site and suburban style housing visible to the east, the grassland and the hedgerows appear largely unmanaged. There is a sense of tranquillity on the site which arises from the undeveloped nature of the site, tree lined boundaries and views out over open countryside to the south. However, the noise of the nearby roads (A22 & Coldharbour Road) detracts from this to some extent.

Key features include:
- Mature trees (western boundary)
- Hedgerows
- Young woodland (eastern boundary)

Figure reference: 852/3090/L03 - Site Analysis

Visual analysis

Visual context

The mature trees and hedgerows lining Mansers Lane provide some enclosure to the west and north of the site. Further enclosure to the north is provided by the adjacent block of woodland and vegetation which help to screen views into the site from properties north of the site along Mansers Lane. To the south west the adjacent house and garden (Little Mount) enclose the site while the south western side is unenclosed with clear views into the site from the PRoW crossing the open fields beyond. Properties to the west side of Coldharbour Road enclose the site to the east. The housing along Orchard Grange has clear views into the site.

Figure reference 852/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The ZVI of the site extends to Coldharbour Road to the east, with vegetation, buildings and topography restricting views of the site from further east beyond this. The A22 restricts the ZVI to the north of the site, with vegetation and buildings on the south side of the road providing screening of views of the site from all but adjacent properties. Larger belts of woodland and field hedgerows restrict the ZVI to the west.

Refer to Figure 852/3090/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- Users of PRoW crossing the site and south of the site (High Sensitivity)
- Users of Mansers Lane PRoW (High Sensitivity)
- Residents of adjacent properties along Mansers Lane and Orchard Grange (High Sensitivity)

Refer to Figure 852/3090/L03 key local views into site
**852/ 3090 Old Mill Paddock, Lower Dicker**

**Landscape sensitivity and capacity**

The site is not covered by a landscape setting area. The nearest setting area (approx. 600m to the south) is Upper Dicker Area 1.

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker Area 1</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 Landscape Value. There is low visibility due to the high established hedgerows.</td>
</tr>
<tr>
<td>A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.</td>
</tr>
<tr>
<td><em>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</em></td>
</tr>
</tbody>
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**Site sensitivity and capacity assessment**

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<tr>
<th>Criteria</th>
<th>Assessment</th>
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<tr>
<td>Distinctiveness</td>
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<tr>
<td>Landscape Value</td>
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<tr>
<td>Landscape Capacity</td>
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</table>

The site has a High Landscape Capacity due to its moderate value and low sensitivity. Factors contributing the low sensitivity of the site include the weak sense of place and the reduced visibility of the site from the wider area as a result of woodland and boundary hedgerows in the surrounding landscape as well as buildings to the east and north of the site. The site is located on the perimeter of a wider area of undeveloped landscape.

*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 trees and boundary hedgerows
   *Reason* – boundary vegetation encloses the site and are important landscape features

**Opportunities for landscape enhancement**

2. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
3. Planting a belt of trees and hedgerows for screening along eastern boundary to help screen views to and from the adjacent development at Orchard Grange
4. Planting a belt of trees and hedgerows for screening along southern boundary to help screen views
852/3090 Old Mill Paddock, Lower Dicker

of any development from the wider area of open country side and the PRoW to the south

5. Improve and maintain PRoW (including signage, stiles, boundaries etc)

Refer to Figure 852/3090/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 weakening of the pastoral character of the Wooded Clay Vales and would be contrary to the settlement pattern of the local landscape. Development on this site would also extend the influence of Lower Dicker further south into the area of open countryside and could weaken the sense of separation between the settlements of Lower and Upper Dicker. However, it is likely that some small scale development could be accommodated on the site with more limited effects on the surrounding area.

• If access to the site (and other adjacent potential development sites) is provided by upgrading Mansers Lane, this could affect the rural country lane character of Mansers Lane (which is also a public footpath) due to the urbanising effects associated with an upgraded highway junction, road kerbs, lighting etc.

• Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development and highway works with an appropriate scale and character; and the retention and reinforcement of hedgerows and trees around the boundary of the site (particularly the eastern and southern boundaries).

Key visual effects

• Development on the site could affect the character and quality of views from the PRoWs adjacent to and crossing the site and from properties adjacent to the site.

• Potential visual effects arising from development on the site could be mitigated through: the retention and reinforcement of hedgerows and trees around the boundary of the site; and the inclusion of strategic tree planting within the development areas to soften and screen the built development within the landscape.
Figure 852/3090/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

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Landscape and Visual Assessment

Location and description

The site is located on the southern edge of Lower Dicker, south of the A22 to the north west of Hailsham. The site consist of a field, track and corner of a garden situated on the western side of Mansers Lane, a private road and public footpath running south from the A22. To the north and east of the site, the settlement of Lower Dicker runs along the A22 and the northern end of Coldharbour Road, with a mixture of residential, commercial and light industrial land uses. South of the site is largely undeveloped countryside with scattered farmsteads and properties along Coldharbour Road. A number of PRoWs cross the site; one along the southern boundary, one across the northern half of the site and one across the middle of the site joining the northern and southern paths. The Grade II listed building, A Fair Place, is situated on the west side of Mansers Lane, 150m to the north east.

Figure reference: 853/3090/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: The site is not covered by a landscape setting area. The nearest setting area (approx. 700m to the south) is Upper Dicker Area 1.

Distinctive characteristics - Upper Dicker Area 1

- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

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

Figure reference 853/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Grassland

Field of rough grassland currently used for grazing sheep. Bordered by hedgerows to the south, west and east with some mature trees, mostly oak and ash to the eastern and western boundaries. The northern boundary is lined with mature oaks and ash and there is a small belt of woodland in the north western corner including poplar, aspen and oak trees which help to screen views of development along the A22. A PRoW crosses the northern half of the area, running from the garden area and Mansers Lane at the north east and out at the north west where it continues through an area of dense scrub woodland beyond the site. A wooden stile links this PRoW to the track to the south.

The area has a tranquil semi-rural character despite noise from the nearby roads and settlements. There is a sense of openness to the southern aspect where boundary vegetation is lower and ground levels fall away across the open countryside beyond.

Key features include:
- Mature trees along boundaries
- Boundary hedgerows
- Block of woodland in north western corner
853/ 3090 Land Adjoining Spindles, Mansers Lane, Lower Dicker

- Crossed by PRoWs

2. **Track / PRoW**

Track following the curving southern boundary of the site. The path is a narrow single file through long grass and scrub vegetation either side, beyond which hedgerows line each side of the track. The hedgerow to the southern edge is lower than the unmanaged hedgerow to the north. This gives views out across fields and woodland to the south as the ground falls away towards the Cuckmere River Valley, lending the area a semi-rural character despite the presence of noise from nearby roads and settlements.

Key features include:
- Hedgerows
- Views to the south
- PRoW

3. **Garden**

At the north eastern corner, the site boundary follows the PRoW across the end of the garden of the adjacent property to the north. This area has a domestic garden character and includes a number of small garden outbuildings, mown grass, small ornamental trees and shrubs and a small pond. There is a mature oak on the boundary with the rest of the site, a split pale fence separates the garden from the field, with access through a wooden gate. Mature trees and hedgerow line the boundary with Mansers Lane.

