5.0 NINFIELD SITES
FIGURE 6.1
NINFIELD: SITE LOCATIONS

Site Assessment Boundary

KEY

0

0.15

0.3

0.6

Kilometers

1:10,000

N

0 125 250 Metres

WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL
### LANDSCAPE AND VISUAL ASSESSMENT

#### General Information

<table>
<thead>
<tr>
<th>Settlement/Area:</th>
<th>Ninfield</th>
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</thead>
<tbody>
<tr>
<td>Site Reference Number:</td>
<td>073/3170</td>
</tr>
<tr>
<td>Site Address:</td>
<td>Land at Church Barn Farm, Ninfield</td>
</tr>
<tr>
<td>Site Size: (ha)</td>
<td>0.63</td>
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<tr>
<td>Landscape Assessment Type:</td>
<td>Full</td>
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<tr>
<td>Site within/adjacent/outside the High Weald AONB:</td>
<td>Outside</td>
</tr>
</tbody>
</table>

#### Location and Description

As shown on Figure 6.1, the Site lies in open countryside on the southern side of Ninfield, a linear ridge-top settlement. This medium-sized Site comprises a whole small field of grass, plus small parts of neighbouring fields all bounded by fences, hedgerows and trees, adjacent to St. Mary the Virgin church yard. Church Wood lies adjacent to the Site’s western boundary and a footpath runs adjacent to the Site along the eastern boundary.

### LANDSCAPE BASELINE

#### Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.2a. The key characteristics/features which provide the context to this Site are:

- Medium-sized Ancient Woodlands provide a strongly wooded character and sense of enclosure, particularly north of Ninfield.
- Narrow streams, with their sources close to the ridgeline, create north-east south-west orientated corridors, typically surrounded by Ancient Woodland and include numerous ponds.
- Small-scale, intimate irregular field patterns – particularly close to the settlement.
- Mature trees and hedgerows around field boundaries and along rural lanes.
- Undulating landscape of small-scale ridges and valleys.
- Occasional scattered, often historic farmsteads.
- Networks of narrow, winding rural lanes, tracks and paths, running from the ridges into the valleys.
- Opportunities for panoramic, open views to the south.
- Views towards the settlement edge of Ninfield on the ridge.

#### Visual Context

Views to the Site are possible from both the surrounding residential properties and from the footpath. Inter-visibility between the Site and the neighbouring church, despite its proximity, is not possible. Key views from visual receptors are shown on Figure 6.2a: These include:

- Residents of neighbouring properties (High Sensitivity)
- Users of the public footpath within and surrounding the Site (High Sensitivity)

**Zone of Visual Influence:** The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.2a. The Site’s immediate ZVI is limited to the north and south of the Site, where the field boundary is a fence. Hedgerows and tree cover prevent significant visibility on the eastern and western sides of the Site. Beyond, the Site affords longer distance views towards ridgelines in the south, and is exposed in views from this direction.
Key views into the Site are marked on Figure 6.2a and typical views are illustrated by the photographs in Figure 6.2c.

Site Landscape Character

The landscape features within the Site are mapped on Figure 6.2b and illustrated on Figure 6.2c. Located on the southern edge of Ninfield the Site has a steeply undulating topography. It comprises a single small field of managed grassland, bounded by a hedgerow on the western Site and post and wire fencing to the northern and southern boundaries. The Site lies in between the churchyard and Church Wood, a small isolated Ancient Woodland, and the two are linked by a footpath which is likely to follow a historic route. Characteristic of its wider landscape context with small-scale irregular field patterns and opportunities for open views to the south, the Site has a moderate sense of tranquillity, affected only by low-level noise from local farms and residents.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

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<th>CRITERIA</th>
<th>ASSESSMENT</th>
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<td>Landscape Sensitivity</td>
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<td>Landscape Value</td>
<td>High</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Low</td>
</tr>
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</table>

The Site has a Low Landscape Capacity due to its very high sensitivity and high landscape value. The coherent ancient landscape pattern and good condition, and the presence of a PRoW passing through the Site give it a high landscape value.

Significant variations in landscape sensitivity within the Site:

The western part of the Site is most sensitive, as it directly abuts a small and fragmented Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change.
OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.2b.

1. Public footpath through the Site
   **Reason:** Retaining this access route between the church and Church Wood, not only provides an important green infrastructure link for residents to access the wide network of footpaths in this part of Ninfield, but it also maintains an historic link in the landscape between the church and the woodland.

2. Field boundaries and their vegetation
   **Reason:** The boundaries of the fields contribute to the unique ancient field patterns characteristic of this landscape. They contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through the Site and to key landscape features such as hedgerows and small woods beyond. Whilst reinforcing historic landscape character they also help to visually contain the Site.

3. Maintain a buffer to Ancient Woodland
   **Reason:** Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of this landscape. Church Wood adjacent to the Site is small and isolated in the landscape, making it particularly vulnerable to change and a buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability.

4. Existing trees
   **Reason:** Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and those trees along the eastern boundary are protected by a Tree Preservation Order. They help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.2b.

5. Restore/enhance landscape features
   **Reason:** Restore field boundary vegetation as characteristic thick hedges or shaws around the Site, in particular to the northern and southern boundaries where the vegetation has been removed, to ensure green infrastructure links are maintained. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife and help to screen internal views.

6. Positive management of key landscape features
   **Reason:** to positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.2a

NINFIELD: 073/3170

LANDSCAPE AND VISUAL CONTEXT

KEY
- Site Assessment Boundary
- Watercourses/Waterbodies
- Ancient Woodland
- Woodland
- Historic Field Boundaries
- Historic Routeways
- Historic Farmsteads
- Listed Building
- Culturally Important Landmark
- Statutory and Non-Statutory Biodiversity Designations
- High Weald Area of Outstanding Natural Beauty
- Approximate Zone of Visual Influence
- Key Views from Visual Receptors
- Footpath
WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

FIGURE 6.2b
NINFIELD: 073/3170
SITE ANALYSIS

Key Features:
- Existing Hedgerow
- Grassland
- Tree Preservation Order(s)
- Watercourses/Waterbodies
- Key Views from Visual Receptors
- Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

Site Assessment Boundary

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<thead>
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<th>Key Views from Visual Receptors</th>
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</tr>
<tr>
<td>2</td>
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<td>0.015 Kilometers</td>
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<table>
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<tr>
<th>Tree Preservation Order(s)</th>
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<tbody>
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<table>
<thead>
<tr>
<th>Existing Hedgerow</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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</table>

© Crown copyright and database rights 2016 Ordnance Survey 0100031673
Aerial Image of Site

Typical View into Site

Typical View out of Site

FIGURE 6.2c
NINFIELD SITES:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

© Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, UCgis, IGN, swisstopo and the GIS User Community
LANDSCAPE AND VISUAL ASSESSMENT

General Information

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<td>Site within/adjacent/outside the High Weald AONB:</td>
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Location and Description

As shown on Figure 6.1, the Site lies adjacent to existing residential developments on the High Street close to the centre of Ninfield, a linear ridge-top settlement. The Site comprises a medium-sized parcel of land forming part of the covered reservoir. An access track runs into the Site from the High Street which is separated from the Site by a hedgerow. A few trees are present in the south-west corner of the Site. A footpath runs along the western edge, and the Site itself (along with the rest of the reservoir) is a Local Wildlife Site designated for its flora.

