

Appendix 2.2 - Hailsham East

Sites

052_1310 Former Southern Water Sewage Works
135_1310 Land South of A271
197_1310 Land East of Battle Road
215_1310 Poplar Cottage Farm
308_1310 Amberstone Grange
379_1310 Part of Marshfoot Farm
454_1310 Land South of Howard Close
467_1310 Land at Station Road
523_1310 Land at and to Rear of Lynton
524_1310 Land at Harebeating Nursery
724_1310 Land North of Old Swan Lane
746_1310 Land South of Mill Road
781_1310 Former Eastbourne Waterworks
804_1310 Land at Mill Road
883_1310 Land at Harebeating Farm
885_1310 Hailsham Ambulance Station
897_1310 Land at Peppers adjacent to Amberstone Grange

Landscape and Visual Assessment

Location and description

The site comprises two fields within a larger area of undeveloped land on the south eastern edge of Hailsham. Directly to the south is a light industrial site (Coal superstore, Swan Business Centre and the Hailsham Household Waste Recycling Site). To the west of the site is an area of woodland and scrub, to the north (and generally contiguous with the site) are similar fields. Further east (c. 500m) is the edge of the Pevensey Levels.

Figure reference: 052/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 4

Distinctive characteristics - Hailsham Area 4

- A caravan park in the east, which is considered to be a landscape detractor
- West-east stream corridor, which is lined in places by mature trees and vegetation
- Open views southwards across the Open Levels contribute to recognisable sense of place

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

Figure reference 052/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Access track & utilities area

This part of the site comprises an access route from Station Road (locked gate) opening out onto a small **rectangle of 'utilities land'**. **Short grass, hardstanding and small outbuildings/meters** are present.

The area is totally enclosed by fencing which is more secure and higher (c2m) than that which encloses the rest of the site. (Mostly chain link fencing with barbed wire to top.) There is a dense wooded edge to the west of the site and overgrown brambles line the north and east sides of the boundary fence. The walls of the coal superstore bound the east side of the access track.

Key features include:

- Unmarked and locked access track
- Utilitarian area of mown grass and hardstanding

2. Rough Fields

Fields of long grass and scrub, large patches of brambles, small trees and shrubs. This area has a dilapidated and neglected character due to the presence of rubbish, **fly-tipping, broken down fencing and 'shabby' light industrial units** to the south.

The vegetation within and around the site provides a sense of seclusion, particularly in the western half. However, there are also some long distance views to the surrounding area to the south which contribute to a sense of openness. There are views across the fields rising to the north, framed and enclosed by belts of trees which largely screen views of properties to the north. To the south of the site the topography of the

052/1310 Former Southern Water Sewerage Works, Station Road, Old Swan Lane

wider area falls away to the open levels giving a good sense of openness and wide skies.

The field to the east of the site is more overlooked by the Swan Business centre and parking / access routes to the south. The field boundaries are loosely marked by broken-down fencing and brambles. Grazing ponies and a broken down caravan are also present. Overall the area has an urban fringe character and acts as a transition area between the urban area to the north and the open countryside to the south.

Key features include:

- Feeling of openness
- Scrubby, unmanaged grassland

Figure reference: 052/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the west by a mature belt of trees and woodland (mostly oak and ash) with dense and overgrown scrub / brambles lining the patched and broken chain link fence.

The northern boundary of the site is contiguous with the adjacent site and only in places is there any enclosure – chain link fence and brambles.

The woodland to the west and north west gives strong visual enclosure, screening any views to or from the adjacent developments at Butts Field and Howard Close. From the eastern parts of the site there are some views across the fields rising to the north and some of the housing on Mill Road.

A chain link fence and hedgerow bound the east of the site, beyond this poplar trees lining Old Swan Lane give strong visual enclosure to the wider area.

The buildings of the Swan Business Centre and coal trucks and sheds block most views to the south. There are some glimpsed long distance views between these buildings and trees to the ridges of the South Downs.

Figure reference 052/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to Mill Road in the north and east, the business centre to the south and just into the adjacent area of housing and woodland to the west. There are also some glimpsed long distance views towards the South Downs.

Refer to Figure 052/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Swan Business Centre (users of coal superstore & business centre) (Low sensitivity)
- Housing to the south of Mill Road (c400m to north) (High sensitivity)
- PRoW to the north of the site (c.400m stretch) (High sensitivity)

Refer to Figure 052/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 4

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Low Landscape Value. Pattern of stream corridors and pastoral fields give a moderate strength of place but landscape value is low due to the presence of nearby landscape detractors such as the caravan park and sewage works.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Moderate
Landscape Value	Low
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its low visibility in the wider landscape, the limited importance of landscape features / characteristics and proximity to the industrial estate (landscape detractor).

Significant variations in sensitivity within the site - the western field is less visible from the surrounding area and is therefore considered to be less sensitive than the eastern field. The western field has potential to accommodate development without significant adverse landscape effects.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees on western boundary
Reason - trees enclose the western part of the site and contribute to the character of the site
2. Existing hedgerows
Reason – hedgerow provides enclosure and continuity of field patterns and also contributes to habitat diversity

Opportunities for landscape enhancement

3. Introduce vegetation along southern boundary to provide a visual buffer between the site and the Swan Business centre
4. Maintain and manage hedgerows (to preserve and enhance as landscape features)

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Refer to Figure 052/1310/L04 – Landscape Opportunities and Constraints Plan

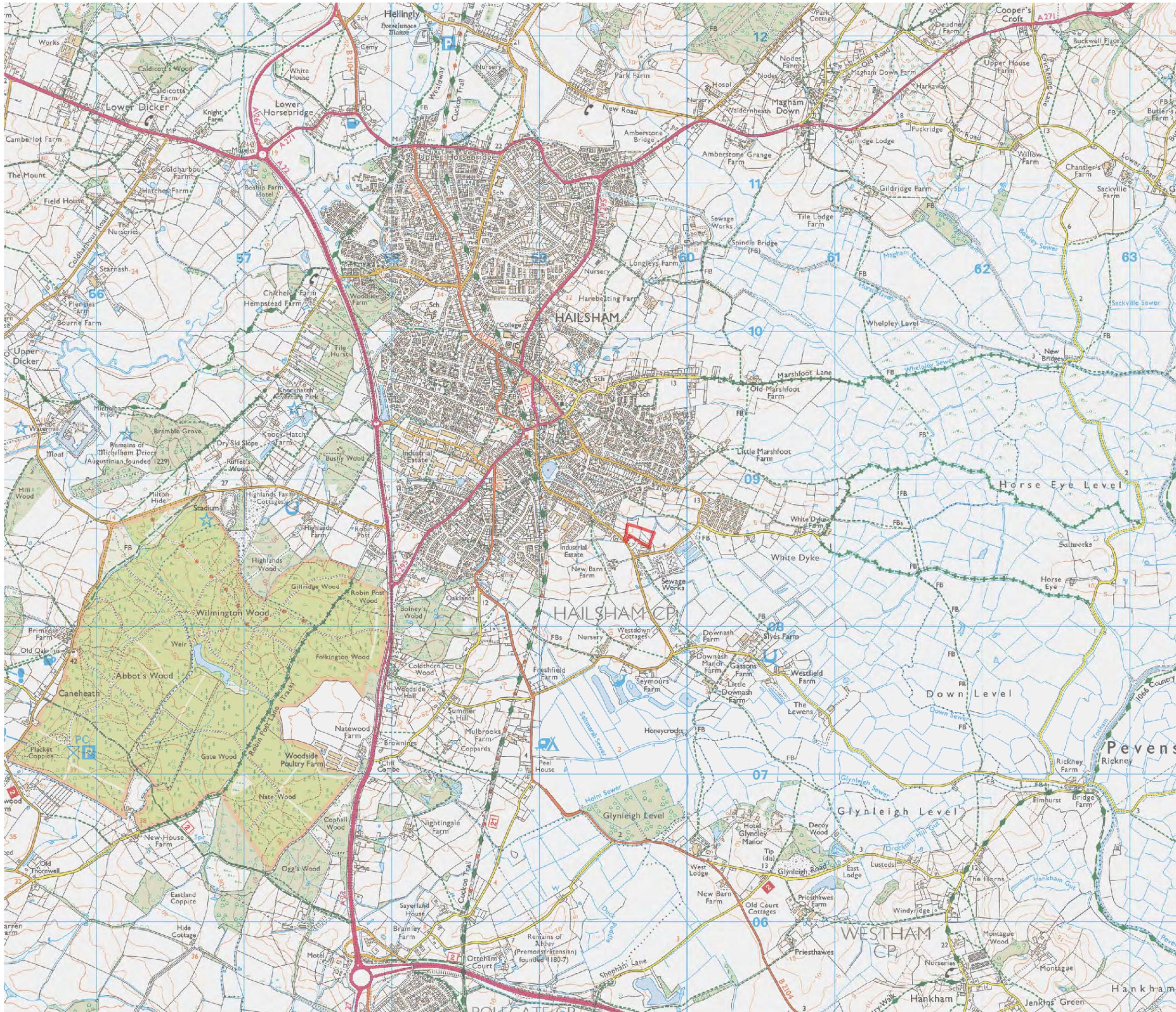
Potential landscape and visual impacts if site is developed

Key landscape effects

- With appropriate design and layout it is likely that development on this site could integrate with the existing urban edge (especially if considered in conjunction with adjacent sites) and be accommodated without significant adverse effects on the character of the surrounding landscape
- Development within the site would alter the character and openness of the site but could potentially contribute to improving the character of the site by replacing the existing dilapidated and neglected character with a coherent development proposal with associated landscape works.
- Potential measures that could mitigate adverse landscape effects include: retention of existing key vegetation within the site, introduction of a strong framework of planting within the site to integrate development with the landscape and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effect on views from the PRow to the north of the site – more so in winter, and on views from housing to north east along Mill Road
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within the site, around the perimeter (particularly the northern edge of the site) and off site adjacent to both the PRow and the stream to the north



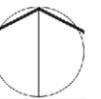
Key
 Site Boundary

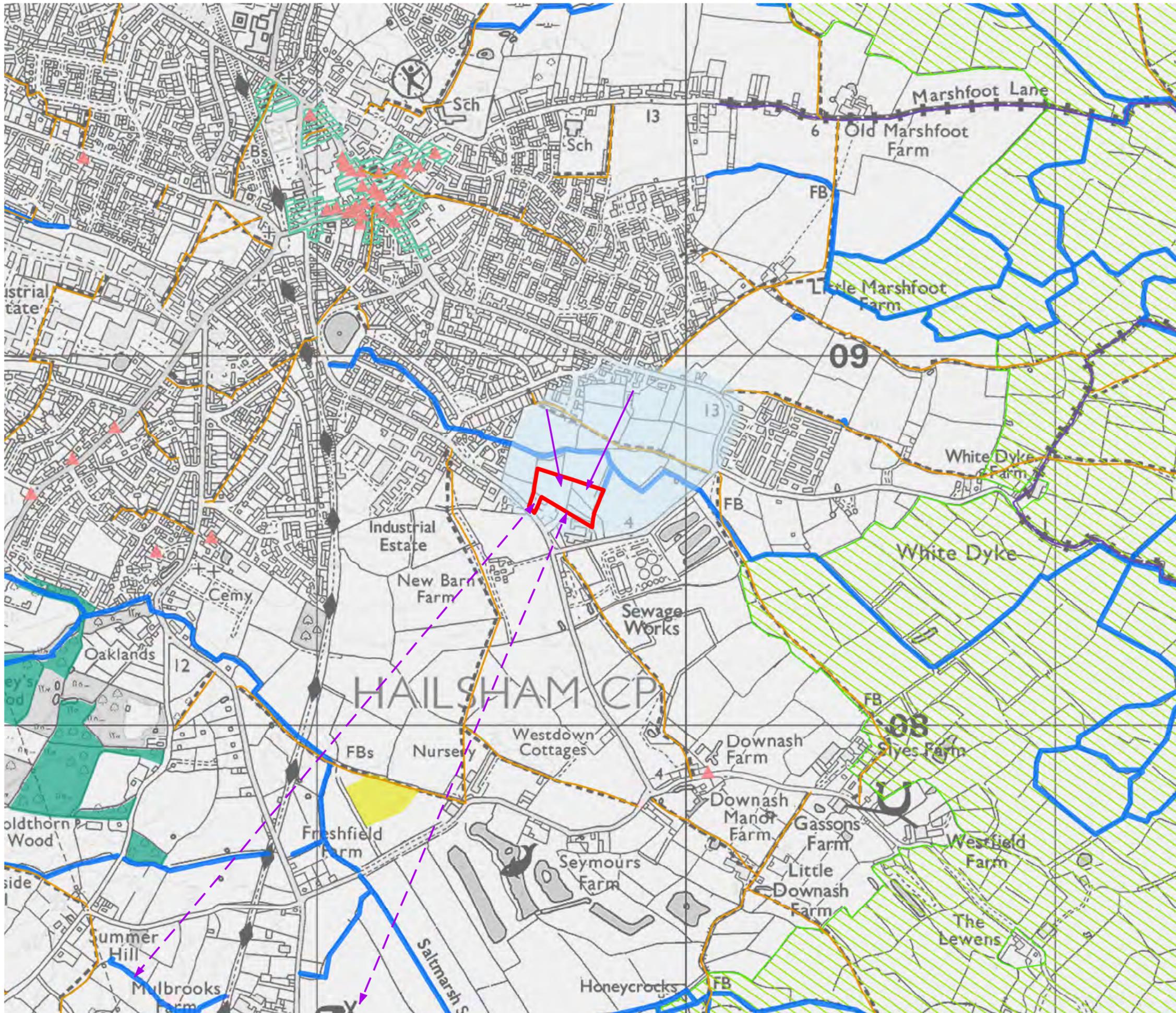
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 Hailsham East
 052/1310 Former Southern Water Sewerage
 Works, Station Road, Old Swan Lane

Site Location

Figure 052/1310/L01
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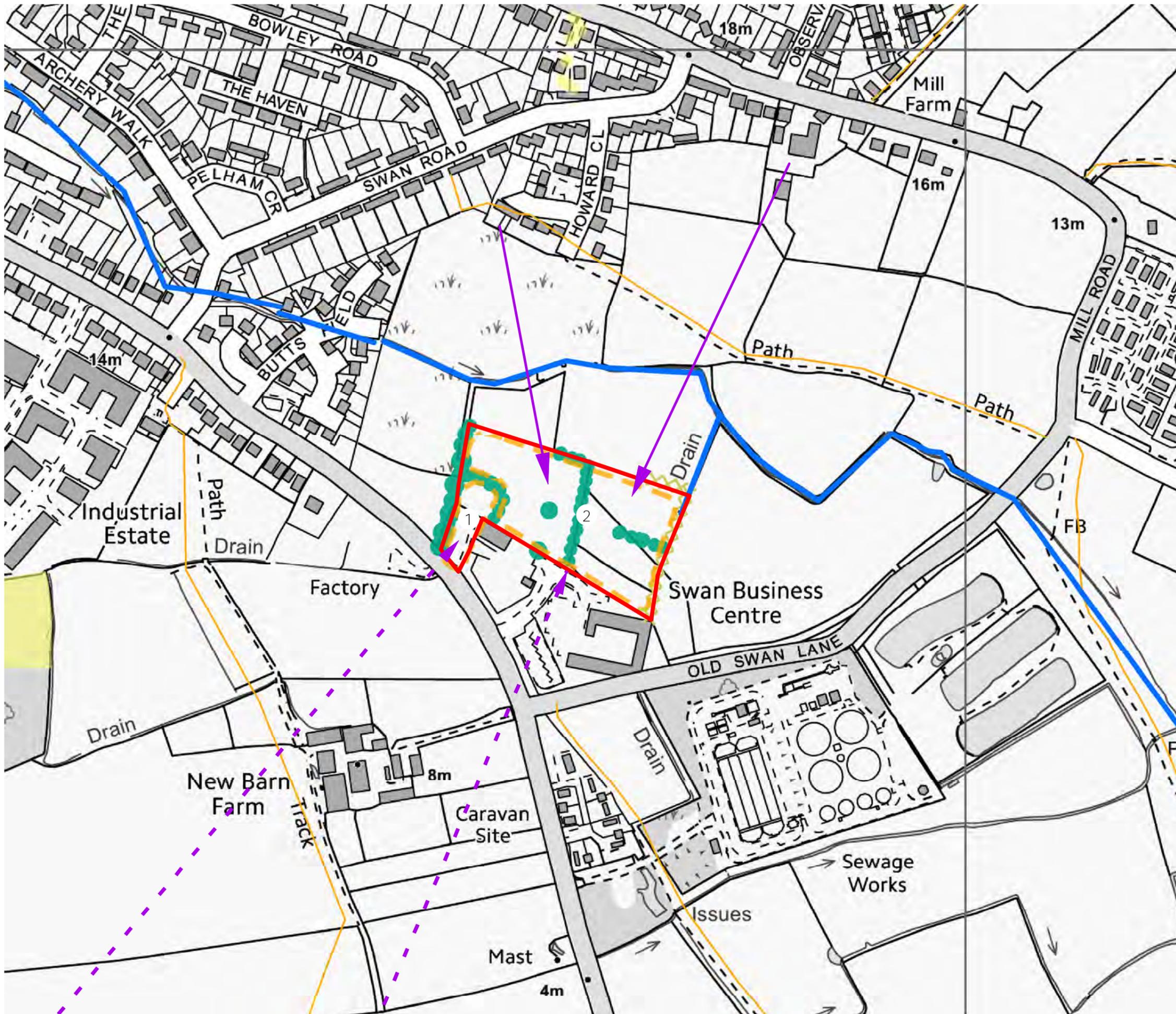
- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ← Key Views towards the site
 - - - Long Distance Views