Key features include:
- Small pond
- Mature trees and hedgerow

Figure reference: 853/3090/L03 - Site Analysis

**Visual analysis**

*Visual context*

The site is surrounded by open fields and belts of woodland with residential properties bordering the north eastern and south eastern corners.

The hedgerows and trees on the site boundary provide some screening of views into the site. Trees and hedgerows on the eastern side of Mansers Lane help to enclose the site on this side. Glimpsed views would be possible of any development within the site from the PRoW crossing the field to the east and from housing along Orchard Grange. Blocks of woodland to the south and west of the site limit views of the site but any future development would likely be visible through boundary vegetation from adjacent fields and properties along Mansers Lane and the south side of the A22. There are also glimpsed long distance views towards the South Downs from the site. However, the site is unlikely to be discernible from viewpoints in the National Park due to the distance of the site from the South Downs.

Figure reference 853/3090/L02 – Landscape and Visual Context

*Zone of visual influence (ZVI)*

ZVI of the site extends to the A22 to the north west, to the north east it is limited by vegetation and properties either side of Mansers Lane. A belt of woodland to the west and one to the south restrict some views of the site whilst the ZVI continues over the adjacent open fields to the south-west. Boundary hedgerows and vegetation associated with buildings at The Mount to the (south west) and Meadow Farm (to the south east) screen the site from more distant viewpoints to the south.

Refer to Figure 853/3090/L02 for approximate ZVI Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Users of the PRoWs crossing and adjacent to the site (High Sensitivity)
- Properties adjacent to the site (High Sensitivity)

Refer to Figure 853/3090/L03 key local views into site

**Landscape sensitivity and capacity**

The site is not covered by a landscape setting area. The nearest setting area (approx. 700m to the south) is Upper Dicker Area 1.

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker Area 1</th>
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<tbody>
<tr>
<td>Area is considered to have <strong>Moderate Landscape Capacity</strong> as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows. A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.</td>
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<td>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</td>
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**Site sensitivity and capacity assessment**

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<tr>
<td><strong>Landscape Capacity</strong></td>
<td>Moderate-High</td>
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The site has a Moderate-High Landscape Capacity arising from its moderate value and moderate sensitivity. Belts of woodland and boundary hedgerows in the surrounding landscape reduce the visibility of the site from the wider landscape but the site is highly visible from the local PRoW network which passes through the site. The site is located on the perimeter of a wider area of undeveloped landscape.

*Significant variations in sensitivity within the site* - The track along the southern edge of the site (character area 2) is a PRoW and landscape feature of higher sensitivity

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*
1. Enclosed track to south of site
   *Reason* – the PRoW running along the southern site boundary should be maintained with the existing...
**853/ 3090 Land Adjoining Spindles, Mansers Lane, Lower Dicker**

- vegetation either side enclosing it as an important landscape feature

2. Existing mature trees  
   *Reason* – trees help to enclose the site and are attractive landscape features

3. Hedgerows  
   *Reason* – hedgerows help to enclose the site and are important landscape features

**Opportunities for landscape enhancement**

4. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
5. Planting a belt of trees and hedgerows for screening along southern boundary to help screen views of any development from the wider area of open countryside and the PRoW to the south
6. Improve and maintain PRoW (including signage, stiles, boundaries etc.)

Refer to Figure 853/3090/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 weakening of the pastoral character of the Wooded Clay Vales and would be contrary to the settlement pattern of the local landscape. Development on this site would also extend the influence of Lower Dicker further south into the area of open countryside and could weaken the sense of separation between the settlements of Lower and Upper Dicker. However, it is likely that some small scale development could be accommodated on the site with more limited effects on the surrounding area.

- If access to the site (and other adjacent potential development sites) is provided by upgrading Mansers Lane, this could affect the rural country lane character of Mansers Lane (which is also a public footpath) due to the urbanising effects associated with an upgraded highway junction, road kerbs, lighting etc.

- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development and highway works with an appropriate scale and character; and the retention and reinforcement of hedgerows and trees around the boundary of the site (particularly the southern boundary).

**Key visual effects**

- Development on the site could affect the character and quality of views from nearby properties and local PRoWs (particularly the footpath along the southern edge of the site) adjacent to and crossing the site and from properties adjacent to the site. The introduction of built development within these views could detract from the otherwise rural and undeveloped character.

- Potential visual effects arising from development on the site could be mitigated through: the retention and reinforcement of hedgerows and trees around the boundaries of the site (particularly the southern boundary); and the inclusion of strategic tree planting within the development areas to soften and screen the built development within the landscape.
**Landscape and Visual Assessment**

**Location and description**

The site is located on the northern edge of Lower Dicker, east of Hackhurst Lane industrial estate on the north side of the A22. The wider area is semi-rural in character with mixed residential and commercial / industrial developments either side of the A22 with scattered woodland and agricultural land beyond.

The site is comprised of a wooded track leading to a house (Merriefields) and garden with various outbuildings and field beyond. The site is sloping with well wooded edges. A bridleway (PRoW) crosses the northern edge of the site, leading from Hackhurst Lane to the west to Caldicott’s Wood, ancient semi-natural woodland 200m to the east. A number of other PRoWs also pass close to the site.

Figure reference: 863/3090/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:* D5 Chiddingly

*Landscape setting area:* Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (approx. 900m to the north west)

*Distinctive characteristics* - Muddles Green setting area 1

- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows
- East-west running stream corridor
- Isolated farmsteads

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

Figure reference 863/3090/L02 – Landscape and Visual Context

**Site character areas and key features**

1. **House, garden and field**

The house is reached by a winding track which leads west from Hackhurst Lane and is lined either side by ditches, hedgerows and mature trees. The track crosses a tree lined stream (which continues along the northern edge of the site) before the site widens and the track curves round to the house and garden and parking area. The track continues to the west as a wide grass path, with the stream to the north and a ditch to the south, both lined with mature trees (mostly oaks). There is a small bridge over a wet ditch at the site’s north eastern boundary then track (PRoW) continues through a woodland belt which runs through to the A267, a kilometre to the east.

The two storey house is set in a lawned garden with scattered ornamental trees and shrubs. There is a parking area and a number of outbuildings to the north east of the house, all of which are separated from the track area by a ditch. Against the eastern boundary there is a small pond / widening of the drainage ditch. There are a number of large trees within this area including; mature oaks by the outbuildings to the south side of the drainage ditch; large pine trees to the east and to the south west of the house and some further mature oaks, one to the north west of the house against the ditch and another to the west against...
the western boundary. The western edge of the garden contains a hollow area / pond (dry at the time of visiting), surrounded by poplar trees.

South of the house and garden, (and separated by timber post and rail fencing), a narrow, grassed field rises up the sloping ground to the south. The site boundary is mostly post and wire fencing with mature trees (mostly oaks), overgrown hedgerow trees, and intermittent areas of hedgerow shrubs and bracken. There are two stretches of coniferous hedging on the south western boundary. Combined with the elevated topography, the southern half of the site has a more open feel with views out to the surrounding fields and properties.

The site has a tranquil and rural character more associated with the Wooded Clay Vales landscape to the north than the urban fringe character of the A22 corridor to the south. The feeling of seclusion arises from the long, narrow, tree lined access track, the mature trees along the boundaries and the location of the site along the ‘valley bottom’ of the stream. Views out from the site are mostly across pastoral fields to ancient woodland (Caldicott’s Wood to the east and Dicker Wood to the north). Only from the higher southern boundary of the site are there (glimpsed) views of other properties; Caldicotts Farm to the south east and the roofs of barns of the piggery to the west.