LANDSCAPE BASELINE

Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.3a. The key characteristics/features which provide the context to this Site are:

- Strongly wooded character to the north of Ninfield, where woodlands are large and predominantly ancient.
- Small-scale, irregular field patterns enclosed by thick hedgerows and shaws.
- Mature trees and hedgerows around field boundaries and along rural lanes.
- Occasional scattered, often historic farmsteads.
- Networks of narrow, winding rural lanes, tracks and paths, running from the ridges into the valleys.
- Residential developments within the linear, ridge-top settlement of Ninfield.

Visual Context

The Site is predominantly visually contained by the surrounding built-up area.

Typical views of the Site are shown on Figure 6.3c.

Site Landscape Character

The landscape features within the Site are mapped on Figure 6.3b and illustrated on Figure 6.3c. Located in the centre of Ninfield comprising an open space of grass within an existing residential development. The Site is relatively level, with a gentle slope towards the south-east. It comprises part of an existing parcel of land housing a covered reservoir, which is managed grassland and locally designated as a Local Wildlife Site (LWS) for its herb-rich flora. The Site is overlooked by numerous residential properties, and Combe Wood - part of a large Ancient Woodland complex and also designated as a LWS, lies to the north.
LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:
Not applicable to this site.

Site Landscape Sensitivity and Capacity Assessment:

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>ASSESSMENT</th>
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<tr>
<td>Landscape Capacity</td>
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</table>

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to existing urban edge gives a more limited sense of remoteness/tranquillity and reduces the Site’s landscape value but balanced against this is its designation as a LWS giving the Site a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.3b.

1. **Site boundaries and their vegetation**
   *Reason*: The boundaries around the Site contribute to green infrastructure by providing links beyond the Site to the north and through the settlement by gardens. These features also help to visually contain the Site, particularly from the High Street, maintaining this existing predominantly hedge-lined streetscape.

2. **Grassland**
   *Reason*: To retain open areas of existing species-rich grassland for which the area is designated, integrated within any potential development of the Site. Ensure retained grassland is well-connected, sensitively managed and linked to the grassland to the north of the Site to enable species to move through the site to the grassland beyond it in the north.
### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.3b.

3. **Restore/enhance landscape features**  
   *Reason:* Restore boundary vegetation as characteristic thick hedges around the Site and as new green infrastructure across the Site. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife and help to screen views from existing properties.

4. **Positive management of key landscape features**  
   *Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.3b
NINFIELD: 098/3170

Site Assessment Boundary

Key Features:
- Existing Hedgerow
- Existing Trees & Shrubs
- Grassland
- Tree Preservation Order(s)
- Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

1. Tree Preservation Order(s)
2. Footpath
3. Existing Trees & Shrubs
4. Existing Hedgerow
Typical View into Site

Typical View out of Site

Aerial Image of Site
LANDSCAPE AND VISUAL ASSESSMENT

General Information

<table>
<thead>
<tr>
<th>Settlement/Area:</th>
<th>Ninfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Reference Number:</td>
<td>165/3170</td>
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<tr>
<td>Site Address:</td>
<td>Land at Rear of Ninfield Road, Ninfield</td>
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<td>Site Size: (ha)</td>
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<tr>
<td>Site within/adjacent/outside the High Weald AONB:</td>
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</table>

Location and Description

As shown on Figure 6.1, the Site is located adjacent to existing residential development on the north-eastern edge of Ninfield, a linear ridge-top settlement. Located at the junction of The Green (A269) and the Catsfield Road (B2204) opposite the King's Arms pub, the Site comprises a medium-sized field of grass bounded by a mix of hedgerows and trees. The southern edge of the Site is formed by the boundary to the back gardens of existing properties. A small stream and valley with blocks of Ancient Woodland lie close to the Site's northern boundary.

LANDSCAPE BASELINE

Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.4a. The key characteristics/features which provide the context to this Site are:

- Strongly wooded character and sense of enclosure, particularly north of Ninfield.
- Undulating landscape of small-scale ridges and valleys.
- Large Ancient Woodlands, often on the slopes.
- Narrow streams, with their sources close to the ridgeline, create north-east, south-west orientated corridors, typically surrounded by Ancient Woodland.
- Small-scale, irregular field patterns of ancient origins – close to the settlement.
- Mature trees and hedgerows around field boundaries and along rural lanes.
- Narrow, historic tree-lined rural lanes.
- Networks of tracks and paths run from the ridgeline in to the valleys.
- Opportunities for views towards the High Weald in the north.

Visual Context

The church spire can be seen from this site, and longer-distance views are available to the ridges in the north-east and north-west. Key views from visual receptors are shown on Figure 6.4a. These include:

- Users of the Catsfield Road (B2204) (Medium Sensitivity)
- Residents of neighbouring properties (High Sensitivity)

Zone of Visual Influence: The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.4a. The Site's ZVI is fairly limited to the north-east and south-west of the Site, primarily by surrounding woodlands, and mature trees and hedgerows.

Key views into the Site are marked on Figure 6.4a and typical views are illustrated by the photographs in Figure 6.4c.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.4b and illustrated on Figure 6.4c. Located to the north-east of Ninfield the Site is largely level, gently sloping downhill towards the north-east. In-keeping with its wider landscape context, the Site comprises a single field of grass currently being grown for hay. The Site is characteristic of its surrounding landscape of irregular fields and woodlands. It comprises an irregular-shaped field of semi-improved grassland, surrounded predominantly by low level hedgerows, timber fencing and trees. A small area of the Site closest to the road junction is rough grassland. The sense of tranquillity at this Site is moderate, affected by consistent but low-level noise from the B2044 and the A269.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:
The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

<table>
<thead>
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<th>CRITERIA</th>
<th>ASSESSMENT</th>
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<tr>
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<tr>
<td>Landscape Capacity</td>
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The Site has a Moderate Landscape Capacity due to its high sensitivity and moderate landscape value. Its location adjacent to existing urban edge gives a limited sense of remoteness/tranquillity and reduces the Site’s landscape value but balanced against this is the relatively coherent ancient landscape pattern giving the Site a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.
### OUTLINE LANDSCAPE MITIGATION

<table>
<thead>
<tr>
<th>Key Landscape Constraints (Qualities/Features to be Safeguarded)</th>
</tr>
</thead>
<tbody>
<tr>
<td>This section should be read in conjunction with the target notes shown on Figure 6.4b.</td>
</tr>
</tbody>
</table>

1. **Field boundaries and their vegetation**  
   *Reason:* The field boundaries around the Site contribute to the unique ancient field patterns of this landscape. The shaws, trees and hedgerows which mark these boundaries contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the north of the Site. These features also help to visually contain the Site.

2. **Existing trees**  
   *Reason:* Existing and particularly mature trees within and around the Site contribute to landscape character and green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the Ancient Woodland to the north. They also contribute to the wooded character of the settlement edge and help to visually contain the Site. They should be retained following the Wealden Design Guide and best arboriculture practice.