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Landscape and Visual Context

Figure 052/1310/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

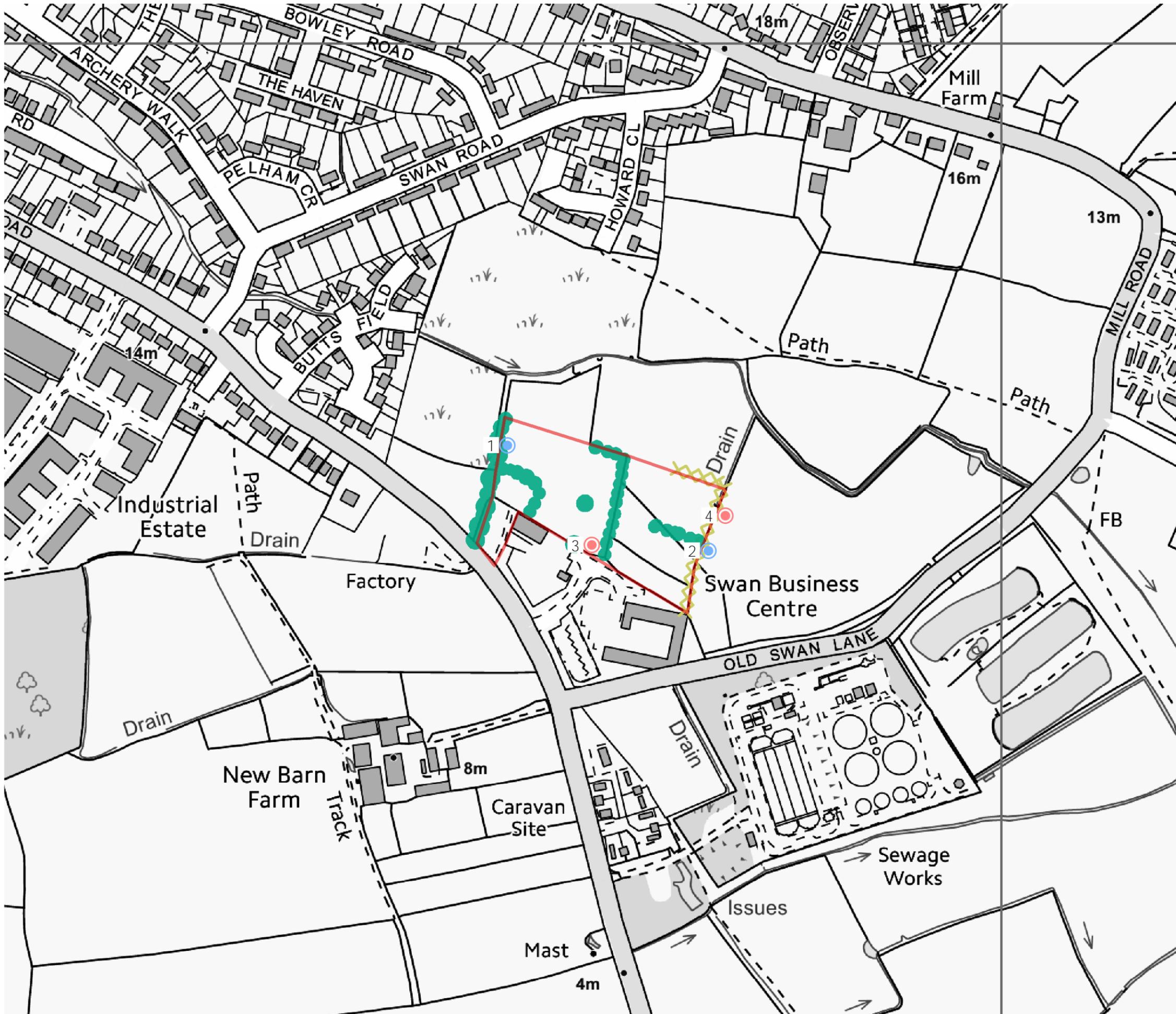
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 Hailsham East
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Site Analysis

Figure 052/1310/L03
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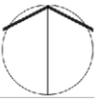


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 052/1310 Former Southern Water Sewerage Works, Station Road, Old Swan Lane

Landscape Opportunities and Constraints

Figure 052/1310/L04
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135/1310 Land south of A271 and north of Harebeating Lane

Landscape and Visual Assessment

Location and description

The site is situated immediately to the east of the north side of Hailsham and lies in a rural area, surrounded to the north and east by extensive pasture, beyond which is the open landscape of the Pevensey Levels.

The site is comprised of a number of fields of grazing / pasture with hedgerows and mature trees along field boundaries. A minor ridgeline runs east west across the centre of the site, with the northern half sloping down towards the watercourse which runs along the northern boundary and the southern half sloping down towards Harebeating Lane.

Longley Farm buildings (the farmhouse of which is listed Grade II) sit on the eastern boundary of the site and two further listed buildings (Whiteoaks and Harebeating Windmill – both grade II) lie close to the western boundary. To the north east is a sewage works, which is considered to be a landscape detractor. Housing on the eastern edge of Hailsham borders the western edge of the site. The site is crossed by a PRoW with another running along the southern boundary. The site contains a small pond to the centre, is crossed by overhead wires and has a telecommunication mast on the western edge.

Figure reference: 135/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 2

Distinctive characteristics - Hailsham Area 2

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Pevensey Levels to the east

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

Figure reference 135/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Open fields

Open pasture fields crossed by hedgerows (mostly hawthorn, blackthorn, some brambles and bracken) with occasional mature trees (mostly oak, some ash and willow around Longleys Farm). The settlement of Hailsham is visible to the west and south of the site but the area retains a rural character due to wide views across adjacent pastureland and open levels beyond in the east.

The southern half has a southern aspect with views onto the centre of Hailsham, the church spire is visible on the horizon rising above the ridge of the South Downs which is visible beyond the town skyline.

The northern half of the site slopes north towards the wooded stream corridor along the northern boundary and has views across the Open Clay Vales to the north of Hailsham and the wooded ridges rising beyond. A modern housing development beyond the north western corner of the site (Harold Avenue & Arrow Drive) reduces the sense of rural remoteness to this corner, as does the presence of the sewage works to the east.

135/1310 Land south of A271 and north of Harebeating Lane

Key features include:

- Clear long distance views to north and south
- Network of hedgerows & scattered oaks
- Mature tree belt along watercourse
- Small pond

2. Enclosed field by Sewage Works

The north eastern field is the lowest part of the site and faces eastwards onto the sewage works. Views to the north, west and south are constrained by mature trees. There is a limited sense of openness to the east where there are some long distance views across the Open Levels to the ridges beyond but the structures, masts and landforms of the sewage works dominate the character of this area.

Key features include:

- Proximity to sewage works
- Enclosed by woodland belt

Figure reference: 135/1310/L03 - Site Analysis

Visual analysis

Visual context

The northern edge of the site is enclosed by the woodland belt along the watercourse and the housing development at Arrow Drive, as the site rises up towards the high point crossing the centre of the site views from the north become clear above the woodland and housing at the northern boundary.

The southern slopes of the site are widely visible from the north eastern fringes of Hailsham (e.g. Vicarage Lane) and some of the open land (crossed by PRowS) between the site and the town. Views to the site will be possible from large stretches of the open, low lying Levels landscape to the south east of the site, especially during winter months when the screening effect from (largely deciduous) hedgerows and trees is reduced. In clear conditions the site is visible from New Bridge Lane which crosses the Pevensey Levels c. 3km to the east of the site.

Longley Farm and associated farm buildings are quite well enclosed by the small block of woodland to the north and the garden hedge but views into the site would still be possible from the Farm house (grade II listed).

Longleys Farm Cottage at the south eastern corner of the site have clear views onto the southern fields. Housing on the north side of Harebeating Lane and to the west of Battle Road & Norman Close have clear views onto the western half of the site (includes two listed buildings Whiteoaks and Harebeating Windmill – both grade II).

Figure reference 135/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The ZVI of the site is fairly extensive due to the topography of the site and the wider landscape and the open nature of the site.

Refer to Figure 135/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

135/1310 Land south of A271 and north of Harebeating Lane

- Housing adjacent to the site (High Sensitivity) (includes Listed Buildings)
- Users of PRoWs crossing, and adjacent to, the site (High Sensitivity)
- Users of Harebeating Lane (Low Sensitivity)

Refer to Figure 135/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have a Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	High
Landscape Value	Moderate
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its high sensitivity but moderate landscape value. Its location close to the existing urban edge and limited sense of remoteness reduces its landscape value but **balanced against this is the site's coherent and Ancient landscape pattern, good condition and the presence of PRoW passing through the site.**

Significant variations in sensitivity within the site - the higher, central part of the site is more sensitive due to its higher visibility (particularly from Vicarage Lane, Council Offices and Leisure Centre). The areas of the site closest to the adjacent listed buildings (Longleys Farmhouse, Whiteoaks and Harebeating Windmill – all grade II) are also of higher 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.

135/1310 Land south of A271 and north of Harebeating Lane

(Particularly tree lines south of Arrow Drive)

2. Watercourse / pond

Reason – watercourse / pond are valuable landscape and ecological features

3. Hedgerows

Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

4. Improve and maintain PRoW (including signage, styles, boundaries etc)

5. Landscape and ecological improvements to ponds (including long term programme for regular management)

6. Introduce/strengthen tree belt along eastern edge to create new landscape feature and form strong boundary between the open Levels landscape and the urban edge.

Refer to Figure 135/1310/L04 – Landscape Opportunities and Constraints Plan

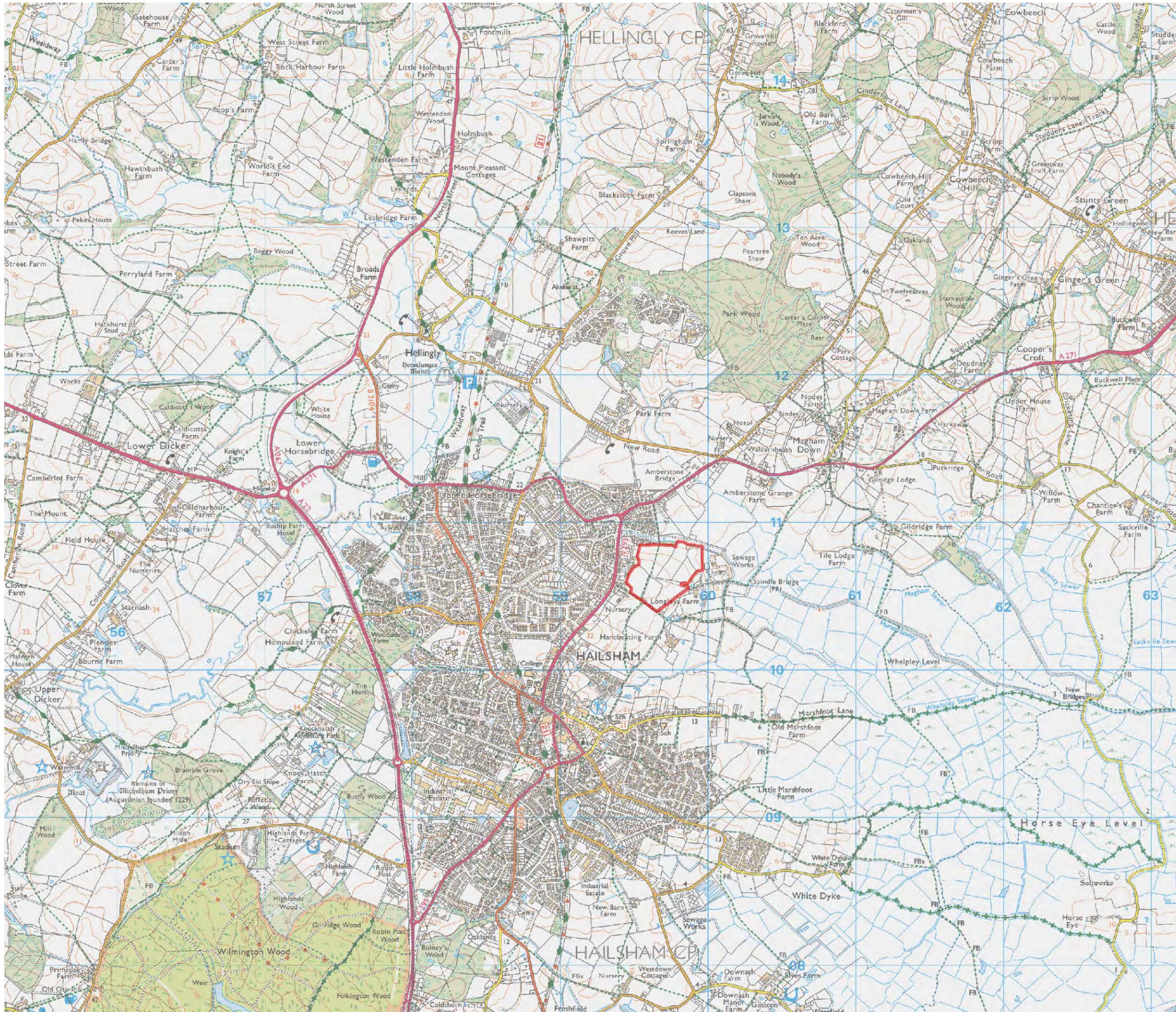
Potential landscape and visual impacts if site is developed

Key landscape effects

- Development of all the site would weaken the pastoral character of the area and could affect the setting of the north-eastern edge of Hailsham. Development would **encroach into the wider 'rural'** landscape which currently acts as a buffer to views of the settlement from the open Pevensey Levels to the east and could therefore result in a reduced sense of tranquillity and remoteness on the west side of the Levels
- Development on the site could also potentially affect the setting of the listed building at Longleys Farm and Harebeating Mill and the character of the PRoW crossing the site
- Potential measures that could mitigate landscape effects include: restricting development to the lower parts of the site (with an appropriate set-back in the vicinity of the listed buildings (Longleys Farmhouse, Whiteoaks and Harebeating Windmill) and PRoW), retention of existing hedgerows and trees within the site, introducing a strong framework of structure planting within the development (street trees, garden trees and structural tree belts) to soften views of the development from the east and providing a strong landscape belt between the development and the listed buildings at Longleys Farm

Key visual effects

- Potential effects on the character and composition of views from adjacent properties which have views east across the site towards the Levels
- Potential effect on long distance views especially views from PRoW and New Bridge Road within the Levels arising from development which could be visually prominent
- Adverse visual effects have potential to be mitigated to some extent through the introduction of strategic landscape planting within, and around the perimeter of the site and through the retention of the higher parts of the site as undeveloped areas and the inclusion of a set-back between the development edge and the listed buildings.