Key features include:
- Many mature trees
- Secluded and tranquil character
- Tree lined stream
- Drainage ditches and ponds

Figure reference: 863/3090/L03 - Site Analysis

**Visual analysis**

**Visual context**

The site’s boundary is lined with mature trees on all sides which restricts visibility of the site from the surrounding landscape, other than the adjacent fields. There are also significant belts of woodland to the west and north of the site which further restrict views of the site from these directions. The adjacent property to the west and Caldicotts Farm to the south east and will have views into the southern half of the site.

Figure reference 863/3090/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

ZVI of the site extends up the rising ground to the north and south of the site before being limited by vegetation along field boundaries. To the west the ZVI is contained by buildings and vegetation along Hackhurst Lane, to the east the ZVI extends up to blocks and belts of woodland.

Refer to Figure 863/3090/L02 for approximate ZVI

**Key views and principal visual receptors**

Principal visual receptors likely to be affected by the site are:
- Users of Hackhurst Lane PRoW (High Sensitivity)
- Users of PRoW through the site (High Sensitivity)
- Users of PRoW to north east and south of the site (High Sensitivity)
- Properties to the south east and west of the site (High Sensitivity)

Refer to Figure 863/3090/L03 key local views into site
Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green setting area 1 (approx. 900m to the north west)

**Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1**

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 1 to the landscape setting of Muddles Green:

Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient woodland, the east-west running stream corridor and mature hedgerows.

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

### Site sensitivity and capacity assessment

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<td>Moderate-High</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate - Low</td>
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</table>

The site has a Moderate to Low Landscape Capacity due to its high sensitivity and moderate-high landscape value. The attractive tree lined stream and wooded surrounds contribute to the site’s strong sense of place.

*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 enclose the site, contribute to the woodland character and are an important landscape and ecological feature
   - *Reason* - pond is valuable landscape and ecological feature

2. Stream & drainage ditches
863/ 3090 Merriefields, Hackhurst Lane

*Reason* – watercourses are valuable ecological features and characteristic of the local landscape character

3. Hedgerows
   *Reason* – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

**Opportunities for landscape enhancement**

4. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance, especially to reinforce screening effect of boundary planting

Refer to Figure 863/3090/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 a weakening of the pastoral character of the Wooded Clay Vales in the landscape around the site as the introduction of development is likely to be an intrusive feature in an area of open pasture and woodlands. Development could also affect the character of the PRoWs which pass through and close to the site. However, with appropriate siting, design and landscape mitigation it is possible that some small scale development could be accommodated on the site without significant adverse effects on the surrounding landscape character.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the landscape context; the retention and reinforcement of hedgerows around the boundary of the site and the ponds and watercourses within the site; and the inclusion of a landscape buffer along the northern edge of the site between development edge and the wider landscape to the north.

**Key visual effects**

- Development on the site could affect the character and quality of views from PRoW through the site and adjacent to the site.
- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character; the retention and reinforcement of hedgerows around the boundary of the site and the inclusion of a landscape buffer between the PRoW and the development edge.
Landscape Opportunities and Constraints

Figure 863/3090/L04
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Nov 2016

L16418 Hailsham Area Action Plan
Lower Dicker
863/3090 Merriefields, Hackhurst Lane

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

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Landscape and Visual Assessment

Location and description
The site is located on the western edge of Lower Dicker, south of the A22, bordering it in parts. It is partially separated from the A22 by residential and commercial development. It is accessed directly off the A22 by a footpath (PRoW), and by a footpath (PRoW) leading off from Mansers Lane. To its south, east and west it is surrounded by a combination of woodland and grazing fields.

The local area is semi-rural in character with mixed residential, commercial and industrial development either side of the A22 and some scattered woodland beyond. The wider area is predominantly agricultural land.

The site consists of four fields, used as grazing land, separated by low hedgerows and fences. There are numerous farm buildings and some ancillary farm infrastructure in the northern part of the site. A footpath (PRoW) runs along the western and southern edges of the site.

Figure reference: 864/3090/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: Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green Setting Area 1

Distinctive characteristics of Muddles Green Setting Area 1

- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows
- East-west running stream corridor
- Isolated farmsteads

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

Figure reference 864/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Northern Fields

These are closely-grazed grassland enclosures separated by timber fences, hedgerows and small trees, with a gentle south-facing slope. Farm buildings and one residence lie within this character area. The area is open to view from the residential and commercial development along the adjacent part of the A22. A public footpath (PRoW) runs along the entirety of the western boundary.

Views to the west are restricted by the presence of a high hedgerow and trees, though there are some glimpsed views of the adjacent field through gaps in the vegetation. To the south views are restricted by the steep slope of the southern fields and dense woodland. There are some glimpsed views of adjacent fields and the wider landscape to the east.

Key features include:
- Public footpath (PRoW) along western boundary
- High hedgerow and trees along western boundary
2. **Southern Fields**
These are well-grazed grassland enclosures separated by timber fences, hedgerows and small trees, and have a steep north-facing slope terminating in a high native hedgerow, beyond which lies the dense woodland which borders the site to its south. The two fields are separated by a low native hedgerow.

The steepness of the slope affords views north, though these are mostly obscured by urban development and scattered woodland. An outline of the High Weald AONB is glimpsed to the north. Views to the west and south are blocked by the presence of high hedgerows, trees and woodland, while there are some glimpsed views of adjacent fields to the east from the south-east of the site.

This character area has a greater sense of tranquillity than the northern fields due to the proximity of dense woodland and the steep slope adding to its scenic quality.

Key features include:

- Significant north-facing slope
- High native hedgerow along southern boundary
- Glimpsed views of the High Weald AONB

Figure reference: 864/3090/L03 - Site Analysis

**Visual analysis**

*Visual context*

There are glimpsed views of the site from the A22 through gaps in the urban development. There are likely to be clear views of the site from the residences and commercial buildings themselves, especially the upper floors. The site is largely hidden from views from the wider landscape through a combination of high native hedgerows and dense woodland to its west and south, while there are some glimpsed views of the site through hedgerows and scattered trees from fields and residences to its east.

The entire site is clearly visible from the footpath (PRoW) running through the site along its western boundary, but the high native hedgerow prevents any views from the footpath (PRoW) to its south.

Figure reference 864/3090/L02 – Landscape and Visual Context

*Zone of visual influence (ZVI)*

ZVI of the site is restricted to the stretch of the A22 adjacent to the site, and adjacent fields to the east and west. Refer to Figure 864/3090/L02 for approximate ZVI

*Key views and principal visual receptors*

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

- Public footpath (PRoW) along western boundary (High Sensitivity)
- Residences along A22 road to the north (High Sensitivity)
- Residences along Mansers Lane to the east (High Sensitivity)
- A22 road to the north (Low Sensitivity)

Refer to Figure 864/3090/L03 key local views into site
Landscape sensitivity and capacity

**Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1**

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 1 to the landscape setting of Muddles Green:

Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the High Weald AONB. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows. (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

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</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td><strong>Moderate-High</strong></td>
</tr>
</tbody>
</table>

The site has a Moderate-High Landscape Capacity due to its moderate sensitivity and moderate value. The site is assessed as having a moderate landscape value due to its proximity to the A22 corridor but location on the periphery of a wider undeveloped area of landscape, its adjacency to dense woodland, a limited sense of tranquillity and apparent landform, which gives it a scenic quality.