3. **Wooded/Hedge-lined character of B2204**  
   *Reason:* This is a tree-lined lane which has a distinctive leafy character. Avoiding/reducing intrusive highway engineering and lighting and maintaining its ‘green’ boundaries will ensure this character is safeguarded.

### Potential Landscape Enhancement Opportunities

| This section should be read in conjunction with the target notes shown on Figure 6.4b. |

4. **Restore/enhance landscape features**  
   *Reason:* Restore boundary vegetation as characteristic thick hedges around the Site and as new green infrastructure across and beyond the Site. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species). Restoring key landscape features, such as trees or shaws in a pattern characteristic of the wider landscape would restore landscape character, improve connectivity for wildlife, in particular as much of the woodland surrounding the Site is Ancient Woodland. In addition this would help to screen views from existing properties.

5. **Positive management of key landscape features**  
   *Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.4a
NINFIELD: 165/3170
LANDSCAPE AND VISUAL CONTEXT

KEY
- Site Assessment Boundary
- Watercourses/Waterbodies
- Ancient Woodland
- Woodland
- Historic Field Boundaries
- Historic Routeways

- Listed Building
- Culturally Important Landmark
- Statutory and Non-Statutory Biodiversity Designations
- High Weald Area of Outstanding Natural Beauty Approximate Zone of Visual Influence

- Key Views from Visual Receptors
- Footpath
FIGURE 6.4b

NINFIELD: 165/3170

Site Assessment Boundary

Key Features:
- Existing Hedgerow
- Existing Trees & Shrubs
- Grassland
- Tree Preservation Order(s)
- Key Views from Visual Receptors

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

Key Features:
- Site Assessment Boundary

Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities
WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

FIGURE 6.4c
NINFIELD SITES:
SITE REF 165/3170 PHOTOGRAPHS
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<td><strong>Site Address:</strong></td>
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<td><strong>Site Size:</strong> (ha)</td>
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<td><strong>Landscape Assessment Type:</strong></td>
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<tr>
<td><strong>Site within/adjacent/outside the High Weald AONB:</strong></td>
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**Location and Description**

As shown on Figure 6.1, the Site lies adjacent to existing residential development on the south side of Ninfield, a linear ridge-top settlement. The Site comprises two small fields of grassland separated by a shaw. Two boundaries of the Site abut residential gardens in the north and east and the rest are bounded by fences and hedgerows adjacent to open countryside. A public footpath runs adjacent to the Site’s eastern edge.

**LANDSCAPE BASELINE**

**Landscape Character Context**

The landscape and visual context of the Site is shown on Figure 6.5a. The key characteristics/features which provide the context to this Site are:

- Medium-sized Ancient Woodlands provide a strongly wooded character and sense of enclosure, particularly north of Ninfield.
- Narrow streams, with their sources close to the ridgeline, create north-east, south-west orientated corridors, typically surrounded by Ancient Woodland.
- Small-scale, irregular-shaped field patterns – particularly close to the settlement, fields become large further south.
- Undulating landscape of small-scale ridges and valleys.
- Mature trees and hedgerows around field boundaries and along rural lanes.
- Scattered pattern of settlements of small hamlets and often historic farmsteads.
- Networks of narrow, winding rural lanes, tracks and paths typically run from the ridges into the valleys.
- Opportunities for long-distance open views to the south.
- Views towards the ridge-top settlement edge of Ninfield.

**Visual Context**

Views of the Site are possible from residents of neighbouring properties. Key views from visual receptors are shown on Figure 6.5a. These include:

- Residents of neighbouring properties (High Sensitivity)
- Users of the public footpath (High Sensitivity)

**Zone of Visual Influence:** The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.5a. The Site’s ZVI is fairly limited locally to small areas immediately north and east. However longer distance views to the south are possible, including much of the immediate surroundings and more distant visual connection to rising land further south.
Key views into the Site are marked on Figure 6.5a and typical views are illustrated by the photographs on Figure 6.5c.

Site Landscape Character

The landscape features within the Site are mapped on Figure 6.5b and illustrated on Figure 6.5c. Located on land rising up towards the edge of Ninfield, the Site is gently undulating. It comprises two small irregular-shaped fields of semi-improved grassland. The two fields are separated by a hedgerow and are characteristic of the wider landscape of small-scale intimate and ancient irregular field patterns. The Site is surrounded by a mixture of characteristic boundary features, including hedgerows, and intermittent mature trees as well as private garden fences and post and wire fences. Overall there is a moderate sense of tranquillity at the Site, which becomes more tranquil on the western side. Low-level noise affecting tranquillity comes mostly from the High Street, nearby farms and residential properties.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:
The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>ASSESSMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness</td>
<td>Distinct</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Strong</td>
</tr>
<tr>
<td>Landform</td>
<td>Dominant</td>
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<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
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<tr>
<td>Visibility</td>
<td>High</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>High</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

The Site has a Moderate Landscape Capacity due to its high sensitivity and moderate landscape value. Its location adjacent to existing urban edge gives a limited sense of remoteness/tranquillity and reduces the Site’s landscape value but balanced against this is the relatively coherent ancient landscape pattern giving the Site a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.
### OUTLINE LANDSCAPE MITIGATION

#### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.5b.

1. **Field boundaries and their vegetation**  
   *Reason:* The field boundaries within and around the Site contribute to the unique ancient field patterns of this landscape. The shaws, trees and hedgerows which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the south and into the settlement through gardens in the north and east. These features also help to visually contain the Site, whilst contributing to historic landscape character.

2. **Existing trees**  
   *Reason:* Existing and particularly mature trees within and/or around the boundary of the Site and the adjacent road contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly into the wider landscape in the south. They also contribute to the wooded character of the settlement edge and help to visually contain the Site. The Wealden Design Guide and best arboricultural practice should be followed for retention of trees on development sites.

#### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.5b.

3. **Restore/enhance landscape features**  
   *Reason:* To create new and enhance existing, characteristic landscape features and patterns such as thick hedges or shaws to restore/reinforce landscape character. To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) around the existing field boundaries to help further restrict views in to the Site, in particular from the north and east. Southern and western Site boundaries could also be enhanced in a similar way to improve connectivity for wildlife, and visual containment of the Site.