Key
 Site Boundary

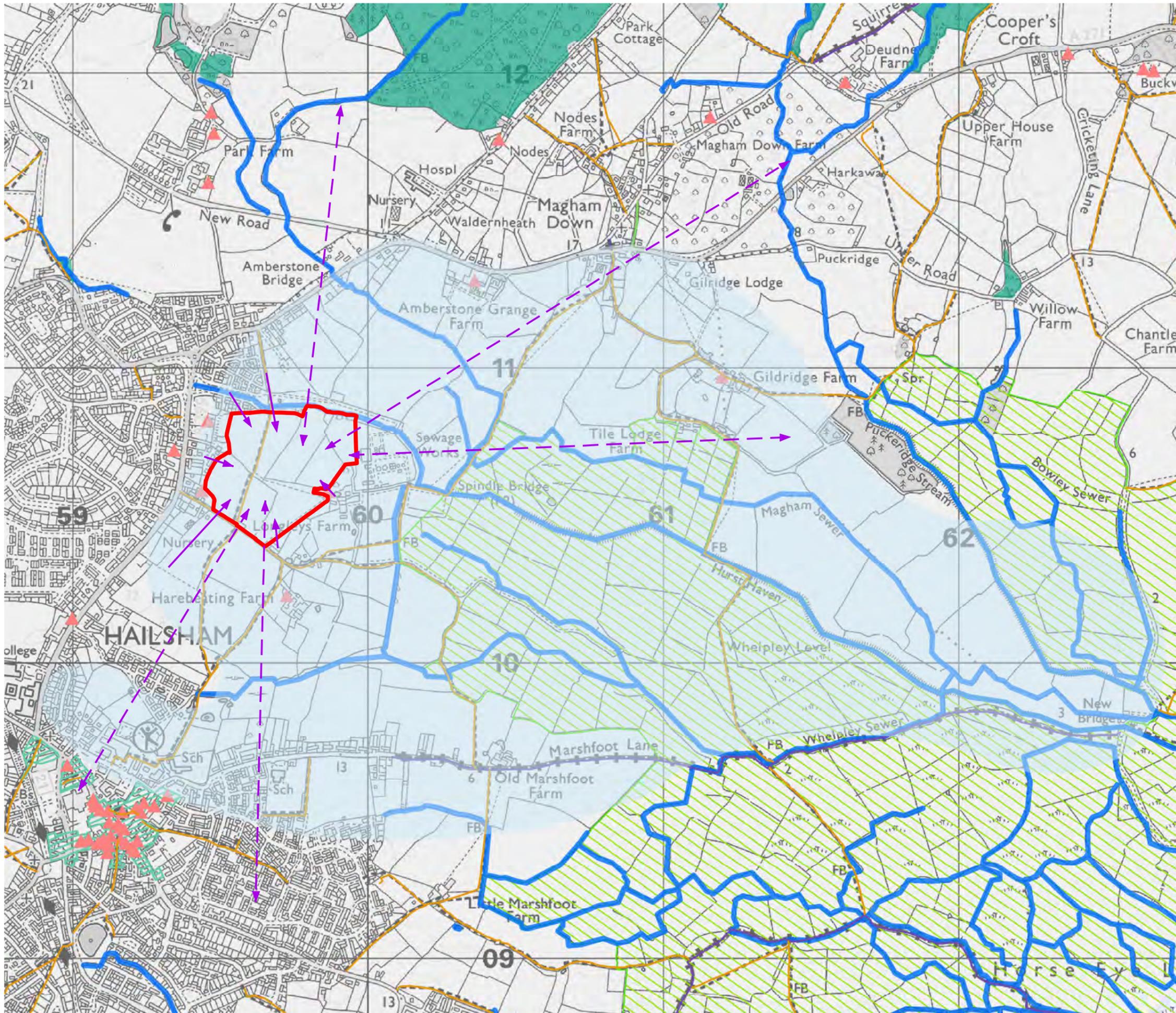
L16416 Hailsham Area Action Plan
 Hailsham East
 135/1310 Land south of A271 and north of
 Harebeating Lane

Site Location

Figure 135/1310/L01
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- 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

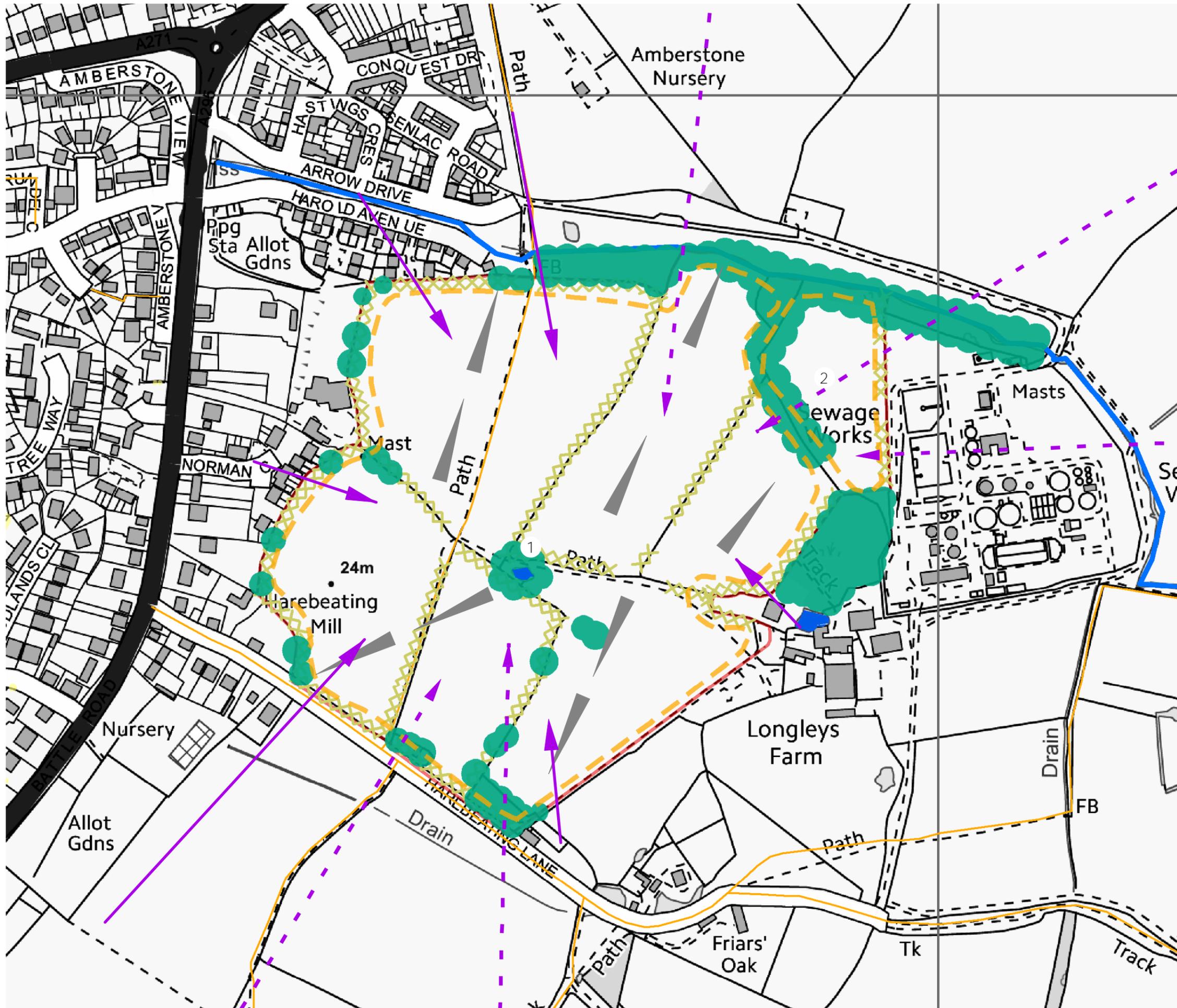
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 Hailsham East
 135/1310 Land south of A271 and north of
 Harebeating Lane

Landscape and Visual Context

Figure 135/1310/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

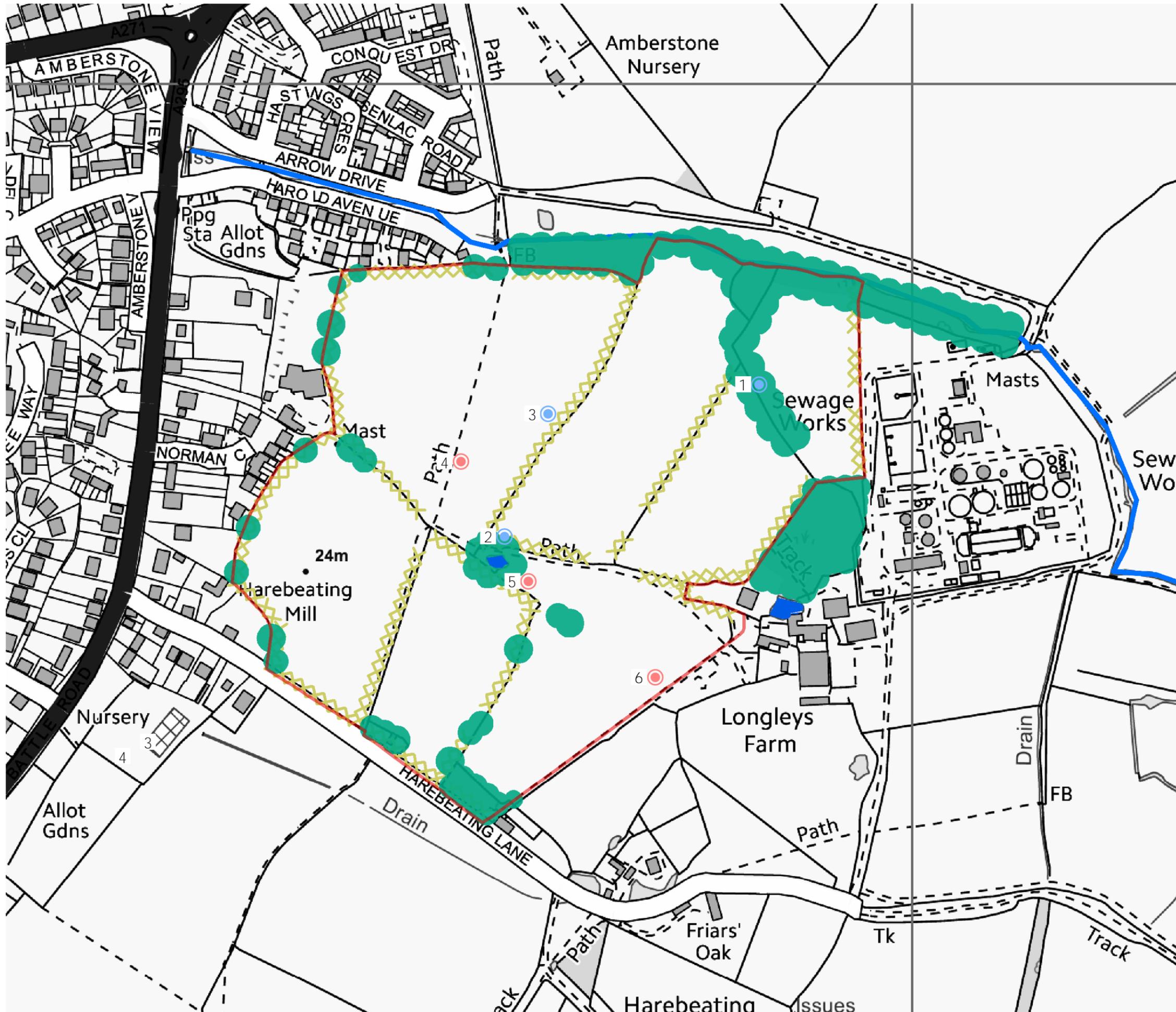
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 Hailsham East
 135/1310 Land south of A271 and north of
 Harebeating Lane

Site Analysis

Figure 135/1310/L03
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Key

Siet Boundary

Landscape Target Notes (refer to text for details)

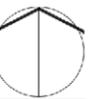
● Landscape Features to be safeguarded/retained

● Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 135/1310 Land south of A271 and north of Harebeating Lane

Landscape Opportunities and Constraints

Figure 135/1310/L04
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197/1310 Land east of Battle Road, south of Harebeating Lane

Landscape and Visual Assessment

Location and description

A large site situated immediately to the east of Hailsham and on the edge of a rural area. It is surrounded to the north and east by extensive pasture, beyond which is the open grazing marshes of the Pevensey Levels.

The site comprises mainly horse paddocks, with internal boundaries being formed from fencing and hedging. Two PRow cross through the middle of the site with another running along the northern boundary. A minor drain runs through the northern part of the site.

The site lies on the 'sensitive urban edge' of Hailsham, enclosed by the town to the south and west. Visually the site sits within a belt of farmland which wraps around the eastern edge of Hailsham between the town and the marshland character of the Levels beyond. The site topography is gently rolling, generally falling away to the east, with high points to the west of the site and the southern tip by Marshfoot Lane.

Figure reference: 197/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 2

Distinctive characteristics: Hailsham Area 2

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Levels to the east

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

Figure reference 197/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Fields

Majority of the site composed of gently sloping grazing fields enclosed by hedgerows and with occasional mature trees (mostly oak and some ash). The wider landscape falls away to the east giving a sense of openness and long views across the Pevensey Levels. To the south of the site there are smaller subdivisions but these fields still have the characteristic open views across the Levels. The site is crossed with overhead wires and smaller subdivisions are created by post and wire fencing. There is a small pond associated with the drainage ditch which runs east – west across the southern part of the area.

The town of Hailsham is present on the skyline to the south and residential properties border the site at various points reducing the rural atmosphere of the site.

Key features include:

- Mature trees and hedgerows along field boundaries
- Open views eastwards across the Levels
- Drainage ditch and small pond

197/1310 Land east of Battle Road, south of Harebeating Lane

2. Land around Harebeating Farm

Four small fields and track adjacent to Harebeating Farm (Listed building – grade II) with a smaller scale and **more enclosed character than surrounding fields. Area has a 'farmyard' character connected to the proximity** to the farm buildings; steel fencing, barns, hay storage etc. The footpath runs to the west of this area and is enclosed on both sides by tall hedgerow.

Key features include:

- Smaller scale fields more enclosed with hedgerows
- **'Farmyard' feel, proximity to farm buildings etc.**
- Hedgerow enclosed track

3. Western field

Small field opening onto Battle Road on the west of the site with a more sub-urban character as it faces onto Battle Road and the housing opposite. Enclosing hedgerow and site topography restrict the characteristic sweeping views east across Levels landscape present in rest of the site.

Key features include:

- Small field enclosed with hedgerows
- Close proximity to Road

Figure reference: 197/1310/L03 - Site Analysis

Visual analysis

Visual context

Much of the site is widely visible due to its elevated position in the landscape. The site boundary is largely composed of mature hedgerows and trees, which continue across field boundaries within the site, despite this enclosure there are extensive long distance views from much of the site to the east and north due to the rolling topography. Much of the site is visible from the northern edge of the town centre and adjacent properties have clear views into the site, most notably from; Marshfoot Lane to the south; Battle Road / Farmland Way to the west and Harebeating Lane to the north. In clear conditions the site is visible from New Bridge Lane which crosses the Pevensy Levels c. 3km to the east of the site. Burfield Valley housing development lies on the southern edge of the site (Reef Way) but has limited views onto the site due to the local topography, boundary hedgerows and the general lack of windows facing the site.