*Significant variations in sensitivity within the site* - The southern fields offer a greater sense of tranquillity than the northern fields due to the proximity of dense woodland and are therefore more sensitive.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. High native hedgerows and trees along western and southern boundaries
   *Reason* – these enclose the site and contribute to the semi-rural character of the site.
2. Landform
   *Reason* – this, in combination with the woodland around the site, contributes to the tranquillity and scenic quality of the site. It also allows for long distance views north.
Opportunities for landscape enhancement

3. Develop and implement tree and hedgerow planting strategy along northern boundary to reinforce the semi-rural character of the wider landscape area and create a vegetation buffer between the site and the A22 road.
4. General improvements including removal of farm buildings and ancillary farm infrastructure
5. Improve and maintain footpath PRoW running along western and southern boundaries

Refer to Figure 864/3090/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 (particularly on the southern part of the site) could affect the open rural character of the landscape to the south. However, development on site (particularly on the northern part) would not be out of character with the existing linear settlement pattern along the A22 and it is likely that some development could be incorporated on the northern part of the site without significant landscape impacts on the wider area if implemented with an appropriate landscape scheme.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing boundary hedgerows and strategic planting along the southern edge of the site and within the development area.

Key visual effects

- Development on the site is likely to be clearly visible from adjacent residential and commercial properties to the north and adjacent PRoWs and partly visible from neighbouring residential and commercial properties to the east and west. Glimpsed views from the A22 are also likely.
- Potential visual effects arising from development on the site could be mitigated through: retention of existing mature boundary vegetation; set-back of the development edge from the PRoWs and introduction of strategic planting around the perimeter of the site and within the development area.
Figure 864/3090/L02

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
Lower Dicker
864/3090 Ades Farm, A22

Nov 2016

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Figure 864/3090/L03

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.
869/3090 Meadowsweet, Caldicotts Lane

Landscape and Visual Assessment

Location and description

The site is located on the western edge of Lower Dicker, north of the A22, separated from it by a row of commercial and residential development. It is accessed via Caldicotts Lane off the A22.

The local area is semi-rural in character with mixed residential, commercial and industrial development either side of the A22 and some scattered woodland beyond. The wider area is predominantly agricultural land.

The site consists of a house and garden, a garage, and two fields used as grazing land. The site is bordered to the west by a public footpath (PRoW), which leads west to the nearby Hackhurst Industrial Estate and to the east by a public footpath (PRoW). A further footpath (PRoW) runs along the northern boundary, entering the site in the north-west.

Figure reference: 869/3090/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:* D5 Chiddingly

*Landscape setting area:* Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green Setting Area 1

Distinctive characteristics - Muddles Green Setting Area 1

- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows
- East-west running stream corridor
- Isolated farmsteads

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

Figure reference 869/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. **House, garden and garage**

The south-east of the site contains a single storey house, associated outbuildings, a garden with a greenhouse, and a garage for multiple cars. The walled boundary to Caldicotts Lane is lined with a hedgerow. The residential area is separated from the rest of the site by either a high clipped hedge or a timber fence. The garden is mainly mown grass with some ornamental planting.

This part of the site has a mainly domestic character. Views from the garden and house are restricted in all directions by native hedgerows, clipped hedges and mature trees. To the north-west there are views across the grazing fields within the site, and some glimpsed views of the rooftops of adjacent industrial and residential buildings. There is no sense of tranquillity due to the sound of traffic from the A22 road.

Key features include:

- Boundary hedgerows
- High clipped hedge and ornamental planting within residential garden.
2. **Grazing fields**

The area contains two grazing fields, separated from each other by a native hedgerow and trees.

The south-eastern field is mostly flat, fallow agricultural land which is currently used for sheep grazing. A pylon stands roughly in the middle of the field and transmission lines cut across the site in an east-west direction. Other structures include a storage building and sheds located along the Caldicotts Lane boundary. A small, shallow, constructed pond is present with reeds and rushes lining its edges. The north-western field rises gently to the north and is marshier grassland, used for sheep grazing.

Views are restricted in all directions by hedgerows and mature trees. The rooftops of industrial and commercial development along the A22 are visible above the native hedgerow, with some houses clearly visible through gaps. There are also some glimpsed views to the north through gaps in the native hedgerow, though these are limited in extent by mature trees along the northern boundaries of these fields. At the north-western corner of the site there are some clear views of adjacent residential properties from the footpath (PRoW), looking west.

There is some sense of tranquillity due to the openness, vegetation and sound of birds, but this is limited by the sound of traffic from the A22 road.

Key features include:

- Shallow constructed pond lined with rushes and reeds
- Dense hedgerow along northern and western boundary of north-western field.
- Scattered mature trees along field boundaries

Figure reference: 869/3090/L03 - Site Analysis

**Visual analysis**

**Visual context**

A dense hedgerow and some mature trees enclose the site to the north and west, though there are some glimpsed views from adjacent fields. Views from the east are restricted by tall, mature trees planted on Caldicotts Lane. There are glimpsed views of the site from the A22 road to the south, as well as from houses through gaps in the hedgerow and upper floors.

There are also glimpsed views from the public footpath (PRoW) to the west through gaps in the native hedgerow, and clear views from the footpath (PRoW) that runs along the north of the site.

Overall, the site is highly enclosed. Views from the north are restricted by woodland and hedgerows, while urban development along the A22 restricts views from the south and east.

Figure reference 869/3090/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

ZVI of the site extends to the A22 to the south, into the adjacent fields to the east and west and into the fields and industrial estate to the north.

Refer to Figure 869/3090/L02 for approximate ZVI

**Key views and principal visual receptors**
Principal visual receptors likely to be affected by the site are:
- Public footpath PROW along western boundary (High Sensitivity)
- Footpath PROW along northern boundary (High Sensitivity)
- Residential development along southern boundary (High Sensitivity)
- Commercial and industrial premises on adjacent properties (Medium Sensitivity)
- A22 road (Low Sensitivity)

Refer to Figure 869/3090/L03 key local views into site

**Landscape sensitivity and capacity**

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1</th>
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<tr>
<td>Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient woodland, the east-west running stream corridor and mature hedgerows.</td>
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<td>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</td>
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</table>

**Site sensitivity and capacity assessment**

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

The site has a High-Moderate Landscape Capacity due to its low sensitivity and moderate value. The site is assessed as having a moderate landscape value due to its location between the developed A22 road corridor and a wider undeveloped area of landscape to the north, that includes Caldicott’s Wood (Ancient Woodland), its limited sense of tranquillity and moderate landscape condition due to a relatively coherent landscape pattern characterised by open fields separated by hedgerows.

Significant variations in sensitivity within the site - The house, garden and garage have a suburban character that blends more readily with the development along the A22 and are therefore less sensitive, while the fields are a continuation of the semi-rural character of the landscape area to the north and are more sensitive.
869/3090 Meadowsweet, Caldicotts Lane

Key landscape opportunities and constraints

Landscape Target Notes
Landscape qualities/features to be safeguarded
1. Existing native hedgerow and scattered mature trees  
   *Reason* - Hedgerows enclose the site to the north and west and contribute to the semi-rural character of the site. The hedgerow and trees along the western boundary also contribute to the character of the public footpath PRoW.