4. **Positive management of key landscape features**  
   *Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.5a
NINFIELD: 474/3170
LANDSCAPE AND VISUAL CONTEXT

KEY
- Site Assessment Boundary
- Watercourses/Waterbodies
- Ancient Woodland
- Woodland
- Historic Field Boundaries
- Historic Routeways
- Historic Farmsteads
- Listed Building
- Culturally Important Landmark
- Statutory and Non-Statutory Biodiversity Designations
- High Weald Area of Outstanding Natural Beauty
- Approximate Zone of Visual Influence
- Key Views from Visual Receptors
- Footpath

Site Assessment Boundary

NINFIELD: 474/3170

FURTHER INFORMATION

WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

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landscape | environment | heritage

October 2016

11124101_Landscape_Figures_13-10-16.indd

FIGURE 6.5a
NINFIELD: 474/3170
LANDSCAPE AND VISUAL CONTEXT
FIGURE 6.5b
NINFIELD: 474/3170
SITE ANALYSIS

Key Features:
- Existing Hedgerow
- Existing Trees & Shrubs
- Grassland
- Watercourses/Waterbodies
- Key Views from Visual Receptors
- Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities
WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

FIGURE 6.5c
NINFIELD SITES:
SITE REF 474/3170 PHOTOGRAPHS

October 2016
11124101_Landscape Figures_13-10-16.indd

Typical View into Site

Typical View out of Site
LANDSCAPE AND VISUAL ASSESSMENT

General Information

Settlement/Area: Ninfield

Site Reference Number: 552/3170

Site Address: Crouch Field, Bexhill Road, Ninfield

Site Size: (ha) 8.62

Landscape Assessment Type: Full

Site within/adjacent/outside the High Weald AONB: Outside

Location and Description

As shown on Figure 6.1, the Site is situated adjacent to the A269 and the B2095 on the far southern edge of Ninfield, a linear ridge-top settlement. The Site comprises a medium to large-scale arable field and it is almost entirely surrounded by hedge-lined roads and lanes and a number of residential properties.

LANDSCAPE BASELINE

Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.6a. The key characteristics/features which provide the context to this Site are:

- Medium-sized Ancient Woodlands provide a strongly wooded character and sense of enclosure, particularly north of Ninfield.
- Narrow streams, with their sources close to the ridgeline, create north-east, south-west orientated corridors, typically surrounded by Ancient Woodland.
- Small-scale, irregular-shaped field patterns – particularly close to the settlement, fields become larger further south.
- Undulating landscape of small-scale ridges and valleys.
- Mature trees and hedgerows around field boundaries and along rural lanes.
- Scattered pattern of settlements of small hamlets and often historic farmsteads.
- Networks of narrow, winding rural lanes, tracks and paths, running from the ridges into the valleys.
- Opportunities for long-distance open views to the south.
- Views of the ridge-top settlement edge of Ninfield.

Visual Context

Direct views to the neighbouring properties are possible in some places within the Site. Key views from visual receptors are shown on Figure 6.6a. These include:

- Residents of neighbouring properties (High Sensitivity)
- Users of Crouch Lane (Medium Sensitivity)

Zone of Visual Influence: The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.6a. The Site’s ZVI is fairly extensive, including much of the Site’s immediate surroundings to the north-west and south, and longer distance views further south towards the ridgeline.

Key views into the Site are marked on Figure 6.6a and typical views are illustrated by the photographs on Figure 6.6c.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.6b and illustrated on Figure 6.6c. The Site’s topography is level, and it comprises a medium to large-scale regular-shaped arable field surrounded by hedgerows with intermittent mature trees. Under arable cultivation, the Site includes a 5m mown grass perimeter. Mostly surrounded by roads or lanes, the two main roads lie at a slightly lower level than the Site itself, restricting views somewhat. Part of the Site’s northern edge is adjacent to a residential property, gardens and a small field. The Site is characteristic of its wider landscape context, as fields become larger and more often under arable cultivation south of Ninfield, towards the more fertile Pevensey Levels. A row of residential properties overlook the Site on the eastern side. The Site has a relatively strong sense of tranquillity affected only by very low level traffic/aircraft noise.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:
The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

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<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 high sensitivity and moderate landscape value. Its location adjacent to existing urban edge gives a limited sense of remoteness/tranquillity and reduces the Site’s landscape value but balanced against this is the relatively coherent ancient landscape pattern giving the Site a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.
## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 6.6b**.

1. **Field boundaries and their vegetation**  
   *Reason:* The trees and hedgerows surrounding the Site contribute to the ancient field patterns characteristic of this landscape. They contribute to green infrastructure by providing existing vegetation which enables species movements through the Site and also visually contain the Site, particularly from Lower Street (B2095) and Bexhill Road (A269). Retaining the boundary vegetation also maintains the existing, predominantly hedge-lined streetscapes characteristic of all the roads and lanes surrounding the Site.

2. **Wooded/Hedge-lined character of Crouch Lane**  
   *Reason:* Crouch Lane is a narrow, hedge-lined lane which has a distinctive leafy character. Avoiding/reducing intrusive highway engineering and lighting and maintaining its ‘green’ boundaries will ensure this character is safeguarded.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 6.6b**.

3. **Restore/enhance landscape features**  
   *Reason:* To create new, characteristic patterns of landscape features, such as thick hedgerows or shaws to provide connectivity across and beyond this large area. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity within and beyond the Site. If carried out in combination with providing links to the wider network of public footpaths from this site, a comprehensive network of green infrastructure could be achieved.

4. **Positive management of key landscape features**  
   *Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.6b

NINFIELD: 552/3170

Site Assessment Boundary

Key Features:
- Existing Hedgerow
- Arable
- Grassland
- Watercourses/Waterbodies
- Key Views from Visual Receptors
- Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

Key Views from Visual Receptors

Path
LOWER STR

Site Assessment Boundary

Existing Hedgerow

Arable

Grassland

Watercourses/Waterbodies

Key Views from Visual Receptors

Footpath

N 0 35 70 Metres

KEY

Site Assessment Boundary

Existing Hedgerow

Arable

Grassland

Watercourses/Waterbodies

Key Views from Visual Receptors

Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities
Typical View into Site

Typical View out of Site
LANDSCAPE AND VISUAL ASSESSMENT

General Information

Settlement/Area: Ninfield
Site Reference Number: 588/3170
Site Address: Land at Standard Hill Yard North, Ninfield
Site Size: (ha) 0.06
Landscape Assessment Type: Full
Site within/adjacent/outside the High Weald AONB: Adjacent

Location and Description

As shown on Figure 6.1, the Site lies just off the High Street on the far western side of Ninfield, a linear ridge-top settlement. Adjacent to the High Weald Area of Outstanding Natural Beauty (AONB), the Site comprises a small parcel of land which is mostly hard-standing currently being used as a yard, and surrounded by hedges. A small access track runs next to the Site from the High Street. A neighbouring residential property lies adjacent to the Site on its western side.

LANDSCAPE BASELINE

Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.7a. The key characteristics/features which provide the context to this Site are:

- Strongly wooded character and sense of enclosure, particularly north of Ninfield; medium to large Ancient Woodlands.
- Small-scale, irregular-shaped fields surrounded by thick hedgerows - particularly close to the settlement.
- Ridge-top settlement of Ninfield, with a tree-lined settlement edge.
- Mature trees and hedgerows around field boundaries and along rural lanes.
- Occasional scattered, often historic farmsteads.
- Undulating landscape of small-scale ridges and valleys.
- Networks of narrow, winding rural lanes, tracks and paths, running from the ridges into the valleys.
- Opportunities for panoramic, open views to the south.

Visual Context

Views experienced from this Site to the south-west reach to a significant distance, extending across open countryside towards the sea. Key views from visual receptors are shown on Figure 6.7a. These include:

- Residents of neighbouring properties (High Sensitivity)
- Users of Ninfield High Street (Medium Sensitivity)

Zone of Visual Influence: The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.7a. The Site’s ZVI is very limited to the immediate surroundings and only extend towards the south-west; these views are glimpsed but long-distance. The ZVI is restricted elsewhere by thick hedgerows and woodlands.