Figure reference 197/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is fairly extensive due to the topography of the site and wider landscape

Refer to Figure 197/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Residential properties adjacent to the site (High Sensitivity)
- Harebeating Farm – Listed Building (High Sensitivity)
- PRow crossing and adjacent to site (High Sensitivity)
- Battle Road (Low Sensitivity)

197/1310 Land east of Battle Road, south of Harebeating Lane

Refer to Figure 197/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 2

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Apparent
Tree Cover	Open
Visibility	High
Landscape Sensitivity	High
Landscape Value	Moderate
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its high sensitivity but moderate landscape value. Its location close to the existing urban edge and limited sense of remoteness reduces its landscape value but **balanced against this is the site's coherent and Ancient landscape pattern, good condition and the presence of PRoW passing through the site.**

Significant variations in sensitivity within the site -

Area 3 has reduced visibility to and from the rest of the site and the wider Levels area. This area together with the western edge of the site adjacent to Battle Road is less sensitive due to its association with the existing built edge along the road.

The southern edge of the site to the north of the new development at Reef Way / Bowline Drive is also less sensitive as it is less visible from the surrounding area and would be seen in the context of the existing development.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

- Existing hedgerows

Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat

197/1310 Land east of Battle Road, south of Harebeating Lane

diversity

2. Existing mature trees

Reason - mature trees help to enclose and define the edges of the site and contribute to the character of the site (a detailed tree survey will be required prior to development of a tree retention strategy)

3. Drainage ditch and pond

Reason – ditch and pond are valuable landscape and ecological features

4. Sense of openness and views across Levels to east

Reason – contribute to landscape character and sense of place

Opportunities for landscape enhancement

5. Development proposals should consider improvements to the signage and condition of the PRoWs crossing the site

Refer to Figure 197/1310/L04 – Landscape Opportunities and Constraints Plan

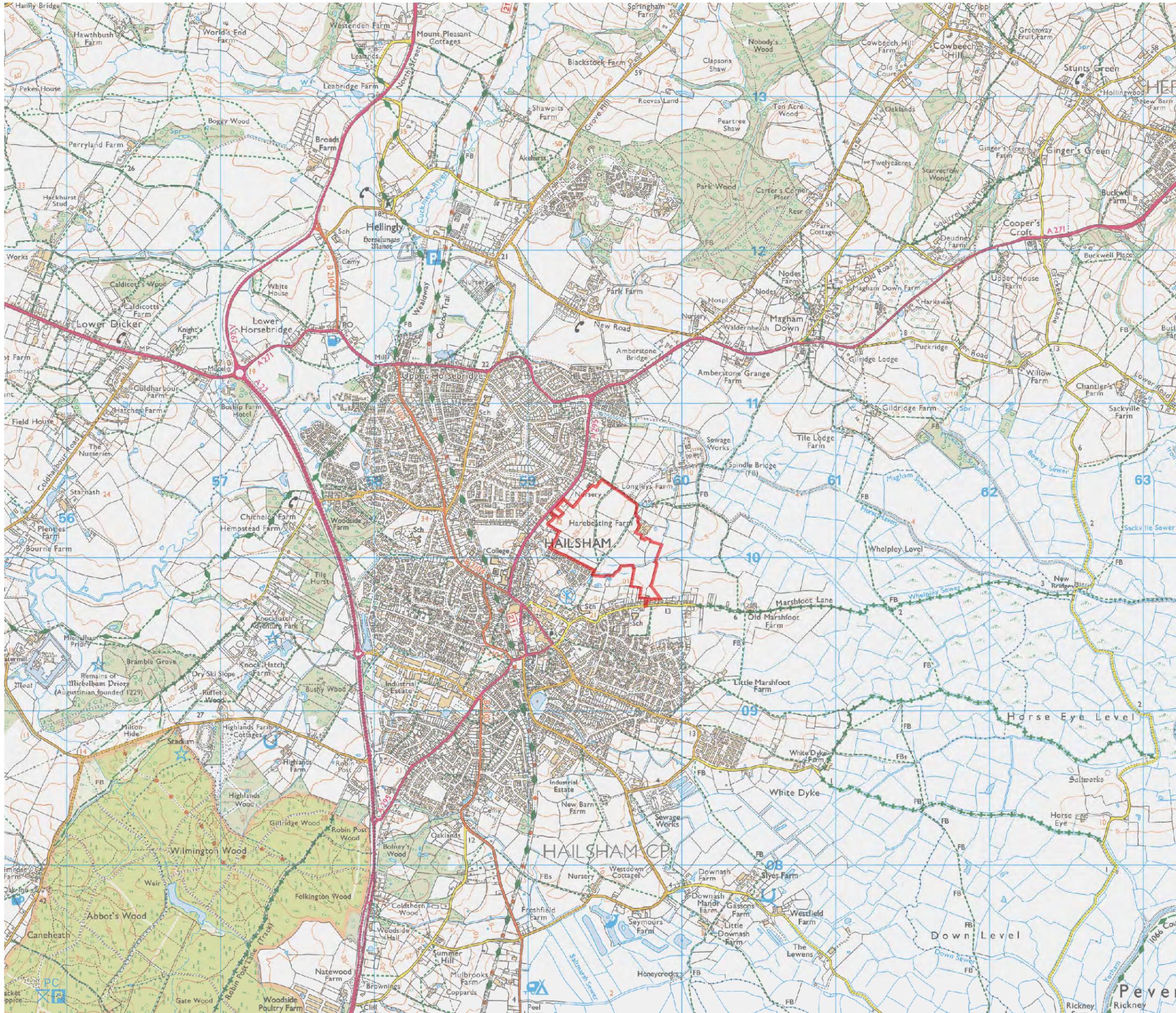
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development within the site could have an effect on the sensitive urban edge of Hailsham - **extending development into the wider 'rural' landscape** could weaken the rural character of the area, creating a new urban edge in an area which currently acts as a buffer to views of the settlement from the open landscape to the east
- Potential effects on the setting of the listed building at Harebeating Farm (grade II)
- Development on the site could alter the character of the setting of the north-eastern edge of Hailsham, bringing the urban edge closer to the edge of the Pevensey Levels landscape character area
- Potential measures that could mitigate landscape effects include: restricting development to the lower parts of the site (with an appropriate set-back in the vicinity of the listed building at Harebeating Farm and PRoW), retention of existing hedgerows and trees within the site, introducing a strong framework of structure planting within the development (street trees, garden trees and structural tree belts) to soften views of the development from the east and providing a strong landscape belt between the development and the listed buildings at Harebeating Farm

Key visual effects

- Potential effect on views from the northern edge of eastern Hailsham including adjacent properties , particularly along Vicarage Lane, from which the site forms a pastoral setting to the edge of Hailsham
- Potential effect on long distance views from Levels area (although any development would be viewed against backdrop of the existing built edge of Hailsham)
- Potential effect on character and quality of views from PRoW passing through the site
- Adverse visual effects have potential to be mitigated to some extent through the introduction of strategic landscape planting within, and around the perimeter of the site and through the retention of the higher parts of the site as undeveloped areas and the inclusion of an appropriate set-back in the vicinity of the listed building at Harebeating Farm and PRoW



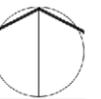
Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham East
 197/1310 Land east of Battle Road, to the rear of
 the Council Offices, south of Harebeating Lane

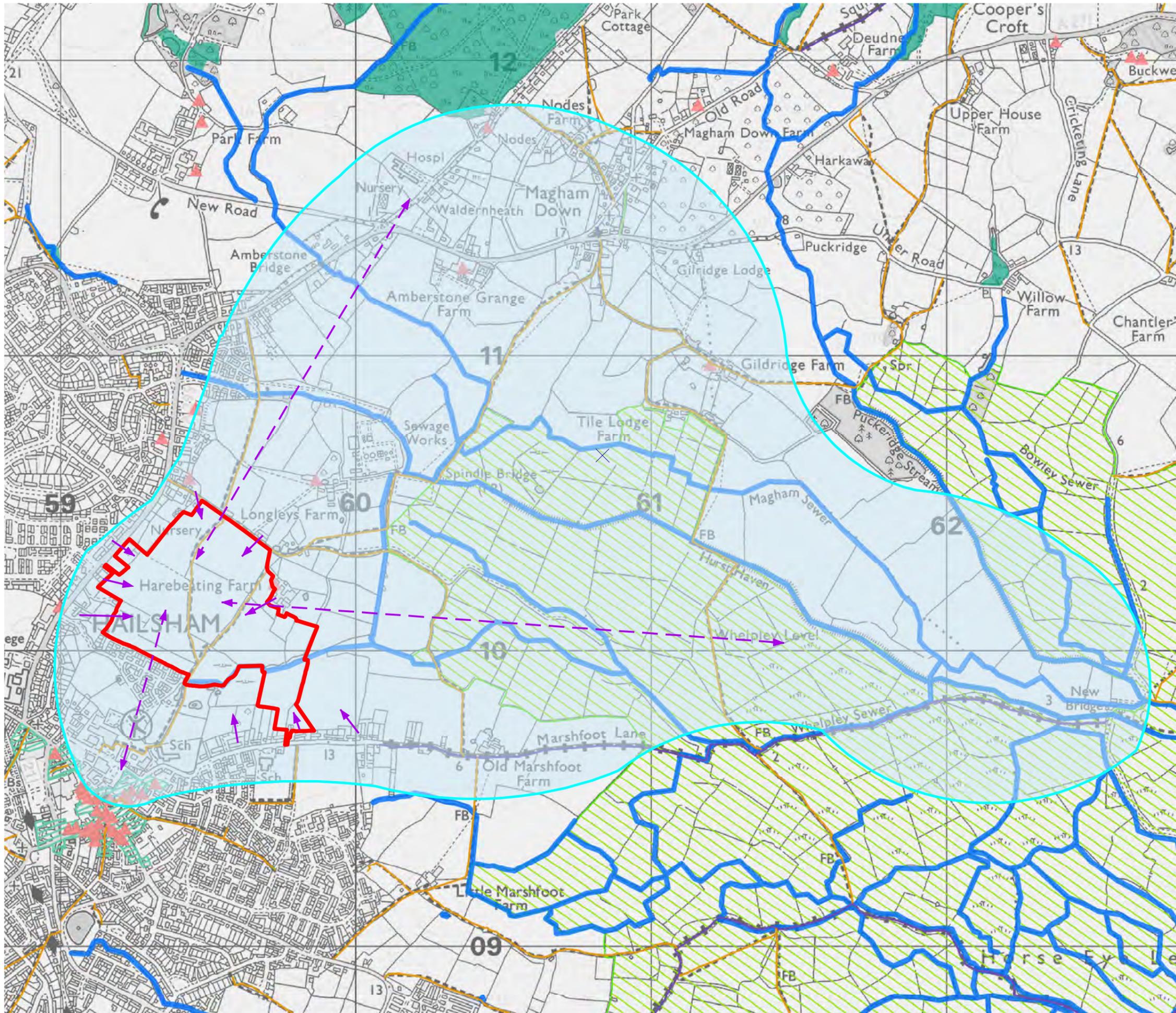
Site Location

Figure 197/1310/L01
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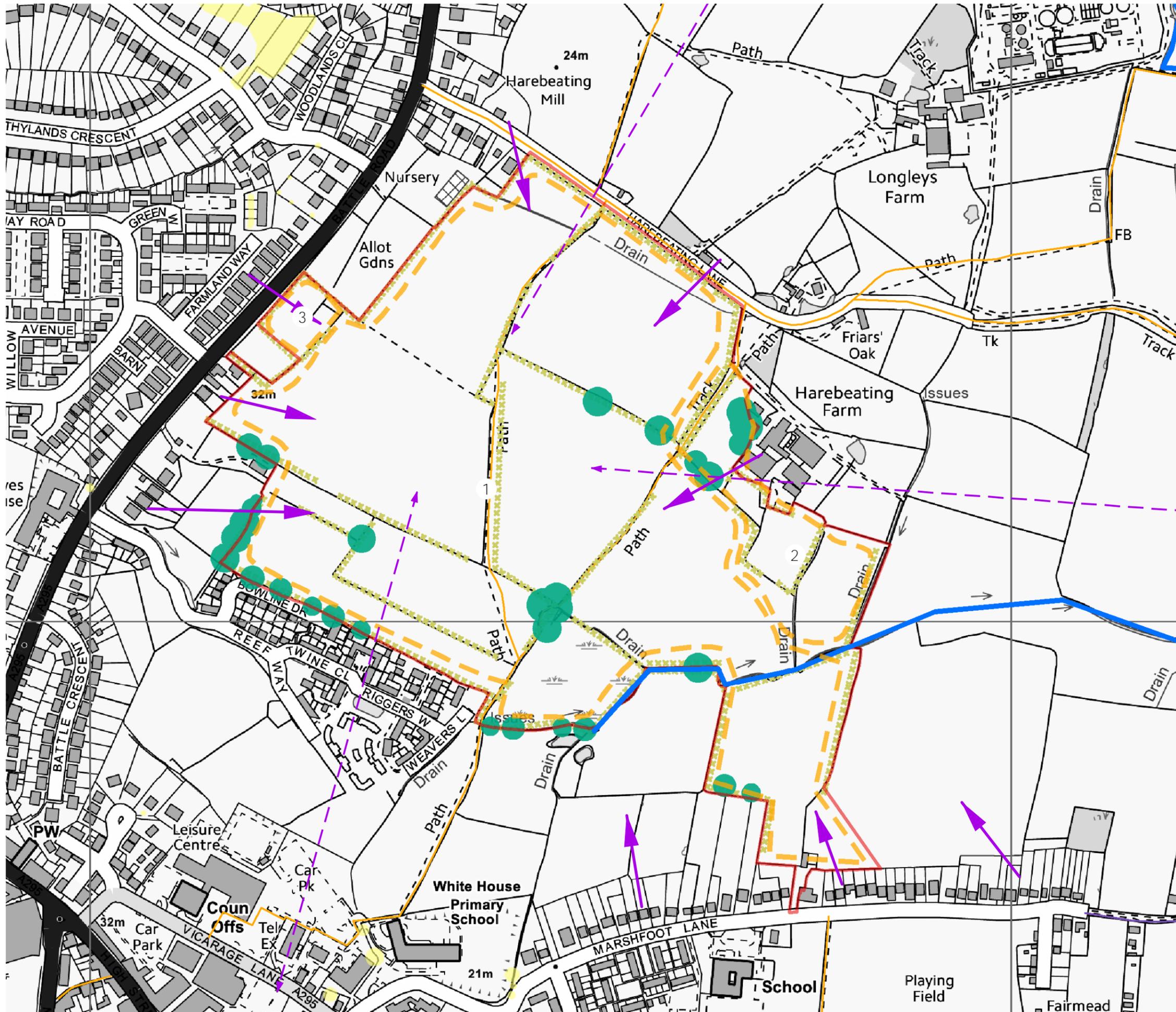
- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ← Key Views towards the site
 - - - Long Distance Views

L16416 Hailsham Area Action Plan
 Hailsham East
 197/1310 Land east of Battle Road, to the rear of
 the Council Offices, south of Harebeating Lane