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

Opportunities for landscape enhancement
3. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance, especially along the southern and eastern site boundaries.
4. Develop and implement tree planting strategy to reinforce the semi-rural character of the wider landscape area.
5. Landscape and ecological improvements to pond (including long term programme for regular management)
6. Improve and maintain footpath PRoW running along northern boundary

Refer to Figure 869/3090/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 a weakening of the pastoral character of the Wooded Clay Vales arising from the introduction of built development in an area of open pasture and the introduction of a developed edge in an area which is currently characterised by its ancient field pattern and low level of development. Development across the whole site could contrast with the existing pattern and settlement density which is generally restricted to the area adjacent to the road. Development could also affect the character of the PRoWs which pass along the northern, eastern and western edges of the site. However, landscape effects are likely to be largely restricted to the site and its immediate surroundings and, with appropriate mitigation, it is likely that an area of development could be integrated with the existing built development along the A22 corridor without significant effects on the wider landscape.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing landscape setting; the retention and reinforcement of vegetation around the boundaries of the site and the inclusion of a landscape buffer along the northern edge of the site between the development edge and the open countryside and PRoW to the north.

Key visual effects
- Development on the site could affect the character and quality of views from the adjacent public footpath PRoWs and from adjacent properties to the south. However, these are likely to be only glimpsed views if planting is introduced around the perimeter of the site and development is set back from the PRoWs.
- Potential visual effects arising from development on the site could be mitigated through: the retention and reinforcement of hedgerows and trees around the boundary of the site; inclusion of a set-back between the development edge and the PRoW; and, the inclusion of strategic tree planting within the development area to soften and screen the built development within the landscape.
L16418 Hailsham Area Action Plan
Lower Dicker
869/3090 Meadowsweet, Caldicots Lane

Landscape and Visual Context

Figure 869/3090/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
Site Analysis

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

Public Rights of Way
Bridleway
Byway
Footpath
Watercourse/ Waterbodies

Long Distance Views
Key Views towards the site
Key Slopes

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870/3090 Laurelhurst Farm, Lower Dicker

Landscape and Visual Assessment

Location and description
The site is located on the western edge of Lower Dicker, to the north side of the A22, separated from it by a combination of residential development and a densely planted vegetation buffer. It is accessed directly off the A22 via a metal gate.

The local area is semi-rural in character with mixed residential, commercial and industrial development either side of the A22 and some scattered woodland beyond (including Caldicott’s Wood – Ancient Woodland. The wider area is predominantly agricultural land.

The site consists of five fields separated by hedgerows and trees of varying maturity, some dilapidated outbuildings, fences and ancillary farm infrastructure.

PJR pass adjacent to the east and west site boundaries.

Figure reference: 870/3090/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: D5 Chiddingly

Landscape setting area: Site is outside of a landscape setting area. Nearest landscape setting area is Muddles Green Setting Area 1

Distinctive characteristics - Muddles Green Setting Area 1

- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows
- East-west running stream corridor
- Isolated farmsteads

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

Figure reference 870/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Southern fields

The three southern fields are all used as grazing land.

The central field is gently undulating and contains the dilapidated buildings and ancillary farm infrastructure. The area has a pastoral character but the presence of the A22 along the southern boundary detracts from its tranquillity. It is separated from fields to its east and west by sparse hedgerows and trees.

The eastern field slopes gently towards a dry ditch in its south-east. The western field is mostly flat, and is separated from Caldicotts Lane by a dense hedgerow and mature trees. A short stretch of mature trees and dense hedgerow is also present along its southern boundary.

There are clear views of the two-storey residences along the southern boundary from all parts of this character area. Views to the west are restricted by mature trees and dense hedgerow, while there are clear views of the adjacent fields and industrial shed to the east. There are short glimpsed views in all directions through sparse hedgerows, trees and residential development.
870/3090 Laurelhurst Farm, Lower Dicker

Key features include:
- Clear views of residences along southern boundary.
- Densely planted vegetation buffer along southern boundary

2. Northern fields

The two fields to the north are both closely-grazed grassland, separated by a line of mature trees and contained by barbed wire fencing on all sides. The fields have a gentle east-facing slope. A hedgerow and trees separate the fields from the southern fields, while the northern and eastern boundaries are mostly tall overgrown hedgerows with some trees.

To the west there is a clear view of Caldicott House and a row of trees beyond. To the east there are intermittent views of adjacent fields through shrubs and trees. From the north-western corner of the site, dilapidated agricultural buildings and sheds on the adjacent Caldicotts Farm can be seen clearly. There are also clear views of Caldicott’s Wood, as well as long-distance views of the High Weald AONB.

There is a greater sense of tranquillity in the northern fields compared with the southern fields, due to the presence of attractive mature trees, the proximity of Caldicott’s Wood, and open views to the north.

Key features include:
- Avenue of mature trees
- Clear view of Caldicott’s Wood
- Glimpsed long distance view towards the wooded horizon of the High Weald AONB

Figure reference: 870/3090/L03 - Site Analysis

Visual analysis

Visual context

Views from the A22 road are restricted through a combination of mature trees, two-storey residential development and dense buffer planting along the southern boundary, though there are some glimpsed views from the road of the southern fields.

There are clear views across the site from the two-storey residences separating it from the A22 road.

A dense hedgerow and trees prevent clear views from Caldicotts Lane, though there is a clear view across the entire site from Caldicott House to the north-west. The northern and eastern fields are also clearly visible from adjacent industrial and agricultural sheds to the north and east.

Overall, the site is well enclosed, with no clear long distance views possible due to the presence of woodland and hedgerows to the north of the site, and mixed-use development to the south.

Figure reference 870/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited to the A22 in the south, and into the adjacent fields to the north, east and west.

Refer to Figure 870/3090/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
870/3090 Laurelhurst Farm, Lower Dicker

- Northern extents of Caldicotts Lane access road along western boundary (High Sensitivity)
- Residential development along southern boundary adjacent to the A22 road (High Sensitivity)
- Caldicott House to north-west of site (High Sensitivity)
- Commercial and industrial premises on adjacent properties (Medium Sensitivity)
- A22 road (Low Sensitivity)
- PROWs adjacent to eastern and western boundary of the site (High sensitivity)

Refer to Figure 870/3090/L03 key local views into site

Landscape sensitivity and capacity

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The site has a High-Moderate Landscape Capacity due to its low sensitivity and moderate value. The site is assessed as having a moderate landscape value due to its location between the developed A22 road corridor and a wider undeveloped area of landscape to the north, its proximity to Caldicott’s Wood (Ancient Woodland) which provides visual enclosure, a limited sense of tranquillity, and a moderate landscape condition.

**Significant variations in sensitivity within the site** – The northern fields are more sensitive due to their greater tranquillity and closer association with the Wooded Clay Vale landscape to the north.
Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded
1. Existing line of mature trees within northern fields
   *Reason* – Avenue of mature trees contribute to the semi-rural character of the site,
2. Hedgerow and trees along western boundary
   *Reason* – The hedgerow and trees along the western boundary act as a strong visual buffer, preventing views of the site from adjacent properties and restricting long distance views of the fields.
3. Vegetation belt along A22 road
   *Reason* – Vegetation belt plays a key role in providing a buffer between the site and the A22 and reducing its visual impact.