Key views into the Site are marked on Figure 6.7a and typical views are illustrated by the photographs on Figure 6.7c.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.7b and illustrated on Figure 6.7c. Located away from the settlement, adjacent to the main road the Site is generally level. It comprises a small yard of hard-standing, surrounded by metal fencing, hedges and occasional trees. The Site is not characteristic of its wider landscape context primarily as a result of its land use and poor condition. There is a limited sense of tranquillity at the Site, resulting from consistent road noise from Standard Hill (A269).

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because 'within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.'

Site Landscape 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>Recent</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Very 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>Very 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 very low sensitivity and low/moderate landscape value. Its location adjacent to existing urban edge gives a more limited sense of remoteness/tranquillity giving a low/moderate landscape value.

Significant variations in landscape sensitivity within the Site:

None.
<table>
<thead>
<tr>
<th>OUTLINE LANDSCAPE MITIGATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key Landscape Constraints (Qualities/Features to be Safeguarded)</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>This section should be read in conjunction with the target notes shown on Figure 6.7b.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>1. Existing trees and hedgerows</strong></td>
</tr>
<tr>
<td><em>Reason:</em> Existing and particularly mature trees and hedgerows contribute to local character,</td>
</tr>
<tr>
<td>particularly the wooded character of Standard Hill (A269) Road. They provide green infrastructure,</td>
</tr>
<tr>
<td>enabling species movements and creating a sense of place. They help to restrict views towards the</td>
</tr>
<tr>
<td>Site, whilst maintaining the tree-lined settlement edge of Ninfield. They should be retained in</td>
</tr>
<tr>
<td>accordance with the Wealden Design Guide and best arboriculture practice.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>2. Local vernacular building styles</strong></td>
</tr>
<tr>
<td><em>Reason:</em> The Site lies in a visually prominent position and is located adjacent to the High Weald</td>
</tr>
<tr>
<td>AONB where the priority is to enhance the architectural quality of the area. Use of local materials</td>
</tr>
<tr>
<td>and sensitive layout of spaces and soft landscaping in the development of the Site would help</td>
</tr>
<tr>
<td>enhance the distinctive local settlement character, in accordance with the Wealden Design Guide</td>
</tr>
<tr>
<td>and targets within the High Weald AONB Management Plan.</td>
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<tr>
<td></td>
</tr>
<tr>
<td><strong>Potential Landscape Enhancement Opportunities</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>This section should be read in conjunction with the target notes shown on Figure 6.7b.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>3. Restore/enhance landscape features</strong></td>
</tr>
<tr>
<td><em>Reason:</em> To restore hedgerows and shaws along the southern and northern boundary of the Site,</td>
</tr>
<tr>
<td>where views are likely to be experienced from. These features are characteristic of this landscape,</td>
</tr>
<tr>
<td>so opportunities exist to supplement the boundary vegetation with locally sourced and locally</td>
</tr>
<tr>
<td>appropriate native species to improve connectivity for wildlife, and help to filter views of the Site</td>
</tr>
<tr>
<td>from the south and from Standard Hill (A269).</td>
</tr>
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<td></td>
</tr>
<tr>
<td><strong>4. Positive management of key landscape features</strong></td>
</tr>
<tr>
<td><em>Reason:</em> To positively manage key features characteristic of the landscape that are retained and/or</td>
</tr>
<tr>
<td>restored on Site and around the boundary ensuring their character, condition, value and multiple</td>
</tr>
<tr>
<td>benefits for people and wildlife are retained.</td>
</tr>
</tbody>
</table>
FIGURE 6.7a
NINFIELD: 588/3170
LANDSCAPE AND VISUAL CONTEXT
Figure 6.7b

NINFIELD: 588/3170

Site Analysis Boundary

Key Features:
- Existing Hedgerow
- Existing Trees & Shrubs
- Tree Preservation Order(s)
- Key Views from Visual Receptors

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

Key Views from Visual Receptors:

1. Landscape Qualities/Features to be Safeguarded
2. Landscape Enhancement Opportunities

Landscape Target Notes (refer to text for details):
Aerial Image of Site

Typical View into Site

Typical View out of Site

FIGURE 6.7c
NINFIELD SITES:
SITE REF 588/3170 PHOTOGRAPHS
LANDSCAPE AND VISUAL ASSESSMENT

General Information

Settlement/Area: Ninfield
Site Reference Number: 589/3170
Site Address: Land at Marlpits Lane, Ninfield
Site Size: (ha) 0.13
Landscape Assessment Type: Full
Site within/adjacent/outside the High Weald AONB: Adjacent

Location and Description

As shown on Figure 6.1, the Site lies in the open countryside adjacent to Marlpits Lane, in Marlpits – a small hamlet north of Ninfield. The Site lies adjacent to the High Weald Area of Outstanding Natural Beauty (AONB) along its northern edge and comprises a small parcel of disused land, next to an existing residential property to the south-west. The remaining boundaries of the Site are surrounded by fields and open countryside. A public footpath runs within the Site along its eastern edge.

LANDSCAPE BASELINE

Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.8a. The key characteristics/features which provide the context to this Site are:

- Strongly wooded character and sense of enclosure, particularly north of Ninfield.
- Numerous streams run from ridge tops, creating networks of small valleys.
- Medium to large-scale Ancient Woodlands.
- Undulating landscape of small-scale ridges and valleys.
- Historic narrow rural lanes, typically lined by trees and/or hedgerows.
- Small-scale, irregular field patterns of ancient origins, typically to the north of the Site.
- Mature trees and hedgerows around field boundaries.
- Tracks and paths extend from historic ridge-top roads in to valleys.

Visual Context

Local glimpsed views of the Site are possible from the public footpath which passes adjacent to and then through the Site and from the adjacent road. Key views from visual receptors are shown on Figure 6.8a. These include:

- Users of the public footpath close to the Site (High Sensitivity)
- Users of Marlpits Lane (Medium Sensitivity)
- Residents of neighbouring property (High Sensitivity)

Zone of Visual Influence: The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.8a. The Site’s ZVI is limited to the area north of the Site only, as a result of the trees present to the east and west.

Key views into the Site are marked on Figure 6.8a and typical views are illustrated by the photographs in Figure 6.8c.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.8b and illustrated on Figure 6.8c. Located adjacent to a ridge-top road the Site is level, but with a steep embankment along its southern edge. The Site is a small parcel of land, surrounded by metal pale fencing and a hedge, it is disused and comprises mostly of hard-standing. The Site is not characteristic of its wider landscape context primarily as a result of its land use and poor condition. However, Marlpits Lane is a rural lane characteristic of the High Weald and surrounding landscapes; narrow, winding and lined by trees and hedges. Mature trees and scrub surround the Site which includes a public footpath running in to the Site across its eastern boundary. The Site is secluded with a rural feel and has a strong sense of tranquillity.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:
The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

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

The Site has a Moderate Landscape Capacity due to its moderate sensitivity and high landscape value. The coherent ancient landscape pattern, strong sense of remoteness/tranquillity and the presence of a PRoW passing through the Site give it a high landscape value.

Significant variations in landscape sensitivity within the Site:

None.
OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.8b.