Landscape and Visual Context

Figure 197/1310/L02
 1:12 500@A3

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

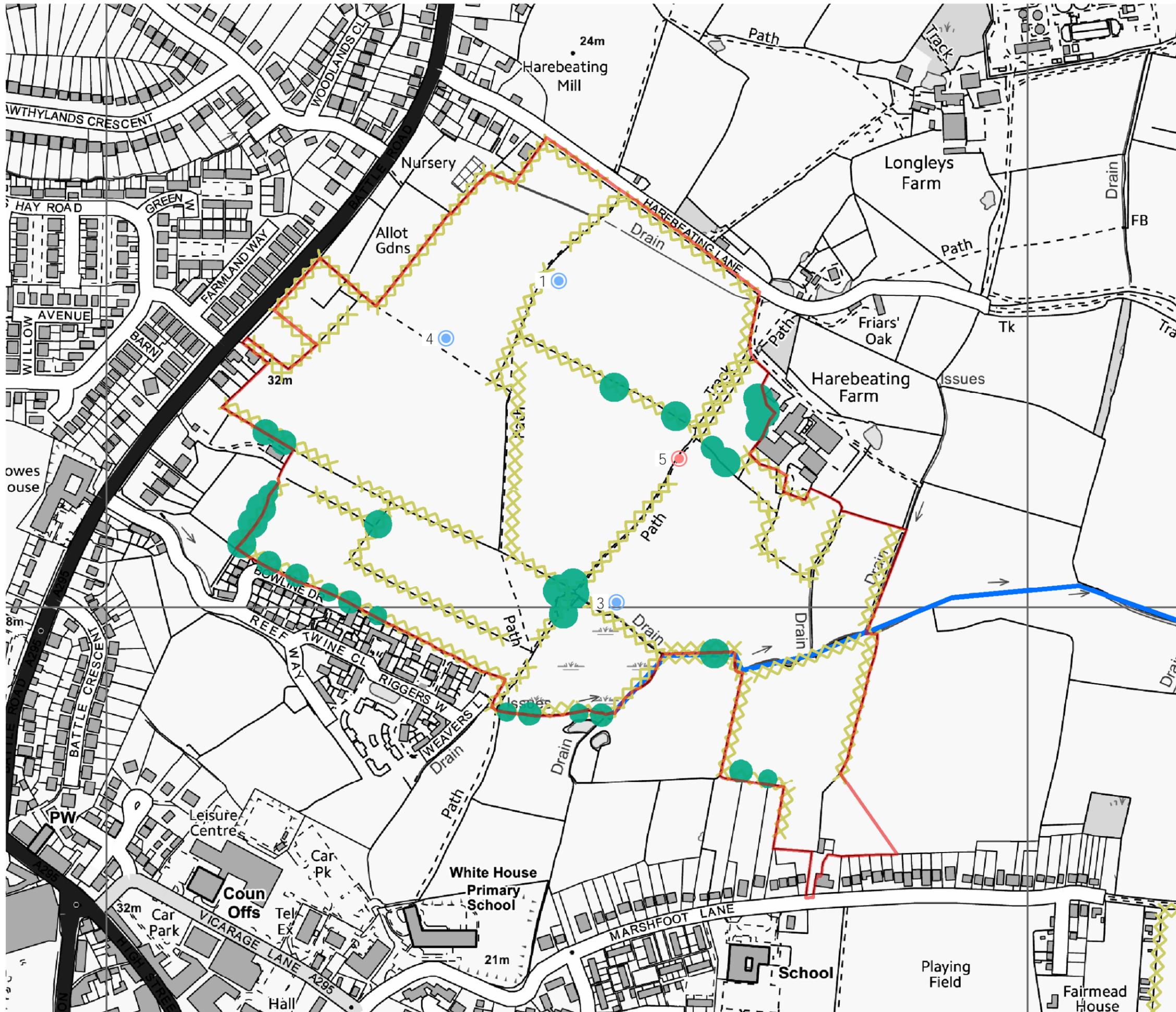
L16416 Hailsham Area Action Plan
 Hailsham East
 197/1310 Land east of Battle Road, to the rear of the Council Offices, south of Harebeating Lane

Site Analysis

Figure 197/1310/L03
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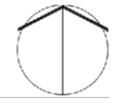
Key

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

L16416 Hailsham Area Action Plan
 Hailsham East
 197/1310 Land east of Battle Road, to the rear of the Council Offices, south of Harebeating Lane

Landscape Opportunities and Constraints

Figure 197/1310/L04
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Aug 2016



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215/1310 Poplar Cottage Farm, Amberstone

Landscape and Visual Assessment

Location and description

The site is comprised of three fields on the south side of the A271, to the north eastern edge of Hailsham. To the south and east is open countryside, arable and pasture. To the west is the eastern edge of Hailsham, and to the north is a mix of arable and pastoral land with wooded slopes beyond.

Figure reference: 215/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

Local Landscape Character Type and sensitivity:

Open Levels - south eastern half of the site (Very High)

Open Clay Vales - north western half of the site (High)

Local Landscape Character Area: F1 Down & Whepley (south eastern half of site) E6 Open Clay Vales (north western half of the site)

Landscape setting area: Hailsham Area 2

Distinctive characteristics: Hailsham Area 2

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Levels to the east

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

Figure reference 215/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Fields

Both fields comprise long grass and scattered scrub / brambles and have an overgrown and somewhat neglected air. The south western field is narrow and broadens out towards the south east. At the northern end, appears slightly **more managed and less overgrown**, becoming **more overgrown and 'wilder' to the south east**. The north eastern field is wider and feels more open, it falls gently to the north where a small **watercourse 'Hurst Haven' runs along the boundary. Both fields are enclosed by trees, mostly oak and some ash, and hedgerows, predominantly hawthorn and blackthorn.**

Key features include:

- Mature trees and hedgerows at site and field boundaries
- Long grass and scattered scrub
- Hurst Haven (watercourse)

2. Derelict Building plot

The northern corner of the site contains the remains of a derelict building set within an area of overgrown scrub, long grass and small trees (mostly ash and birch). This area is adjacent to the A271 road and is partially overlooked by adjacent properties, this and the coniferous hedge on the north eastern boundary **result in a less 'rural' feel than the remainder of the site.**

215/1310 Poplar Cottage Farm, Amberstone

Key features include:

- Derelict building

Figure reference: 215/1310/L03 - Site Analysis

Visual analysis

Visual context

The site and internal field boundaries are largely enclosed by hedgerows and mature trees. The northern edge is less well enclosed, with fewer and smaller trees and lower hedgerows / scrub vegetation allowing views to and from the road and from adjacent properties.

Large mature trees (oaks) line the south eastern boundary and mostly block views from the southern fields out across the flat open Levels landscape beyond. The field to the north east has a more open aspect with some views through the trees to the north and north east, hedgerow along the south eastern boundary block ground level views to / from the open Levels beyond but there is a sense of openness and wide skies.

Figure reference 215/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to the east as the topography drops away and tree cover and tall hedgerows become sparser.

Refer to Figure 215/1310/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 A271 (Low sensitivity)
- PRoW users to south east of site, 0.5km+ (High sensitivity)

Refer to Figure 215/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have a Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

215/1310 Poplar Cottage Farm, Amberstone

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Moderate
Landscape Value	Moderate
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its moderate sensitivity and moderate landscape value. Its location close to the existing urban edge, limited sense of remoteness and relatively strong enclosure reduces its landscape value and sensitivity **but balanced against this is the site's coherent and Ancient** landscape pattern, good condition and proximity to the Pevensy Levels.

Significant variations in sensitivity within the site - the north western half of the site is considered less sensitive than the south eastern half which is within a different local landscape character type (Open Levels) **which is considered to have a 'Very High' landscape sensitivity. Adverse effects of development** within the site would be lessened if development was located adjacent to the road, where it could be seen as a continuation of the existing settlement pattern and would be less visible from the open landscape to the south east.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

- Existing mature trees
Reason – trees help to enclose the site and are an attractive and prominent landscape feature.
- Hedgerows
Reason – hedgerows provides enclosure and continuity of field patterns and also contribute to habitat diversity
- Hurst Haven Watercourse
Reason – the watercourse is a valuable landscape and ecological feature and is a characteristic feature of the local landscape character which drains in to the Pevensy Levels

Opportunities for landscape enhancement

- Removal of derelict building
- Opportunity to plant belt of trees and shrubs at southern end of the site to enclose site and screen it from view for the Pevensy Levels area

Refer to Figure 215/1310/L04 – Landscape Opportunities and Constraints Plan

215/1310 Poplar Cottage Farm, Amberstone

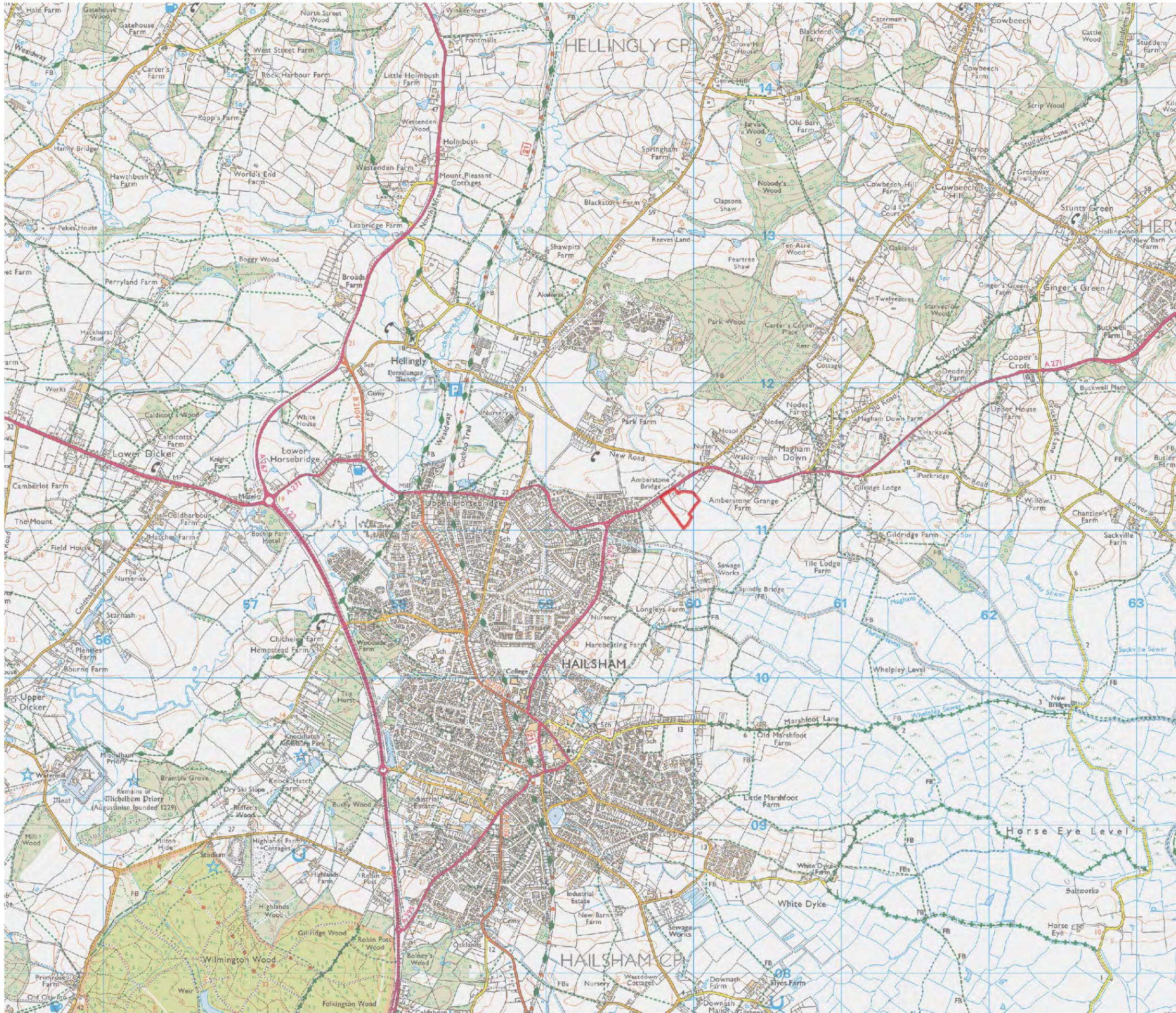
Potential landscape and visual impacts if site is developed

Key landscape effects

- Development of the site could result in a reduction in the sense of separation between Magham Down and Hailsham
- Potential effect on the Open Levels due to introduction of built development, extension of the urban edge and loss of openness
- Development on the site could affect the character of Battle Road (A271) on the approach to Hailsham, extending the urban edge along the road
- Potential measures to mitigate adverse landscape effects include: restricting development to the less sensitive northern half of the site, along Battle Road; retention of existing hedgerows and trees within the site; introducing a strong framework of structure planting within the development (street trees, garden trees and structural tree belts) to soften views of the development from the Open Levels character to the south east

Key visual effects

- Potential effect on views from the properties bordering the site
- Potential minor effect on views from PRow to southeast of site, although development would be viewed against the existing settlement edge of Hailsham which would reduce its prominence
- Adverse visual effects have potential to be mitigated to some extent through the introduction of strategic landscape planting within, and around the perimeter of the site



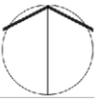
Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham East
 215/1310 Poplar Cottage Farm, Amberstone

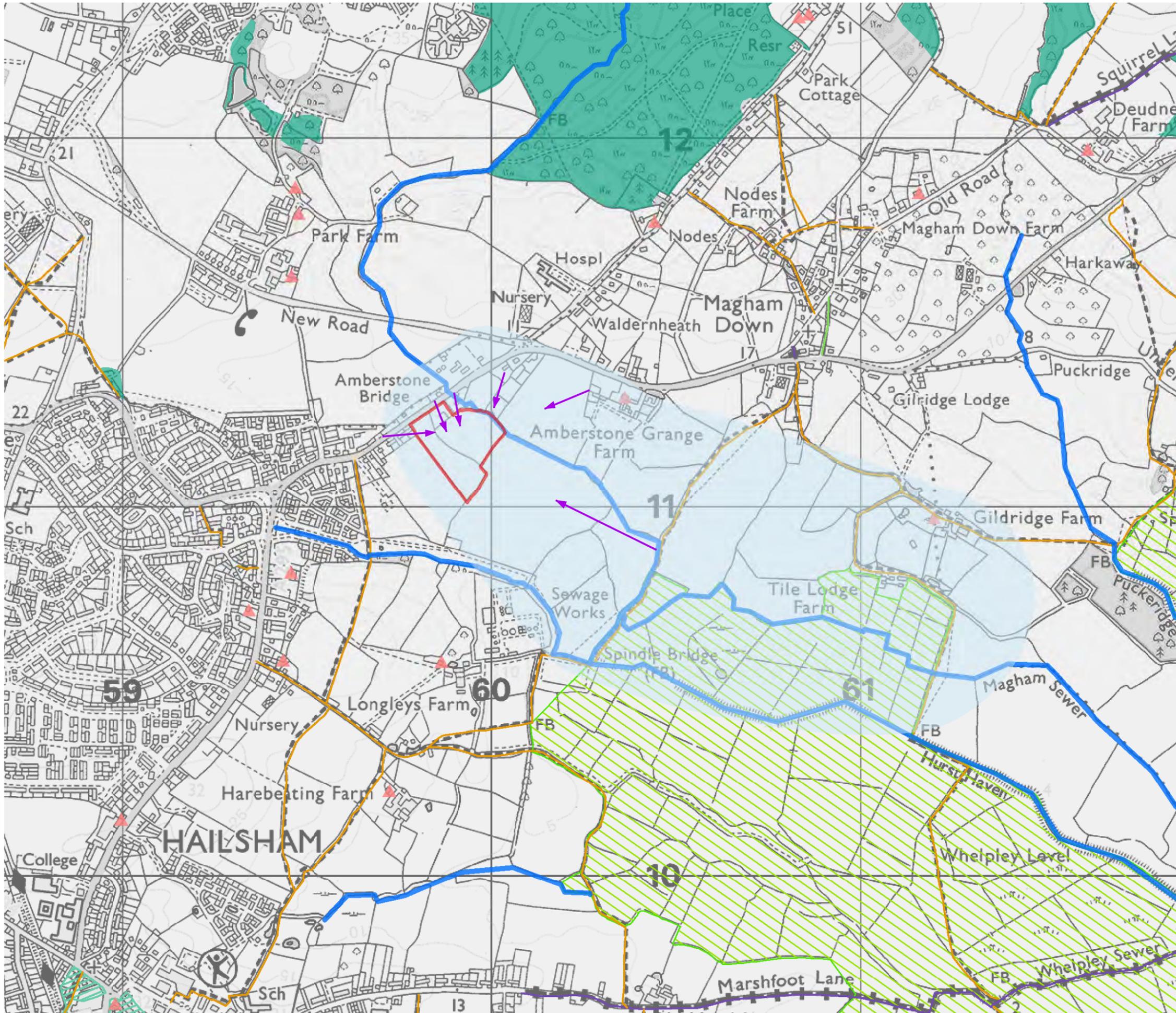
Site Location

Figure 215/1310/L01
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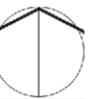


- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

L16416 Hailsham Area Action Plan
 Hailsham East
 215/1310 Poplar Cottage Farm, Amberstone

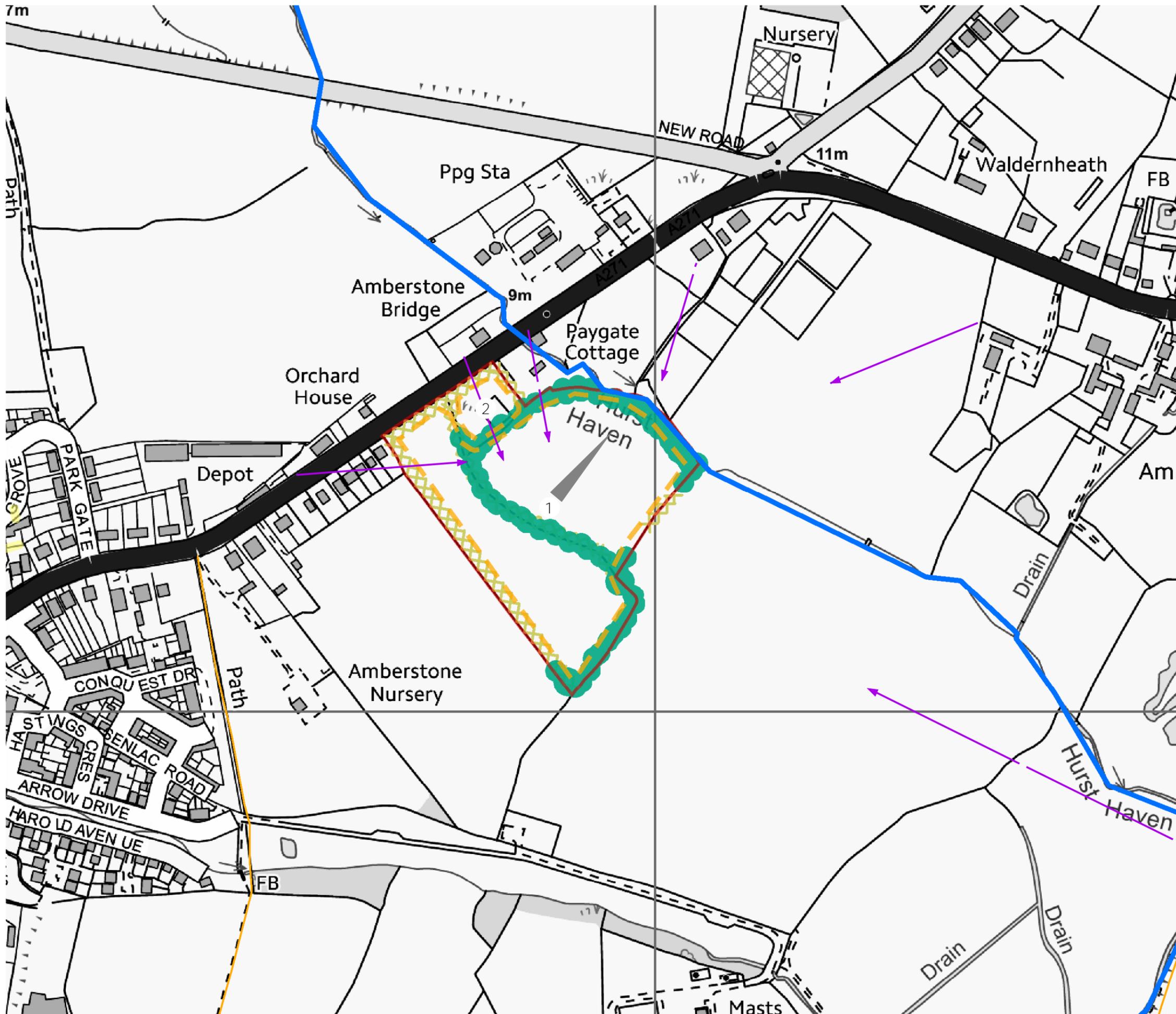
Landscape and Visual Context

Figure 215/1310/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

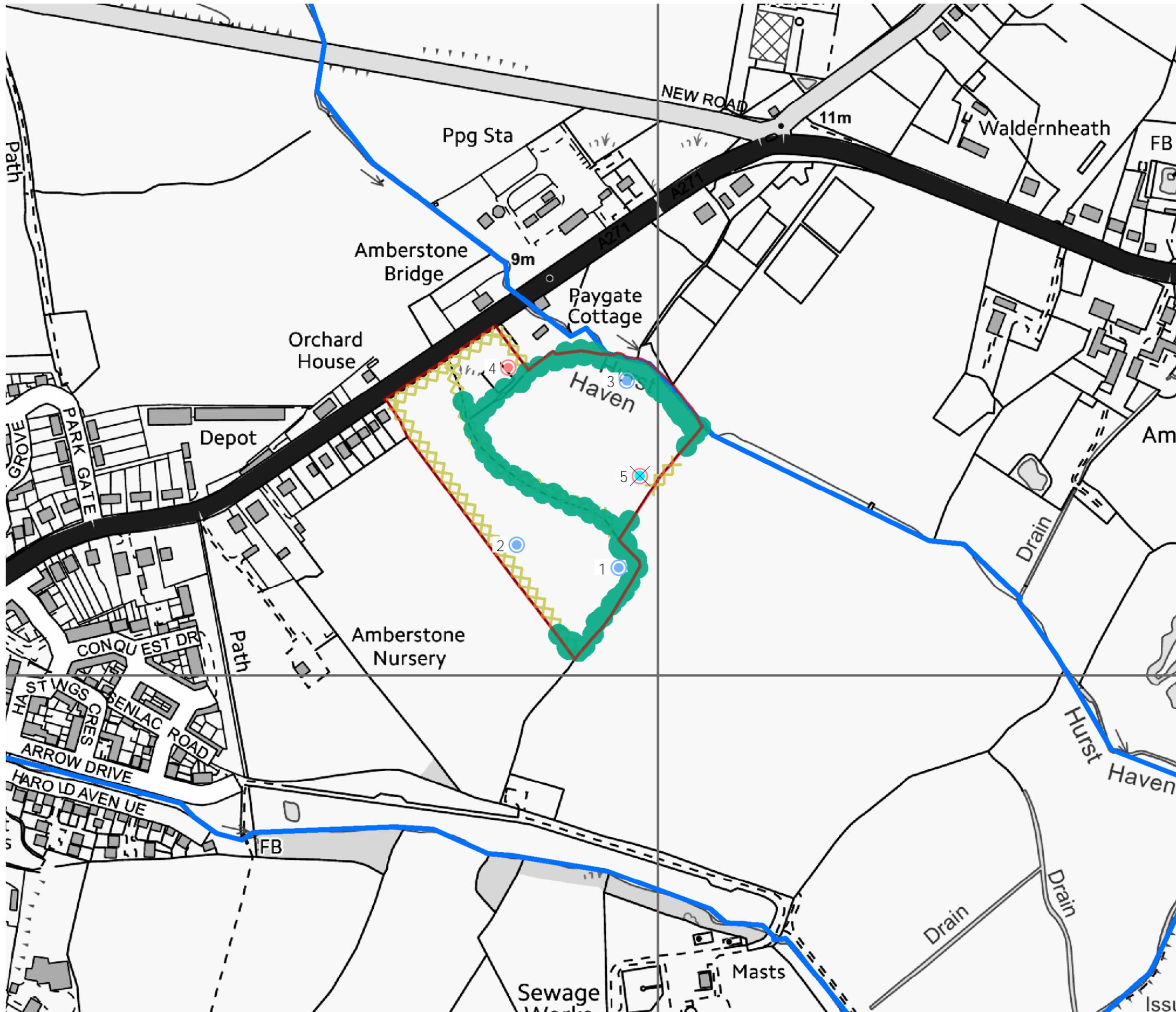
L16416 Hailsham Area Action Plan
 Hailsham East
 215/1310 Poplar Cottage Farm, Amberstone

Site Analysis

Figure 215/1310/L03
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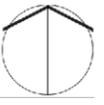


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 215/1310 Poplar Cottage Farm, Amberstone

Landscape Opportunities and Constraints

Figure 215/1310/L04
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308/1310 Amberstone Grange, Amberstone

Landscape and Visual Assessment

Location and description

The site comprises an area of grazing paddocks associated with Amberstone Grange (grade II listed building). It is located to the south of Amberstone A271, approx. 0.5km north east of Hailsham on the edge of open countryside (Pevensey Levels) and is surrounded by arable land and pasture.

Figure reference: 308/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

Local Landscape Character Type and sensitivity: Open Levels (Very High)

Local Landscape Character Area: F1 Down & Whelpley

Landscape setting area: Site lies outside a landscape setting area but is adjacent to setting area Hailsham 2

Distinctive characteristics - Hailsham Area 2:

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Levels to the east

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

Figure reference 308/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Grazing field

Open grazing field with post and wire sub-divisions for paddocks, bordered by residential properties to the east and west, open fields to the south and the A271 to the north. A drainage ditch runs along the southern boundary of the site. There is a wet ditch / pond in the south western corner of the site and a small patch of scrub/brambles close to the eastern boundary. Mature trees at the south western and south eastern corners of the site frame long distance views across the Levels to the south. There is a sense of openness to the site characteristic of the local landscape area but the proximity to the road and properties reduce the sense of tranquillity and rural character.

Key features include:

- Wide open field with long distance views to the south
- Drainage ditch and pond
- Mature trees along southern boundary

Figure reference: 308/1310/L03 - Site Analysis

308/1310 Amberstone Grange, Amberstone

Visual analysis

Visual context

The site is enclosed by hedgerow along the northern and eastern boundaries. The hedgerow screens most views from cars along the A217 (immediately to the north) but not the noise or sight of larger vehicles. Residential properties overlook the site to all sides except the south. Hedgerows and trees screen some views from the ground floor of properties to the east (Amberstone Grange, Amberstone Grange Farm) and those to the north of the road but there is no screening between the site and the two properties bordering the site to the west, a chain link fence separates the properties.

Magham Down rises to the north of the site providing a wooded backdrop which contrasts with the more open views to the south across flat open fields. To the south a woodland belt surrounding the nearby Sewage Works screen middle distance views (2+kms) across the Open Clay Vales to the east of Hailsham and of the town itself. The South Downs are visible in the distance beyond the woodland belt.

Figure reference 308/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is constrained by the wooded slope to the north and a mature tree belt to the south but extends to the south east across the Level landscape.

Refer to Figure 308/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Adjacent properties to the north, west and east (High sensitivity)
- Amberstone Grange (Listed Building) (High sensitivity)
- Road users; Featherbed Lane and Amberstone A271 (Low sensitivity)
- PRow to south east of site (High sensitivity)

Refer to Figure 308/1310/L03 key local views into site

Landscape sensitivity and capacity

Site lies just to the north east of Hailsham setting area 2

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 2

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient

308/1310 Amberstone Grange, Amberstone

Strength of Place	Strong
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Moderate
Landscape Value	High
Landscape Capacity	Moderate

The site has a High landscape value due to it forming part of the setting of Amberstone Grange grade II Listed Building and contributing to the sense of separation between Magham Down and Hailsham. Its overall Landscape Capacity is Moderate mainly due to its relatively low visibility from the wider area.

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 mature oak trees provide some enclosure to the southern edge of the site and are an attractive landscape feature
2. Pond
Reason – pond is a valuable landscape and ecological feature
3. Drainage ditch
Reason – the drainage ditch is a valuable landscape and ecological feature and a characteristic of the local character area
4. Hedgerow
Reason – Hedgerows are part of the historic field pattern of the area and provide a buffer to the A271

Opportunities for landscape enhancement

5. Landscape and ecological improvements to ponds (including long term programme for regular management)
6. Develop and implement tree / hedgerow planting strategy to reinforce local landscape character and integrate development within the landscape

Refer to Figure 308/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

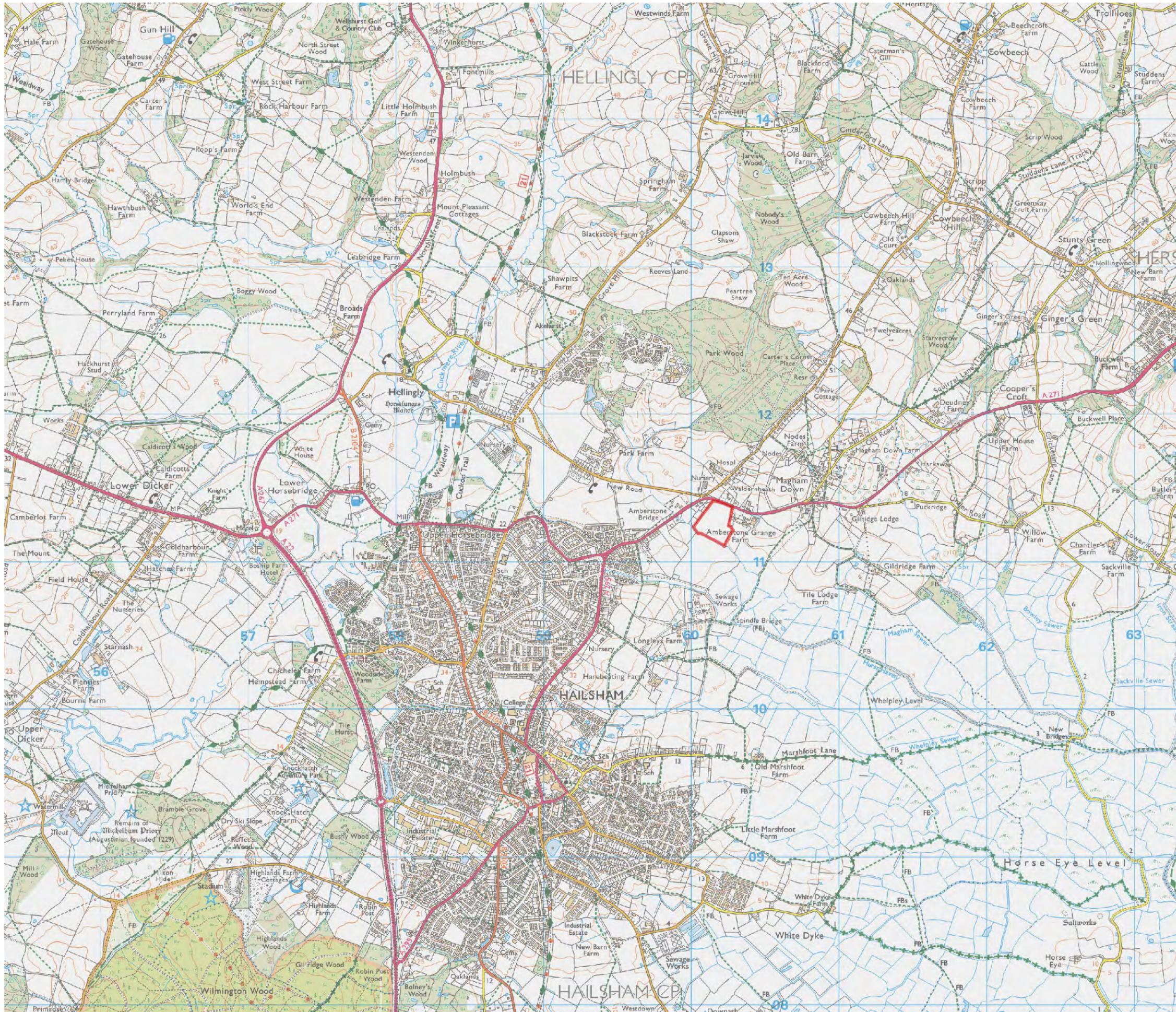
- Development on the site could affect the sense of separation between Magham Down and Hailsham as experienced from the Amberstone Road and from the PRoW to the south. It could also affect the setting of Amberstone Grange (grade II listed building) and the character of the adjacent Levels area arising from the introduction of built development, extension of the urban edge and loss of openness
- Potential landscape effects arising from development could be mitigated through: the retention of the existing mature vegetation around the perimeter of the site and key trees within the site; enhancing