Opportunities for landscape enhancement
4. Implement native hedgerow and tree planting strategy along the northern boundary.
5. Implement native hedgerow and tree planting strategy along boundary between site and Caldicott House.
6. General improvements including removal of dilapidated structures, farm infrastructure and piles of agricultural waste.

Refer to Figure 870/3090/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 a weakening of the pastoral character of the Wooded Clay Vales arising from the introduction of built development in an area of open pasture and the introduction of a developed edge in an area which is currently characterised by its ancient field pattern and low level of development. Introducing development across the whole site could contrast with the existing pattern and settlement density which is generally restricted to the area adjacent to the A22. Development could also affect the character of the PROWs which pass along the eastern and western edges of the site. However, with appropriate mitigation, landscape effects are likely to be largely restricted to the site and the local area. The introduction of development on the site also provides the opportunity to enhance the character and quality of Lower Dicker through the introduction of new high quality development which could contribute to strengthening the sense of place of the settlement.
- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing landscape setting; the retention and reinforcement of vegetation around the boundaries of the site and the inclusion of a landscape buffer along the northern and eastern edge of the site between the development edge and the open countryside and PROW to the north.

Key visual effects
- Development on the site could affect the character and quality of views from the adjacent properties to the south, (including across the A22 road), from Caldicott House and from the A22 and adjacent PROW.
- Potential visual effects arising from development on the site could be mitigated through: the retention and reinforcement of hedgerows and trees around the boundary of the site; and the inclusion of strategic tree planting within the development area to soften and screen the built development within the landscape.
L16418 Hailsham Area Action Plan
Lower Dicker
870/3090 Laurelhurst Farm

Landscape and Visual Context

Figure 870/3090/L02
1:10 000@A3

Nov 2016
Figure 870/3090/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

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880/ 3090 Marigolds Farm, Nash Street

Landscape and Visual Assessment

Location and description

This site is situated in a rural setting west of Hailsham/ Horsebridge north of the A22. Blocks of woodland including some that is designated as Ancient Woodland and covered by TPOs, and agricultural uses dominate the surrounding area. The A22 corridor passes the site to the south and includes a mix of detached properties within large plots and areas of commercial development.

The site itself comprises three fields accessed from a track leading from Nash Street and Marigold’s Farm on the west corner. The fields are either grazed or managed as arable farm land. The southernmost field appears to be used to host events e.g. car boot sales.

A Public Right of Way extends east-west through part of the site and along the site boundary connecting Caldicotts Wood to Nash Street where a Grade II Listed Building, Robin Mead is located. A further PRoW crosses the eastern end of the site.

Figure reference: 880/3090/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: D5 Chiddingly

Landscape setting area: The site is outside of a landscape setting area, the nearest landscape setting area is Muddles Green Area 1

Distinctive characteristics of Muddles Green setting area 1

- A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows;
- East – west running stream corridor;
- Isolated farmsteads

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

Figure reference 880/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Southern field

This area comprises a flat and broadly square field surrounded by low hedgerow. It appears to be used for events such as car boot sales. A Public Right of Way extends along this northern field boundary and a ditch is also present here.

The A22 has a dominant presence; it is highly visible within this part of the site and generates loud, constant traffic noise. Beyond this there are bands of trees and striking, long distance views of the South Downs.

This area has a semi-rural character.

Key features include:
- Views of the South Downs
- PRoW
2. Fields between Marigold farm and Dicker Wood

This part of the site comprises two irregular arable fields that extend from Marigold Farm on the western site edge to Dicker Wood to the east. The fields are bounded largely by a low single species hedgerow. The north-east site edge is enclosed by Dicker Wood, which contains an area of Ancient Woodland and trees with TPOs. There is also a band of trees with TPOs to southern boundary of the eastern field. A pond is situated on the boundary between the two fields. It is surrounded by vegetation including a mature oak tree. A ditch extends along the southern boundary of the eastern field.

The eastern field is gently undulating and both fields slope down from south to north. This area has a strong visual connection with the wider landscape of rolling fields and woodland to the north and has a strongly rural character (contrasting with area 1 which is more closely connected with the A22 to the south). Within the eastern field, there are also distant views of the South Downs to the South. A Public Right of Way extends along the southern and eastern boundary and one route also bisects the eastern field.

Key features include:

- Pond
- Views of rolling fields and woodland to the north
- PRoW
- Hedgerow and TPO trees to the south-east boundary

Figure reference: 880/3090/L03 - Site Analysis

Visual analysis

Visual context

The site is quite exposed from most directions but Dicker Wood creates enclosure to the north-east edge. The PRoW's that extend along the site boundary and through the eastern field provide clear, open views across the majority of the site.

The hedgerows around the site to the south and east are low and allow clear views of the southern part of the site and glimpsed views of the northern part of the site from the A22 in both directions. The same applies for a c. 200m stretch of Nash Road to the west.

There is a small cluster of residential properties, farms and commercial buildings to the south that will have views into the site.

Open and direct views from first floor windows will be experienced from the property on the south-east corner and Marigold Farm at the western boundary. Glimpsed views will be experienced from the properties and commercial units to the south east.

Long distance views will be experienced from properties and farmhouses to the north. Beyond this, blocks of interspersed woodland limit further views to and from this direction.

To the south the site will be visible across the open fields that abut the A22 before bands of woodland beyond limit the views.

While there are long distance views of the South Downs from the site, it is unlikely that views from the South Downs will be significantly affected if the site were to be developed due to the distance of the site from

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880/ 3090 Marigolds Farm, Nash Street

potential viewpoints in the South Downs (c. 8km away).
Figure reference 880/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
ZVI of the site extends along the A22 to the east and west and into the surrounding fields to the north and south encompassing some properties, farm buildings and commercial units. In both directions, the views are limited by bands of tree planting.

Refer to Figure 880/3090/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- PRoW (High Sensitivity)
- The A22 (Low Sensitivity)
- Properties to the immediate site boundary (High Sensitivity)
- Nash Road (Medium Sensitivity)

Refer to Figure 880/3090/L03 key local views into site

Landscape sensitivity and capacity

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1</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 1 to the landscape setting of Muddles Green:</td>
</tr>
<tr>
<td>Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows.</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 (northern part)</td>
</tr>
<tr>
<td></td>
<td>Historic (southern part)</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Strong-Moderate</td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Open - Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Moderate-High</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>High-Moderate</td>
</tr>
</tbody>
</table>
The site has a Moderate - low Landscape Capacity due to its High-Moderate landscape sensitivity and Moderate landscape value. The position of the site on the edge of a large, open area of countryside to the north, defined by rolling agricultural fields, blocks of woodland and scattered farms and the presence of an adjacent area of Ancient Woodland contributes to its value.