1. **Public footpath through the Site**  
   *Reason:* To maintain the pattern and existing access routes from Marlpits in to the wider countryside as an important green infrastructure link.

2. **Existing trees**  
   *Reason:* Existing and particularly mature trees and hedgerows contribute to green infrastructure by providing existing vegetation which enables species movements through the Site, whilst reinforcing local landscape character. These trees also reinforce the wooded character of Marlpits Lane whilst helping to restrict views towards the Site, and should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

3. **Rural character of Marlpits Lane**  
   *Reason:* Running along the AONB boundary Marlpits Lane is a known historic routeway which contributes to the character of the local area and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. features such as wide visibility splays, lighting and suburban features) on rural lanes and historic routeways is a target in the AONB Management Plan.

4. **Local vernacular building styles**  
   *Reason:* The Site is located adjacent to the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.8b.

5. **Positive management of key landscape features**  
   *Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.8a

WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

NINFIELD: 589/3170

LANDSCAPE AND VISUAL CONTEXT

Key Views from Visual Receptors

Approximate Zone of Visual Influence

Historic Farmsteads

Historic Routeways

Statutory and Non-Statutory Biodiversity Designations

High Weald Area of Outstanding Natural Beauty

Outstanding Natural Beauty

Statutory and Non-Statutory Biodiversity Designations

High Weald Area of Outstanding Natural Beauty

Approximate Zone of Visual Influence

Key Views from Visual Receptors

Kilometers

0.1
0.2
0.4

Site Assessment Boundary

Watercourses/Waterbodies

Ancient Woodland

Woodland

Gill Woods

Historic Field Boundaries

Historic Routeways

Statutory and Non-Statutory Biodiversity Designations

High Weald Area of Outstanding Natural Beauty

Approximate Zone of Visual Influence

Key Views from Visual Receptors

Footpath

Site Assessment Boundary

Watercourses/Waterbodies

Ancient Woodland

Woodland

Gill Woods

Historic Field Boundaries

Historic Routeways

Statutory and Non-Statutory Biodiversity Designations

High Weald Area of Outstanding Natural Beauty

Approximate Zone of Visual Influence

Key Views from Visual Receptors

Footpath
Figure 6.8b

NINFIELD: 589/3170

Site Assessment Boundary

Key Features:
- Existing Hedgerow
- Existing Trees & Shrubs
- Key Views from Visual Receptors
- Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

Marlpit

Site Assessment Boundary

Existing Trees & Shrubs

Key Views from Visual Receptors

Footpath

Key Views from Visual Receptors

0 15 30 Metres

0 15 30 Metres
**WEALDEN LOCAL PLAN:**
**LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES**
WEALDEN DISTRICT COUNCIL

**FIGURE 6.8c**
NINFIELD SITES:
SITE REF 589/3170 PHOTOGRAPHS

Aerial Image of Site

Typical View into Site

Typical View out of Site

© Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Earthstar Geographics, and the GIS User Community

1:1,000 at A3

© Source: Esri, Hunters Geographics, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Earthstar Geographics, and the GIS User Community

12.5 25 Metres

589/3170
## LANDSCAPE AND VISUAL ASSESSMENT

### General Information

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### Location and Description

As shown on Figure 6.1, the Site lies in open countryside adjacent to Moons Hill, a narrow rural lane on the northern side of Ninfield, a linear ridge-top settlement. The Site comprises a small field of grass adjacent to and opposite individual residential properties; it is bounded by thick hedges on all but the southern boundary which remains open to the adjacent field.

### LANDSCAPE BASELINE

#### Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.9a. The key characteristics/features which provide the context to this Site are:

- Strongly wooded character and sense of enclosure, particularly north of Ninfield.
- Medium-large scale Ancient Woodlands.
- Small-scale, irregular fields surrounded by thick hedgerows.
- Undulating landscape of small-scale ridges and valleys.
- Small streams rise close to the ridgelines, often enclosed by Ancient Woodland.
- Occasional scattered, often historic farmsteads.
- Narrow, hedge-lined historic rural lanes.
- Networks of paths and tracks run off the ridges into valleys.
- Opportunities for open views to the north-east.
- Views of the ridge-top settlement edge of Ninfield.

#### Visual Context

Local views south of the Site are possible in to the adjoining field. Only very glimpsed views are possible from Moons Hill. Key views from visual receptors are shown on Figure 6.9a. These include:

- Users of Moons Hill (glimpsed views only) (Medium Sensitivity)

**Zone of Visual Influence:** The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.9a. The Site’s ZVI is limited to relatively long-distance glimpsed views north and north-east towards the High Weald AONB, as a result of the shaws and hedgerows present around much of the perimeter.

Key views into the Site are marked on Figure 6.9a and typical views are illustrated by the photographs in Figure 6.9c.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.9b and illustrated on Figure 6.9c.

Located on a valley side, the Site is gently undulating and steeply slopes downhill in the eastern corner. It comprises a small, irregular-shaped field of grass surrounded by characteristic shaws and hedges with occasional hedgerow trees. The Site is in-keeping with the surrounding landscape context of small-scale fields. There is a very strong sense of tranquillity within this site, which feels remote, secluded and undisturbed.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

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The Site has a **Low Landscape Capacity** due to its high sensitivity and high landscape value. The coherent ancient landscape pattern and good condition, and the strong sense of remoteness/tranquillity give the Site a high landscape value.

Significant variations in landscape sensitivity within the Site:

None.
### OUTLINE LANDSCAPE MITIGATION

#### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.9b.

1. **Field boundaries and their vegetation**  
   *Reason:* The boundaries of the field contribute to the unique ancient field patterns characteristic of this landscape. The trees/hedgerows around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as hedgerows and streams. Whilst reinforcing historic landscape character they also help to visually contain the Site.

2. **Rural character of Moons Hill**  
   *Reason:* Moons Hill is a narrow country lane which contributes to the character of the local area and is typical of the historic routeways of the High Weald less than a kilometre to the north of the Site. Avoiding/reducing intrusive highway engineering and maintaining its narrow, hedged boundary will ensure this character is maintained.

#### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.9b.

3. **Restore/enhance landscape features**  
   *Reason:* To restore hedgerows and shaws along the southern boundary of the Site. These features are characteristic of this landscape and opportunities exist to supplement the boundary vegetation with locally sourced and locally appropriate native species to improve connectivity for wildlife, reinforce landscape character and the visual containment of the Site.

4. **Positive management of key landscape features**  
   *Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.9b
NINFIELD: 601/3170
SITE ANALYSIS

KEY
- Site Assessment Boundary
- Key Features:
  - Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
  - Tree Preservation Order(s)
  - Watercourses/Waterbodies
  - Key Views from Visual Receptors

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

Issues

1:750 at A3

Site Assessment Boundary
Existing Trees & Shrubs
Existing Hedgerow
Grassland
Tree Preservation Order(s)
Watercourses/Waterbodies
Key Views from Visual Receptors
Aerial Image of Site

Typical View into Site

Typical View out of Site
**LANDSCAPE AND VISUAL ASSESSMENT**

### General Information

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### Location and Description

As shown on **Figure 6.1**, the Site lies adjacent to existing residential development on the northern side of Ninfield, a linear ridge-top settlement. The Site comprises a single narrow field and part of an additional larger field. Both fields are grass and recently used as paddocks, enclosed by a mixture of hedgerows and fences. The south-western side of the Site shares a boundary with the back gardens of existing properties, mostly fences and trees. A small part of the Site boundary lies adjacent to Marlpts Lane.