308/1310 Amberstone Grange, Amberstone

the watercourse corridor and integrating tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Development on site could affect the character and quality of views from adjacent properties with views of built development intruding or blocking views to the south and east towards the Levels. There is also potential for minor effects on medium distance views from PRow to the south east of site
- Adverse visual effects have potential to be mitigated to some extent through the introduction of strategic landscape planting within, and around the perimeter of the site and designing development with a scale and character appropriate to the landscape character and context of the site



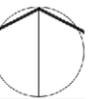
Key
 Site Boundary

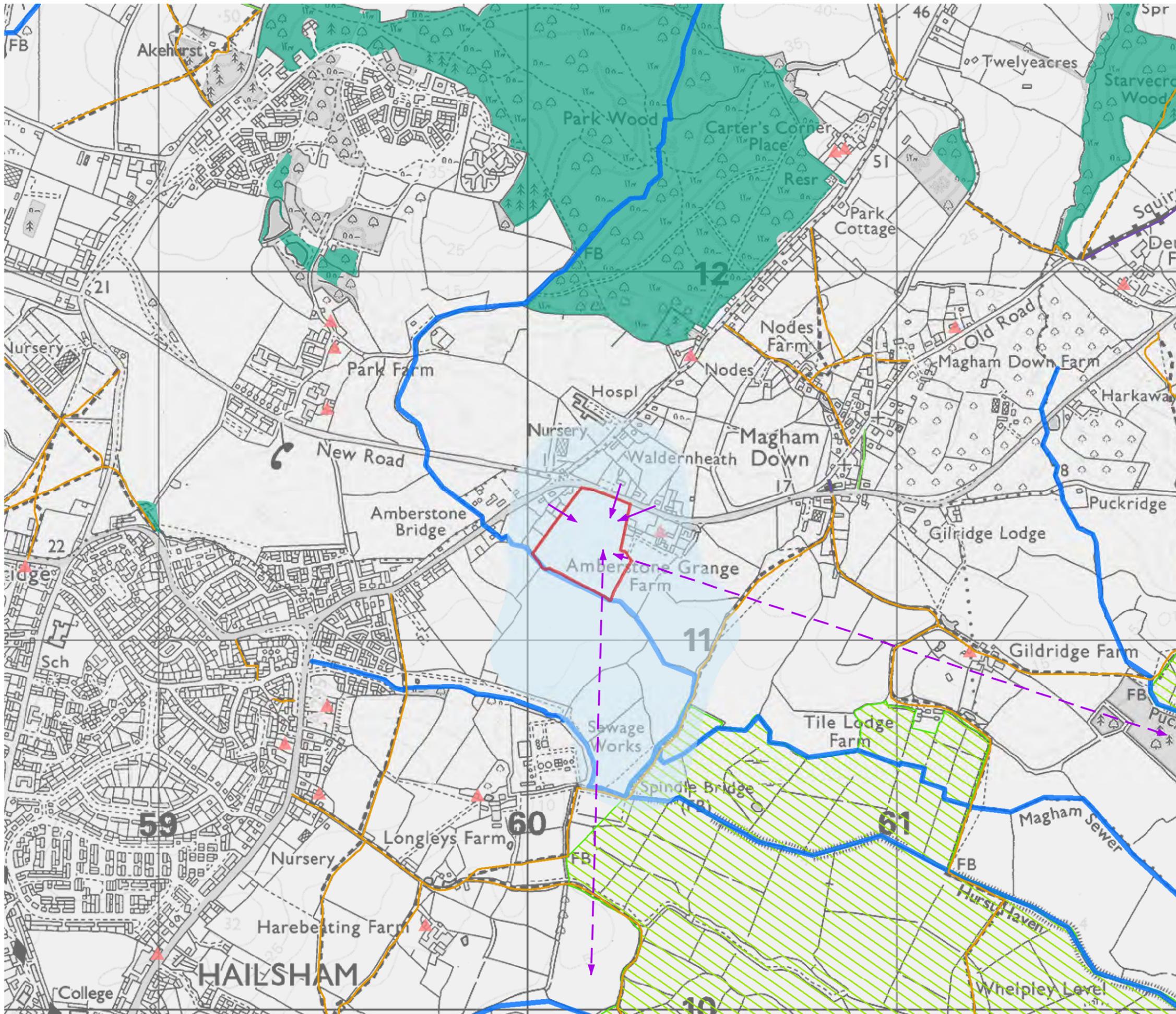
L16416 Hailsham Area Action Plan
 Hailsham East
 308/1310 Amberstone Grange, Amberstone

Site Location

Figure 308/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ↖ Key Views towards the site
 - ↔ Long Distance Views

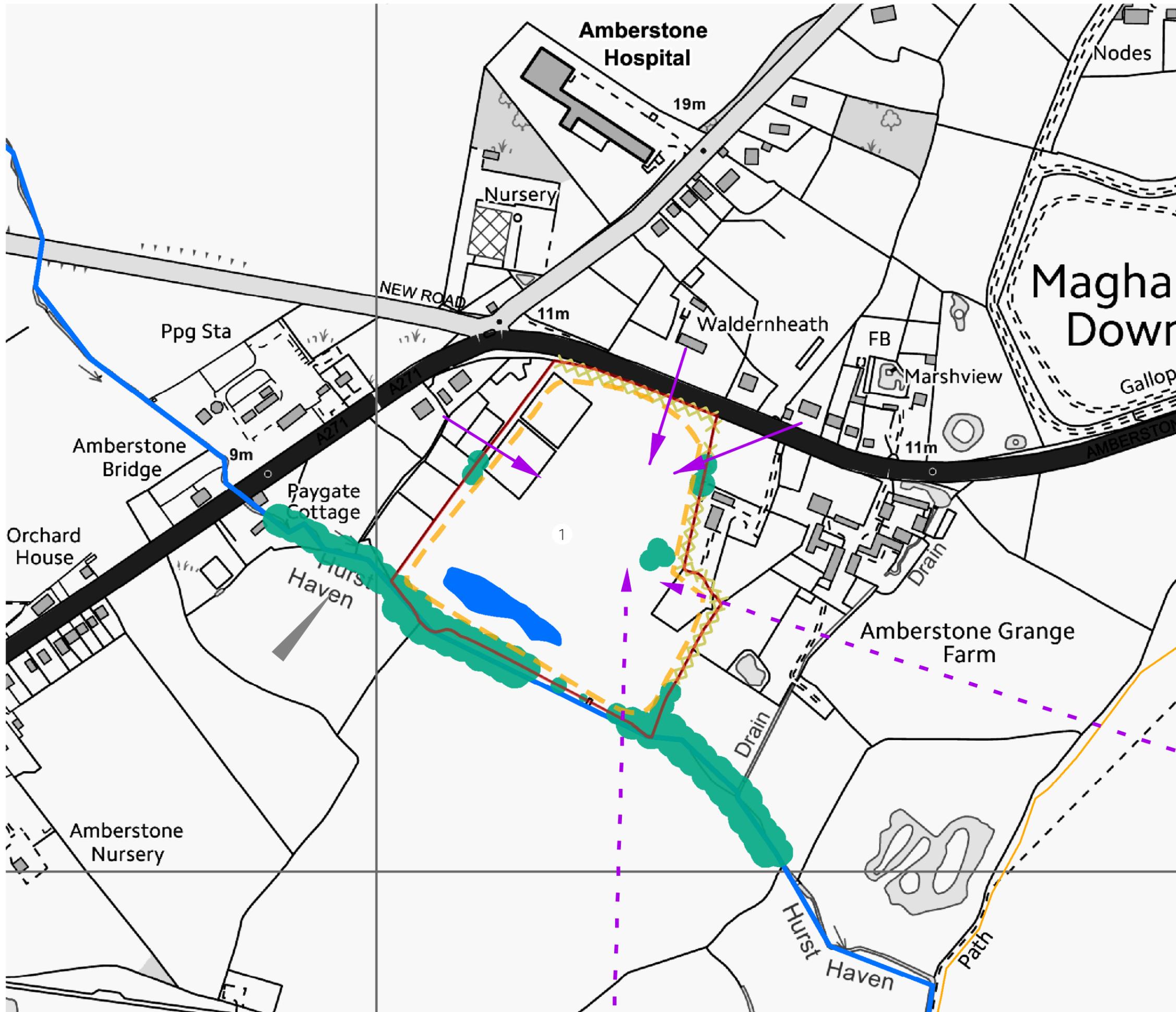
L16416 Hailsham Area Action Plan
 Hailsham East
 308/1310 Amberstone Grange, Amberstone

Landscape and Visual Context

Figure 308/1310/L02
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Aug 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

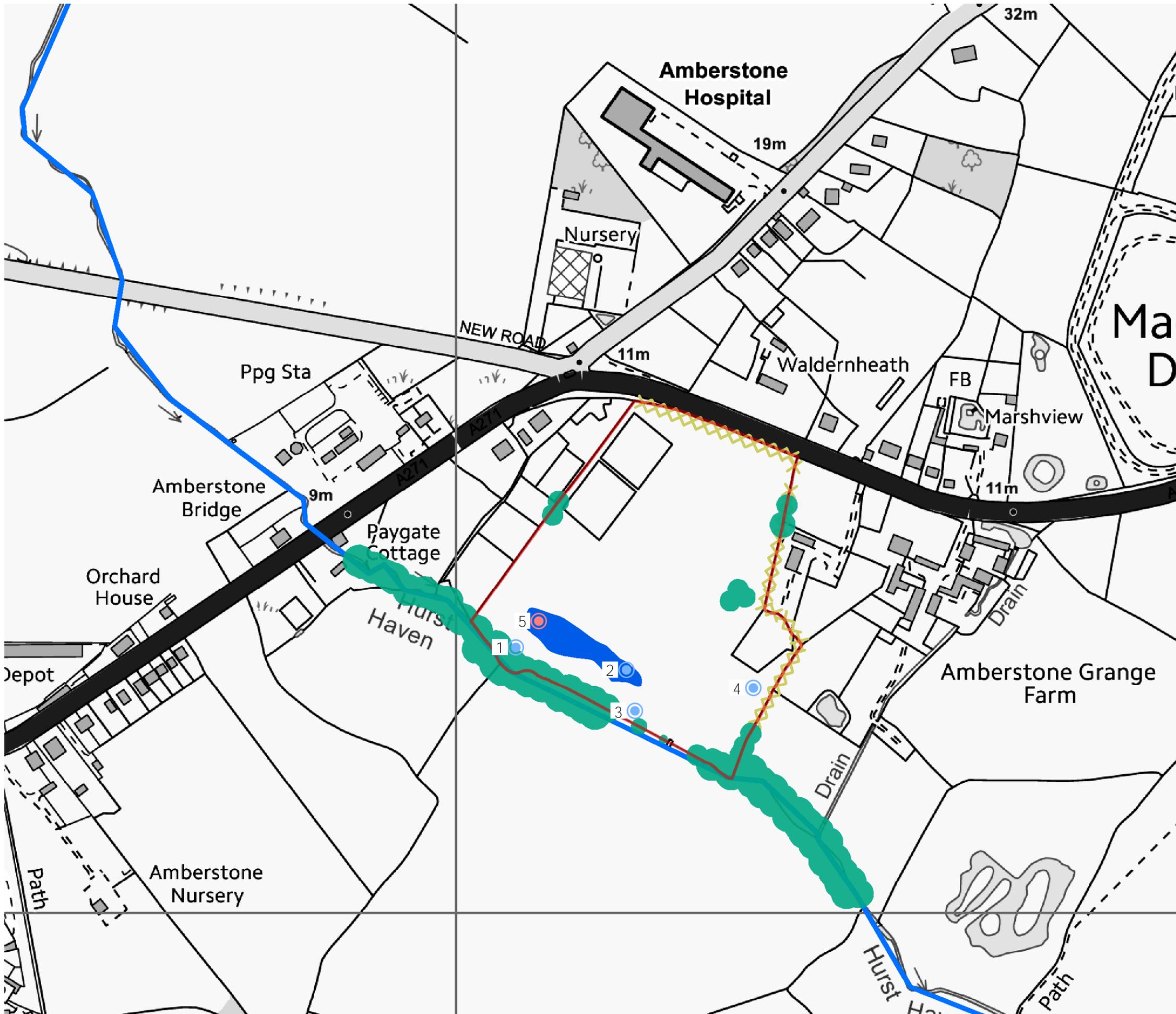
L16416 Hailsham Area Action Plan
 Hailsham East
 308/1310 Amberstone Grange, Amberstone

Site Analysis

Figure 308/1310/L03
 1:3 000@A3

Aug 2016





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

L16416 Hailsham Area Action Plan
 Hailsham East
 308/1310 Amberstone Grange, Amberstone

Landscape Opportunities and Constraints

Figure 308/1310/L04
 1:3 000@A3

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379/1310 Part of Marshfoot Farm and Old Marshfoot Farm

Landscape and Visual Assessment

Location and description

The site is situated to the east of Hailsham and lies on the edge of a largely rural area, with pasture, including grazing marsh, to the east and north, and the urban edge of Hailsham to the west. It comprises a collection of farm buildings and five fields crossed by a network of hedgerows and drainage ditches. A PRoW runs north-south across the eastern half of the site and another runs east-west along the southern edge of the site.

Figure reference: 379/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

Local Landscape Character Type and sensitivity: Open Clay Vales (west half of site – High Sensitivity) & Open Levels (east half of site – Very High Sensitivity)

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge (west) / F1 – Down & Whelpley (east)

Landscape setting area: Hailsham Area 3

Distinctive characteristics: Hailsham Area 3

- A small scale patchwork of predominantly pastoral fields, with stronger historic continuity in terms of field pattern in the north than in the south.
- Open views eastwards across the Open Levels contribute to recognisable sense of place

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

Figure reference 379/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Farm buildings

Little Marshfoot Farm buildings sit at the southern edge of the site. The buildings include a two storey redbrick and black timber farm house building, white rendered bungalow and garage and a number of corrugated iron barns.

Key features include:

- Farmyard and barn buildings

2. Grazing fields

The area is characterised by large open flat and generally featureless grazing fields. It sits on the western edge of the open levels with the levels stretching away down to the east and the eastern urban / sub-urban edge of Hailsham rising gently to the west. The character of the area is influenced by both the adjacent urban edge to the west and the open landscape to the east. A drainage ditch runs along the eastern boundary and across the centre of the site, a wooden stile / bridge carries the footpath over the ditch. The ditch is bordered by low level vegetation (rushes, grasses etc.) and has a post and wire fence to either side.

The field boundaries are marked by hedgerows, these are generally closely cut and tend to be single species (mostly hawthorn), there are a number of mature trees along the boundary and hedgerows, mostly oak and ash. Vegetation along the western boundary is particularly important in providing an edge between the urban

379/1310 Part of Marshfoot Farm and Old Marshfoot Farm

edge and adjacent rural area.