*Significant variations in sensitivity within the site* - the southern field (character area one) is less sensitive to development because this part of the site is adjacent to the A22 along which scattered development already exists. Development in this area would reinforce the existing pattern of development along the A22.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Pond
   *Reason* – pond is valuable landscape and ecological feature
2. Views of the South Downs
   *Reason* – these have important amenity value particularly where they are experienced as from the PRoW
3. PRoW
   *Reason* – legal and historic right of way has important leisure value connecting the countryside around Lower Dicker and making it accessible
4. Boundary hedgerows and mature trees (including adjacent Ancient Woodland)
   *Reason* – hedgerows and trees form part of the historic landscape pattern and contribute to local landscape character and biodiversity

**Opportunities for landscape enhancement**

5. Plant a greater variety of species to the hedgerow for biodiversity
6. Improved signage to the PRoW
7. Landscape and ecology improvements to the ponds and drainages ditches (including long term programme for regular management)
8. If northern part of site is developed, create green corridor along footpath through centre of site and introduce tree belt along northern boundary to form strong development edge and screen development from the surrounding area

Refer to Figure 880/3090/L04 – Landscape Opportunities and Constraints Plan

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

**Key landscape effects**

- Low density development on the southern part of the site would follow the general existing settlement and development pattern which has evolved along the A22 and is unlikely to result in significant effects on the wider landscape character. However, development across the whole site would contrast with the existing pattern and settlement density which is generally restricted to the area adjacent to the road and is currently low density. Development within the two northern fields could appear incongruous and intrusive within the wider landscape character of the Wooded Clay Vales to the north, and could potentially interrupt the existing setting of rolling fields with hedgerows and blocks of woodland and reduce the sense of tranquillity of the area. Development of the whole site could also result in an extension of Lower Dicker towards Golden Cross which could reduce the...
sense of separation between the two settlements

- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing development along the A22 (with development areas located on the southern part of the site); the retention and reinforcement of vegetation around the boundaries of the site and the inclusion of a landscape buffer along the northern edge of the site between the development edge and the PRoW and the open countryside to the north.

**Key visual effects**

- Without appropriate mitigation, the development edge could be visually prominent in views from the open countryside to the north and could affect the character and quality of views from the PRoW which extend through the site. Views from neighbouring properties and businesses could also be affected.
- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing development along the A22 (with development areas located on the southern part of the site); the retention and reinforcement of vegetation around the boundaries of the site and the inclusion of a landscape buffer along the northern edge of the site between the development edge and the PRoW and the open countryside to the north.
Figure 880/3090/L03

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

L16418 Hailsham Area Action Plan
Lower Dicker
880/3090 Marigolds Farm

Nov 2016
Figure 880/3090/L04

1:3 000@A3

Nov 2016

L16418 Hailsham Area Action Plan
Lower Dicker
880/3090 Marigolds Farm

Landscape Opportunities and Constraints

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

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Landscape and Visual Assessment

Location and description
The site is located on the southern edge of Lower Dicker, south of the A22 to the north west of Hailsham.
The site comprises a small house and garden situated at the end of Mansers Lane, a private road and PRoW running south from the A22. To the north and east of the site, the settlement of Lower Dicker runs along the A22 and the northern end of Coldharbour Road, with a mixture of residential, commercial and light industrial land uses. South of the site is largely undeveloped countryside with scattered farmsteads and properties along Coldharbour Road. A PRoW passes along the north-eastern edge of the site and further PRoW pass close to the site to the south-east, north and west.

Figure reference: 881/3090/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: The site is not covered by a landscape setting area. The nearest setting area (approx. 600m to the south) is Upper Dicker Area 1.

Distinctive characteristics of Upper Dicker setting area 1
- Gently meandering stream corridors
- Medium to large-scale ancient fields, which are often lined with mature hedgerows
- Pockets of Ancient Woodland

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

Figure reference 881/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. House and Garden
The site consists of a small two storey red brick house within a garden area with a small concrete parking area and drive leading from the end of Mansers Lane. The house sits on the western boundary of the site at which point there is a gap in the boundary planting allowing views out across the adjacent open fields to the west. The site is almost entirely enclosed with mixed hedgerows with some mature trees including horse chestnuts, and ash. The garden has a lawn area to the eastern half with a large willow tree and a number of fruit trees. To the north and south of the house the garden is quite densely planted with small trees and shrubs.

There are a number of small garden buildings within the area, including a garage / outbuilding next to the main house. There are a number of PRoW in the vicinity of the site. The closest three run; east to west just beyond the northern site boundary; along Mansers Lane; and east to west to the south of the site (approx. 150m to the south).

The site is of a domestic scale and character, while to the south of the site the area has a rural character and a sense of openness with some long views to the ridges of the South Downs. The A22 and Coldharbour Road are audible from the north and east.

Key features include:
- Mature trees and hedgerows
**881/3090 Little Mount, Mansers Lane**

Figure reference: 881/3090/L03 - Site Analysis

**Visual analysis**

**Visual context**

The site is largely enclosed by boundary hedgerows and trees. Belts of trees and vegetation to the north west and south west restrict views of the site from these directions. Vegetation and buildings to the south side of the A22 enclose and screen views of the site from the north, whilst vegetation and buildings along Coldharbour Road do the same from the east. The local topography drops away to the south towards the Cuckmere River valley and there are some glimpsed long distance views from the site, between vegetation along the boundary across the open fields south of the site, with the ridges of the South Downs visible to the south east and south west in the distance. However, the site is unlikely to be discernible from viewpoints in the National Park due to the distance of the site from the South Downs and its small size. From the PRoW running east – west across the northern boundary of the site (and along Mansers Lane) there are views of the site, but these are screened by vegetation, especially to the west and along Mansers Lane. Views of the site from the PRoW running east west to the south of the site are largely blocked by a belt of trees and the buildings at Robin’s Nursery.

Figure reference 881/3090/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

The ZVI of the site extends to the east just across Coldharbour Road, buildings and vegetation along the road would screen views of any development from the fields and PRoW further to the east. To the north and south the ZVI is constrained by buildings and vegetation, including some larger belts of woodland. The ZVI extends up the rising ground to the west to the adjacent property, The Mount, although views from this building are likely to be mostly screened by vegetation along the field boundaries.

Refer to Figure 881/3090/L02 for approximate ZVI

**Key views and principal visual receptors**

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

- PRoW’s, to the north and south west of the site (High Sensitivity)
- Nearby properties along Orchard Grange and Coldharbour Road (High Sensitivity)

Refer to Figure 881/3090/L03 key local views into site

**Landscape sensitivity and capacity**

The site is not covered by a landscape setting area. The nearest setting area (approx. 600m to the south) is Upper Dicker Area 1.

**Sensitivity, Value and Capacity of Landscape setting area: Upper Dicker Area 1**

Area is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Landscape Value. There is low visibility due to the high established hedgerows.

A meandering stream is surrounded by arable fields and a relatively large Ancient Woodland contributes to a Moderate Landscape Value. Mature hedgerows are also sensitive landscape features.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)
**881/3090 Little Mount, Mansers Lane**

*Site sensitivity and capacity assessment*

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
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<td>Tree Cover</td>
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</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Moderate</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. Belts of woodland and boundary hedgerows in the surrounding landscape reduce the visibility of the site. The site is located on the perimeter of a wider area of undeveloped landscape.