### LANDSCAPE BASELINE

#### Landscape Character Context

The landscape and visual context of the Site is shown on **Figure 6.10a**. The key characteristics/features which provide the context to this Site are:

- Strongly wooded character with large Ancient Woodlands creating a sense of enclosure, particularly north of Ninfield.
- Undulating landscape of small-scale ridges and valleys.
- Small-scale, irregular-shaped field patterns of ancient origins, enclosed by thick hedgerows.
- Occasional scattered, often historic farmsteads north of the Site.
- Dense patterns of narrow, winding rural lanes typically lined by hedgerows or trees.
- Networks of tracks and paths run from the ridge-top towards the valleys.
- Opportunities for open views to the north-east.
- The ridge-top settlement edge of Ninfield.

#### Visual Context

The Site is overlooked by a number of existing residential properties. Key views from visual receptors are shown on **Figure 6.10a**. These include:

- Residents of neighbouring properties (High Sensitivity)

**Zone of Visual Influence:** The approximate Zone of Visual Influence (ZVI) is shown on **Figure 6.10a**. The Site’s ZVI is extensive; it includes much of the immediate surroundings in all directions and extends much further east covering a broad tract of landscape adjacent to the High Weald Area of Outstanding Natural Beauty (AONB).

Key views into the Site are marked on **Figure 6.10a** and typical views are illustrated by the photographs in **Figure 6.10c**.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.10b and illustrated on Figure 6.10c. Located on sloping land at the head of a small valley the Site’s topography is gently undulating, falling to the east. It comprises an entire small, narrow field running to the rear of existing properties located on Manchester Road and part of an adjacent larger field. Both fields are grass, rough grassland in places and appear to have been used as paddocks. The smaller field is surrounded by a mature hedgerow and its south-western edge comprises fenced gardens. The Site is characteristic of the wider landscape, with thick hedgerows and trees, especially in the south. But the immediately surrounding fields are in poorer condition, being under fairly intensive equestrian land use. The Site boundary does not extend to the far boundary of the larger field. Instead the Site boundary cuts across the centre of the field. A sand school is partially included in this eastern part of the Site. There is a strong sense of tranquillity experienced at this site.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

<table>
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<td>Landscape Capacity</td>
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The Site has a Moderate Landscape Capacity due to its high sensitivity and moderate landscape value. The coherent ancient landscape pattern is present but in poor condition, reducing the landscape value, but balanced against this is the strong sense of remoteness/tranquility giving the Site a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.
## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.10b.

1. **Field boundaries and their vegetation**  
   **Reason:** The boundaries of the fields contribute to the unique ancient field patterns characteristic of the landscape. The trees and hedgerows around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features. They also help to visually contain the Site, parts of which are protected by a Tree Preservation Order (TPO) designation in the south-east of the Site.

2. **Existing trees**  
   **Reason:** Existing and particularly mature trees contribute to local character. They provide green infrastructure and help to filter views towards the Site, and should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

3. **Rural character of Marlpits Lane**  
   **Reason:** Marlpits Lane is a narrow country lane which contributes to the character of the local area and is part of a historic routeway in the High Weald less than a kilometre to the north of the Site. Avoiding/reducing intrusive highway engineering and lighting and maintaining its narrow, hedged boundary will ensure this character is maintained.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.10b.

4. **Restore/enhance landscape features**  
   **Reason:** To create new or restore, characteristic landscape features such as thick hedges or shaws which have been eroded by current landscape management practices to provide improved landscape character condition and connectivity across and beyond this large area (north-east in particular), using locally sourced and locally appropriate native species and ensuring the Site is permeable to species movements.

5. **Positive management of key landscape features**  
   **Reason:** To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

FIGURE 6.10c
NINFIELD SITES:
SITE REF 604/3170 PHOTOGRAPHS
## LANDSCAPE AND VISUAL ASSESSMENT

### General Information

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### Location and Description

As shown on Figure 6.1, the Site is located adjacent to existing residential development on the southern edge of Ninfield, a linear ridge-top settlement. The Site comprises two fields and a series of smaller paddocks, all currently grass and predominantly surrounded by timber post and rail fences and hedgerows. The western edge of the Site lies adjacent to Moor Hall Drive, from where a footpath cuts through the paddocks within the Site. To the south east is a small block of Ancient Woodland.

### LANDSCAPE BASELINE

#### Landscape Character Context

The landscape and visual context of the Site is shown on Figure 6.11a. The key characteristics/features which provide the context to this Site are:

- Undulating landscape of small-scale ridges and valleys.
- Strongly wooded character and sense of enclosure, particularly north of Ninfield.
- Small-scale, irregular fields, typically enclosed by thick hedgerows and shaws.
- Narrow streams rise close to the ridgelines, often enclosed by Ancient Woodland.
- Narrow, hedge-lined winding historic rural lanes.
- Ponds within woods and fields are more frequent to the south of Ninfield.
- Dense networks of paths and tracks run off the ridge-tops into small valleys.
- Medium-large scale Ancient Woodlands.
- The ridge-top, often tree-lined settlement edge of Ninfield.

#### Visual Context

The Site is visible from neighbouring properties and users of the local rights of way network. Key views from visual receptors are shown on Figure 6.11a. These include:

- Users of the public footpath across and close to the Site (High Sensitivity)
- Users of Moor Hall Drive (Medium Sensitivity)
- Residents of neighbouring properties (High Sensitivity)

**Zone of Visual Influence:** The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.11a. The Site’s ZVI is locally extensive, including much of the immediate surroundings with the exception of the western side of the Site where views towards Standard Hill are restricted by trees. The ZVI is more limited towards the south-east by the presence of woodland. Longer distance views are generally restricted at this site.

Key views into the Site are marked on Figure 6.11a and typical views are illustrated by the photographs on Figure 6.11c.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.11b and illustrated on Figure 6.11c. The Site is steeply undulating, being located right at the edge on the ridge-top settlement of Ninfield. The Site is fairly large, and comprises two irregular-shaped fields of grass and a group of smaller paddocks running along the western side, where the Site abuts Moor Hill Drive. Each field is grassland and the Site is surrounded by a mixture of post and rail/wire and close-boarded fencing, Ancient Woodland, thick hedgerows and trees. The Site is characteristic of the surrounding landscape context and has a moderate sense of tranquillity.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

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The Site has a Low Landscape Capacity due to its high sensitivity and high landscape value. The coherent ancient landscape pattern and good condition, and the presence of a PRoW passing through the Site give it a high landscape value.

Significant variations in landscape sensitivity within the Site:

The eastern-most field north of Church Wood is most sensitive. This area directly abuts a small and isolated Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change.
OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.11b.

1. **Existing Trees**
   
   **Reason:** Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

2. **Public footpath**
   
   **Reason:** This access route provides an important green infrastructure link for residents to access the wide network of footpaths in this part of Ninfield, the pattern of tracks and footpaths also contribute to local landscape character.

3. **Maintain a buffer to Ancient Woodland**
   
   **Reason:** Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. Church Wood adjacent to the Site is small and fragmented making it particularly vulnerable to change; a buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability.

4. **Field boundaries and their vegetation**
   
   **Reason:** The field boundaries contribute to the unique ancient field patterns characteristic of this landscape. The shaws and trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features beyond and help to visually contain the Site.

5. **Rural character of Moor Hill Drive**
   
   **Reason:** Moor Hill Drive is a narrow rural lane and a public footpath which contributes to the character of the local landscape. Avoiding/reducing intrusive highway engineering and maintaining its narrow, hedged boundary will ensure this character is maintained.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.11b.

6. **Restore/enhance landscape features**
   
   **Reason:** Restore field boundary vegetation as characteristic thick hedges or shaws around the Site, in particular to the northern and southern boundaries, where views are currently available, and where boundary vegetation would benefit from reinforcement, to ensure green infrastructure links are maintained. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife, in particular through linkages with Church Wood and help to screen internal views.

7. **Positive management of key landscape features**
   
   **Reason:** To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.11a

NINFIELD: 739/3170

LANDSCAPE AND VISUAL CONTEXT

KEY

- Site Assessment Boundary
- Watercourses/Waterbodies
- Ancient Woodland
- Woodland
- Historic Field Boundaries
- Historic Farmsteads
- Historic Routeways
- Listed Building
- Culturally Important Landmark
- Statutory and Non-Statutory Biodiversity Designations
- High Weald Area of Outstanding Natural Beauty
- Approximate Zone of Visual Influence
- Key Views from Visual Receptors
- Footpath
FIGURE 6.11b
NINFIELD: 739/3170

Site Assessment Boundary
Existent Trees & Shrubs
Grassland
Tree Preservation Order(s)
Watercourses/Waterbodies
Footpath
Key Views from Visual Receptors

Key Features:

Ninfield

Key Views from Visual Receptors

Watercourses/Waterbodies

Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

October 2016
WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL

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Figure 6.11c - Ninfield Sites: Site Ref 739/3170 Photographs

Typical View into Site

Typical View out of Site

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, I要做到 All, Centermap, CNES, IGN, swisstopo, and the GIS User Community.
**LANDSCAPE AND VISUAL ASSESSMENT**

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<tr>
<td>Site within/adjacent/outside the High Weald AONB:</td>
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**Location and Description**

As shown on Figure 6.1, the Site lies adjacent to residential properties; it is a small plot in between an existing row of houses on Bexhill Road (A269). Located to the far south-east of Ninfield, the Site comprises a disused parcel of unmanaged grassland, trees and scrub. It lies adjacent to woodland along the eastern Site boundary. To the south and north the Site is adjacent to an existing residential property. The northern part of the Site includes a public footpath.

**LANDSCAPE BASELINE**

**Landscape Character Context**

The landscape and visual context of the Site is shown on Figure 6.12a. The key characteristics/features which provide the context to this Site are:

- Narrow stream corridors, with their source close to the ridgeline.
- Undulating landscape of small-scale ridges and valleys.
- Small to medium-scale isolated Ancient Woodlands, often associated with watercourses.
- Medium-scale, irregular fields often under arable cultivation and enclosed by hedgerows.
- Tree or hedge-lined narrow rural lanes.
- Settlement edge of Ninfield.
- Networks of paths and tracks run off the ridges into valleys.

**Visual Context**

Direct views to the neighbouring open access woodland and properties are limited to glimpses between the trees. Within the Site visibility is highly restricted by trees and scrub. Key views from visual receptors are shown on Figure 6.12a. These include:

- Residents of neighbouring properties (High Sensitivity)
- Users of the public footpath across the Site (High Sensitivity)
- Users of the Bexhill Road (A269) (Medium Sensitivity)

*Zone of Visual Influence:* The approximate Zone of Visual Influence (ZVI) is shown on Figure 6.12a. The Site’s ZVI is very limited to neighbouring properties to the north, with views east prevented by woodland. Longer distance views are not possible as a result of trees within the Site.

Key views into the Site are marked on Figure 6.12a and typical views are illustrated by the photographs on Figure 6.12c.
Site Landscape Character

The landscape features within the Site are mapped on Figure 6.12b and illustrated on Figure 6.12c. Located on level ground, falling very gently towards the north-east, the Site is a small disused roadside plot. It is sandwiched between exiting residential properties, with Steplehurst Wood a designated Ancient Woodland directly adjacent to the eastern edge of the Site. The Site comprises overgrown grassland, scrub and trees, and its boundary is marked by a hedge, except in the east where trees merge into the woodland beyond. The Site has a moderate sense of tranquillity resulting from low-level but consistent noise from the main road.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:
The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Moderate Landscape Capacity for accommodating development, because ‘within this area, views across the Levels can be glimpsed through established hedgerows. The views are both short – into meadows and Ancient Woodlands and also long panoramic views across the Levels and over the undulating fields.’

Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a High Landscape Capacity due to its low sensitivity and moderate landscape value. Its location adjacent to existing urban edge gives a more limited sense of remoteness/tranquillity but balanced against this is the presence of a PRoW passing through the Site giving it a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

The eastern part of the Site is the most sensitive. This area directly abuts a small Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change.
### OUTLINE LANDSCAPE MITIGATION

#### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on Figure 6.12b.

1. **Existing trees**  
   *Reason:* Existing particularly mature trees and hedges contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as Ancient Woodland. They also contribute locally to character and help to visually contain the Site whilst maintaining a hedged frontage to the road, characteristic of the A269. Trees should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

2. **Maintain a buffer to Ancient Woodland**  
   *Reason:* Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of this landscape. Staplehurst Wood, adjacent to the Site is isolated making it particularly vulnerable to change; a buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability.

#### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on Figure 6.12b.

3. **Restore/enhance landscape features**  
   *Reason:* Restore field boundary vegetation as characteristic thick hedges or shaws around the Site, in particular to the northern and southern boundaries to ensure green infrastructure links are maintained. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife in particular through linkages with Staplehurst Wood and help to screen internal views.

4. **Positive management of key landscape features**  
   *Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.
FIGURE 6.12a
NINFIELD: 831/3170
LANDSCAPE AND VISUAL CONTEXT
FIGURE 6.12b

NINFIELD: 831/3170

SITE ANALYSIS

Key Features:
- Existing Hedgerow
- Existing Trees & Shrubs
- Watercourses/Waterbodies
- Key Views from Visual Receptors
- Footpath

Landscape Target Notes (refer to text for details):
- Landscape Qualities/Features to be Safeguarded
- Landscape Enhancement Opportunities

October 2016
11124101_Landscape Figures_13-10-16.indd
WEALDEN LOCAL PLAN:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL
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Aerial Image of Site

Typical View into Site

Typical View out of Site

FIGURE 6.12c
NINFIELD SITES:
LANDSCAPE & ECOLOGICAL ASSESSMENT OF POTENTIAL SITES
WEALDEN DISTRICT COUNCIL
SITE REF 831/3170 PHOTOGRAPHS