*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 boundary hedgerows
   *Reason* – boundary vegetation encloses the site and are important landscape features

*Opportunities for landscape enhancement*

2. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance

Refer to Figure 881/3090/L04 – Landscape Opportunities and Constraints Plan

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

*Key landscape effects*

- The introduction of some small scale development on the site is unlikely to result in significant effects on the wider landscape due to its small size and enclosure by existing mature vegetation although development could alter the character of the PRoW which pass through and close to the site. In particular, if access to the site (and other adjacent potential development sites) is provided by upgrading Mansers Lane, this could potentially affect the rural country lane character of Mansers Lane (which is also a public footpath) due to the urbanising effects associated with an upgraded highway junction, road kerbs, lighting etc. The introduction of development on this site would also extend the influence of Lower Dicker further south into the area of open countryside and could weaken the sense of separation between the settlements of Lower and Upper Dicker

- Potential landscape effects arising from development on the site could be mitigated to some extent
through: the design of development and highway works on Mansers Lane with an appropriate scale
and character; the retention and reinforcement of hedgerows and trees around the boundary of the
site; and, the inclusion of strategic tree planting within the development areas to soften and screen
the built development within the landscape.

Key visual effects

- Development on the site could affect the character and quality of views from nearby properties and
  local PRoWs (particularly the footpath along the north-eastern edge of the site and along Mansers
  Lane) adjacent to and crossing the site and from properties adjacent to the site. The introduction of
  built development within these views could detract from the otherwise rural and undeveloped
  character of the views.

- Potential visual effects arising from development on the site could be mitigated to some extent
  through: the design of development and highway works on Mansers Lane with an appropriate scale
  and character; the retention and reinforcement of hedgerows and trees around the boundary of the
  site; and, the inclusion of strategic tree planting within the development areas to soften and screen
  the built development within the landscape.
Figure 881/3090/L02
1:10 000@A3

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
888/ 3090 Land at Marigolds Farm, Nash Street

Landscape and Visual Assessment

Location and description

This small site is situated in a rural setting west of Hailsham/ Horsebridge north of the A22. Blocks of woodland including some that is designated as Ancient Woodland and covered by TPOs, and agricultural uses dominate the surrounding area. The A22 corridor passes the site to the south and includes a mix of detached properties within large plots and areas of commercial development.

The site itself comprises a single enclosure which is part of Marigold’s Farm. It is accessed from Nash Street which has a strong country lane character.

A PRoW passes the northern and eastern edges of the site connecting Marigold’s Farm to Nash Street where a Grade II Listed Building, Robin Mead, is located c. 100m due north of the site.

Figure reference: 888/3090/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: D5 Chiddingly
Landscape setting area: The site is outside of a landscape setting area, the nearest landscape setting area is Muddles Green Area 1

<table>
<thead>
<tr>
<th>Distinctive characteristics of Muddles Green setting area 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A gently sloping patchwork of ancient arable and pastoral fields, which are lined with mature hedgerows;</td>
</tr>
<tr>
<td>• East – west running stream corridor;</td>
</tr>
<tr>
<td>• Isolated farmsteads</td>
</tr>
</tbody>
</table>
(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 888/3090/L02 – Landscape and Visual Context

Site character areas and key features

1. Single enclosure

The site comprises a single, flat, rectangular field enclosure surrounded by hedgerow on all sides. There are also mature oak trees to the west and north boundaries. A ditch extends along the northern boundary. Noise from the A22 to the south can be heard. The site has a semi-rural character.

Key features include:

• Hedgerow
• Mature oak trees to the western site edge
• Power/telephone lines along northern boundary

Figure reference: 888/3090/L03 - Site Analysis
888/ 3090 Land at Marigolds Farm, Nash Street

Visual analysis

Visual context

The site is enclosed by hedgerow on all sides and mature oak trees to the west. There are views over the hedgerow to the fields to the east where a PRoW extends to meet a stretch of properties, commercial buildings and woodland on the horizon c. 600m away. There is a glimpsed view of the site through the gate on Nash Street to the west. Views out of the site in other directions are limited by the perimeter hedgerows.

Should development be introduced on the site, the height of the hedgerow would be insufficient to prevent views of the development from the A22 to the south and Nash Road to the north and the west. Bands of trees to the north and south of the site would help screen the development from the wider area.

Figure reference 888/3090/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends into the surrounding fields to the north, east and across the A22 to the south encompassing some properties, farm buildings and commercial units. In both directions, the views are limited by bands of tree planting.

Refer to Figure 888/3090/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- PRoW (High Sensitivity)
- Residential properties to the east (High Sensitivity)
- A22 (Low Sensitivity)

Refer to Figure 888/3090/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Muddles Green Area 1

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 1 to the landscape setting of Muddles Green:

Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient woodland, the east-west running stream corridor and mature hedgerows.

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

Site sensitivity and capacity assessment

<table>
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<tr>
<th>Criteria</th>
<th>Assessment</th>
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</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Historic</td>
</tr>
</tbody>
</table>
888/ 3090 Land at Marigolds Farm, Nash Street

<table>
<thead>
<tr>
<th>Strength of Place</th>
<th>Strong</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
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<td>Tree Cover</td>
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<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 moderate landscape sensitivity and moderate landscape value. The site has limited visibility in the wider area but the introduction of high or medium density development would be clearly visible to the immediate surroundings and would appear incongruous with the local landscape character. However, the addition of a small number of residential properties, in generous plots (similar to those already present along Nash Street) could be considered contextually appropriate.

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* - trees enclose the western side of the side and contribute to the rural character of the site
2. Hedgerow
   *Reason* – the hedgerow forms a strong field boundary characteristic of the area and to the western edge it also strongly contributes to the country lane character of Nash Street

Opportunities for landscape enhancement
3. Landscape and ecology improvements to the drainages ditches (including long term programme for regular management)

Refer to Figure 888/3090/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- Due to the small size of the site, the introduction of development is unlikely to result in significant effects on the wider landscape beyond the site. However, if developed in conjunction with adjacent sites it could contribute to an overall erosion of the countryside lane character of Nash Street and the rural character of the adjacent rights of way and a weakening of the local landscape character of the Wooded Clay Vales which is characterised by a patchwork of ancient arable and pastoral fields, lined with mature hedgerows. If the site were developed in isolation, development would be unconnected to the existing settlement edges of Lower Dicker and Golden Cross and could contribute to an extension of the ribbon development along the A22 which could result in a reduction in the sense of separation between the two settlements
- Potential landscape effects arising from development on the site could be mitigated through: the
888/ 3090 Land at Marigolds Farm, Nash Street

design of development with an appropriate scale and character to complement the rural context; the
retention and reinforcement of vegetation around the boundaries of the site and the inclusion of a
landscape buffer along the northern edge of the site between the development edge and the open
countryside and PRoW to the north and east.

Key visual effects

- Without appropriate mitigation, a development edge could be noticeable in views from the north and
could affect the character and quality of views from Nash Street and the adjacent PRoWs which
pass around the edge of the site from viewpoints from the PRoW network in the farmland to the
north. Views from neighbouring properties and businesses could also be affected. The introduction
of built development within these views could detract from the otherwise rural and undeveloped
character of the views. However, visual effects are likely to be relatively minor due to the small size
of the site.

- Potential visual effects arising from development on the site could be mitigated through: the design
of development with an appropriate scale and character; the retention and reinforcement of
vegetation around the boundary of the site and the inclusion of a landscape buffer between the
development edge and the open countryside and PRoW to the north and east.
Site Analysis

Figure 888/3090/L03
1:3 000@A3

Nov 2016