Key features include:

- Drainage ditch
- Hedgerows and mature trees

Figure reference: 379/1310/L03 - Site Analysis

Visual analysis

Visual context

Much of the site is enclosed with hedgerows and mature trees. However, the site is visible from a wide area to the east due to the flat and open character of the surrounding landscape.

The eastern boundary of the largest field is defined by a drainage ditch, this only has low vegetation so there is a great sense of openness and views to / from the east from this central / southern part of the site.

The west side of the site borders the 'sensitive urban edge' of Hailsham with views into the site from the housing rising up away from the site to the west. There are also views into the site along the north west edge which is bordered by allotments and a new housing development at Mabel Way.

Views into the site from Marshfoot Lane are limited to gaps in the hedgerow, the property on the south side of Marshfoot Farm has no screening to / from the site, enclosed only by post and wire fencing.

Views from the fields immediately to the north and east of the site are screened by dense hedgerow and large trees but long distance views into the site are possible from much of the lower lying Levels landscape to the north and east.

Figure reference 379/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is fairly extensive due to the gently sloping topography of the site which is slightly elevated over the surrounding landscape.

Refer to Figure 379/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Users of the PRoW crossing the site (High sensitivity)
- Users of the PRoW to the south of the site (High sensitivity)
- User of Marshfoot Lane public Byway to the north of the site (High sensitivity)
- Residents of properties adjacent to the site, west and north sides (High sensitivity)

Refer to Figure 379/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Low Landscape Value. There is strong historic continuity within this area, particularly in the north and the area has a strong strength of place as a result of open views eastwards across the Open Levels.

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

379/1310 Part of Marshfoot Farm and Old Marshfoot Farm

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Ancient
Strength of Place	Moderate
Landform	Insignificant
Tree Cover	Open
Visibility	Moderate
Landscape Sensitivity	Moderate
Landscape Value	Moderate-High
Landscape Capacity	Moderate-Low

The site has a Moderate-Low Landscape Capacity due to its moderate sensitivity and moderate-high value. The moderate-high value arises from its open undeveloped character, good condition and its position between the existing urban edge of Hailsham to the west and the open Pevensey Levels to the east.

Significant variations in sensitivity within the site - Western side of the site is less sensitive due to its proximity to the existing urban edge. Development in this area would be seen in the context of the existing urban edge which would reduce its impact. The eastern side of the site is of higher sensitivity due to its proximity to the Pevensey Levels, its visibility from the surrounding area and the presence of a PRoW along the eastern edge of the site.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

- Existing mature trees and hedgerows
Reason - trees and hedgerows enclose much of the site and contribute to the character of the site.
- Drainage ditch
Reason – ditch is valuable landscape and ecological feature and is a characteristic feature of the landscape character

Opportunities for landscape enhancement

- Create landscape zone to edge of any development to contain development edge and screen urban edge from wider landscape to the east

Refer to Figure 379/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development within the site could potentially affect the sensitive eastern urban edge of Hailsham. **Extending development into the wider 'rural' landscape** would create a new urban edge in an area which currently acts as a buffer to views of the settlement from the open landscape to the east and introducing built form into an area which is currently characterised by a very

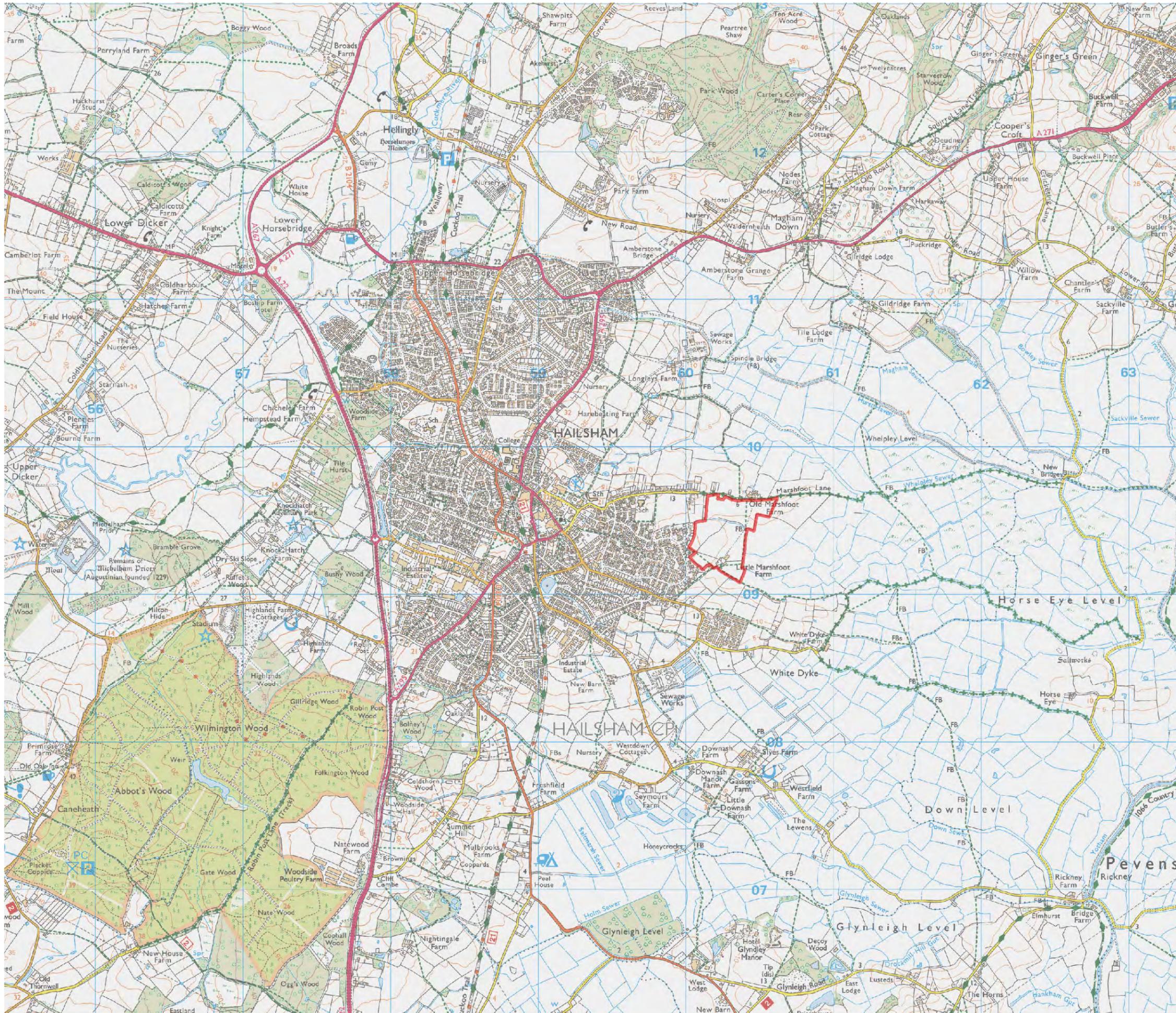
379/1310 Part of Marshfoot Farm and Old Marshfoot Farm

dispersed settlement pattern of occasional farmsteads. This could potentially affect the character of the Pevensey Levels landscape character area by reducing its sense of tranquillity and remoteness (including at night time arising from lighting). However, landscape effects of small scale development on the western side of the site would potentially be more limited and therefore less significant particularly if implemented with appropriate landscape mitigation measures

- Development could also potentially affect the character of the PRoW which passes along the eastern side of the site
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back and landscape buffer along the northern, southern and eastern edges of the site adjacent to the rights of way, integrating tree planting within the development area and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effects on character and quality of views towards Hailsham from PRoW through the Levels area arising from greater visual prominence of the urban edge (including at night due to effects from lighting) in the background of the view (although these changes would be viewed against the backdrop of the existing built edge of Hailsham)
- Potential effects on character and quality of views from adjacent properties which overlook the site arising from the introduction of built development in views which are currently across an open undeveloped landscape
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site and the development of an appropriate lighting strategy to minimise impacts from lighting on views from the Levels



Key
 Site Boundary

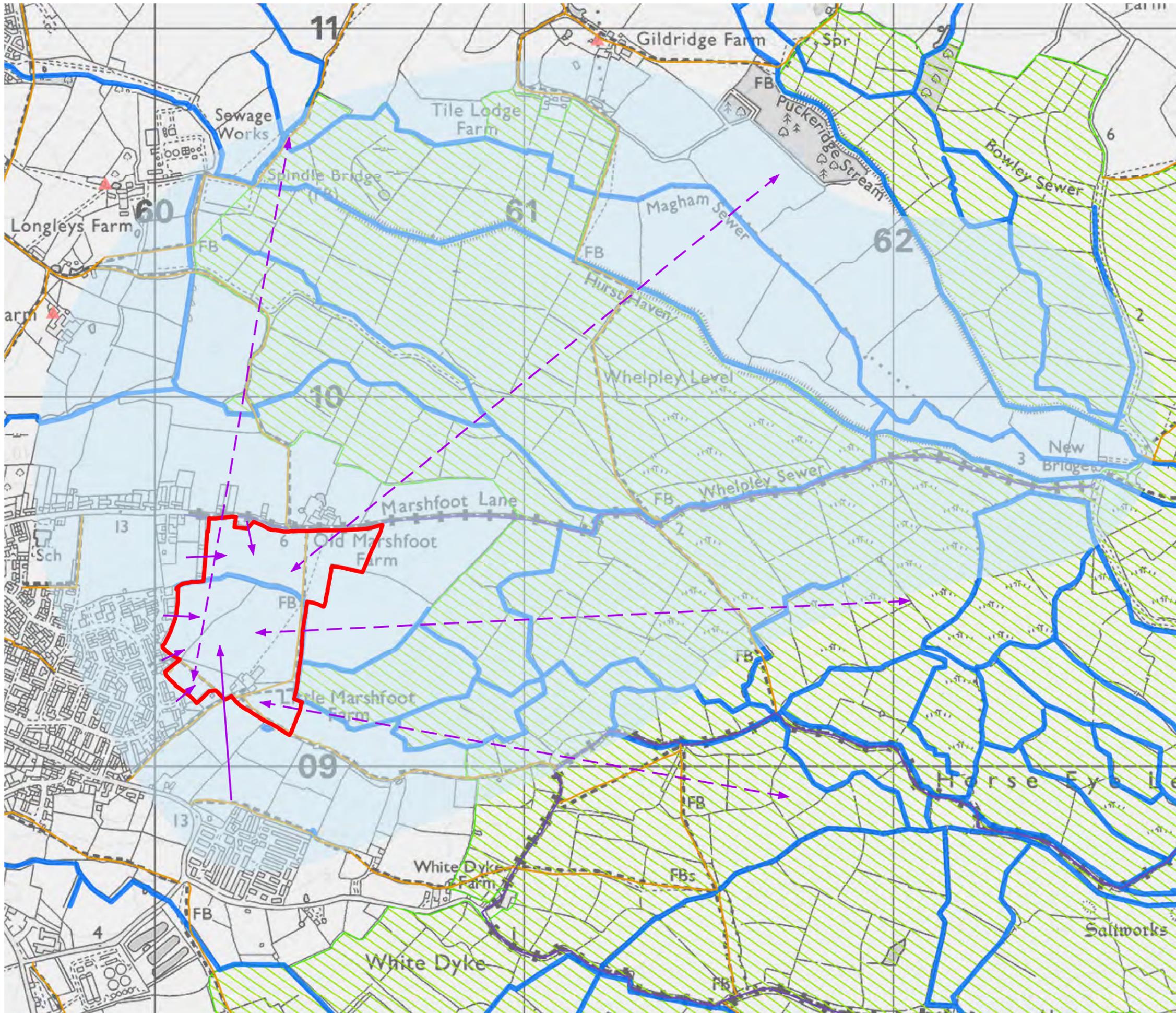
L16416 Hailsham Area Action Plan
 Hailsham East
 379/1310 Part of Marshfoot Farm and
 Part of Old Marshfoot Farm

Site Location

Figure 379/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ↖ Key Views towards the site
 - - - Long Distance Views

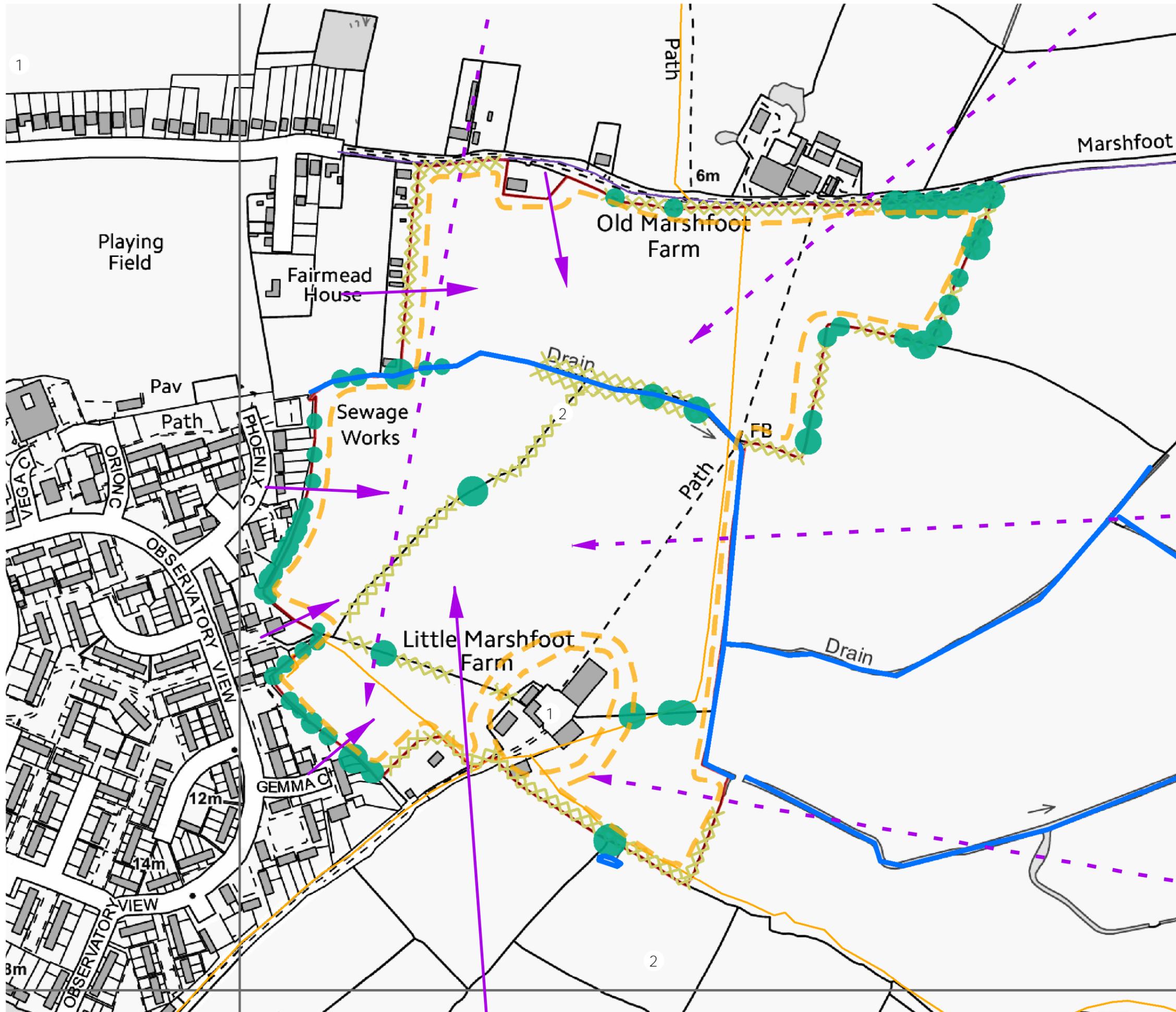
L16416 Hailsham Area Action Plan
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Landscape and Visual Context

Figure 379/1310/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - ▶ Key Views towards the site
 - ↔ Long Distance Views
 - ▶ Key Slopes

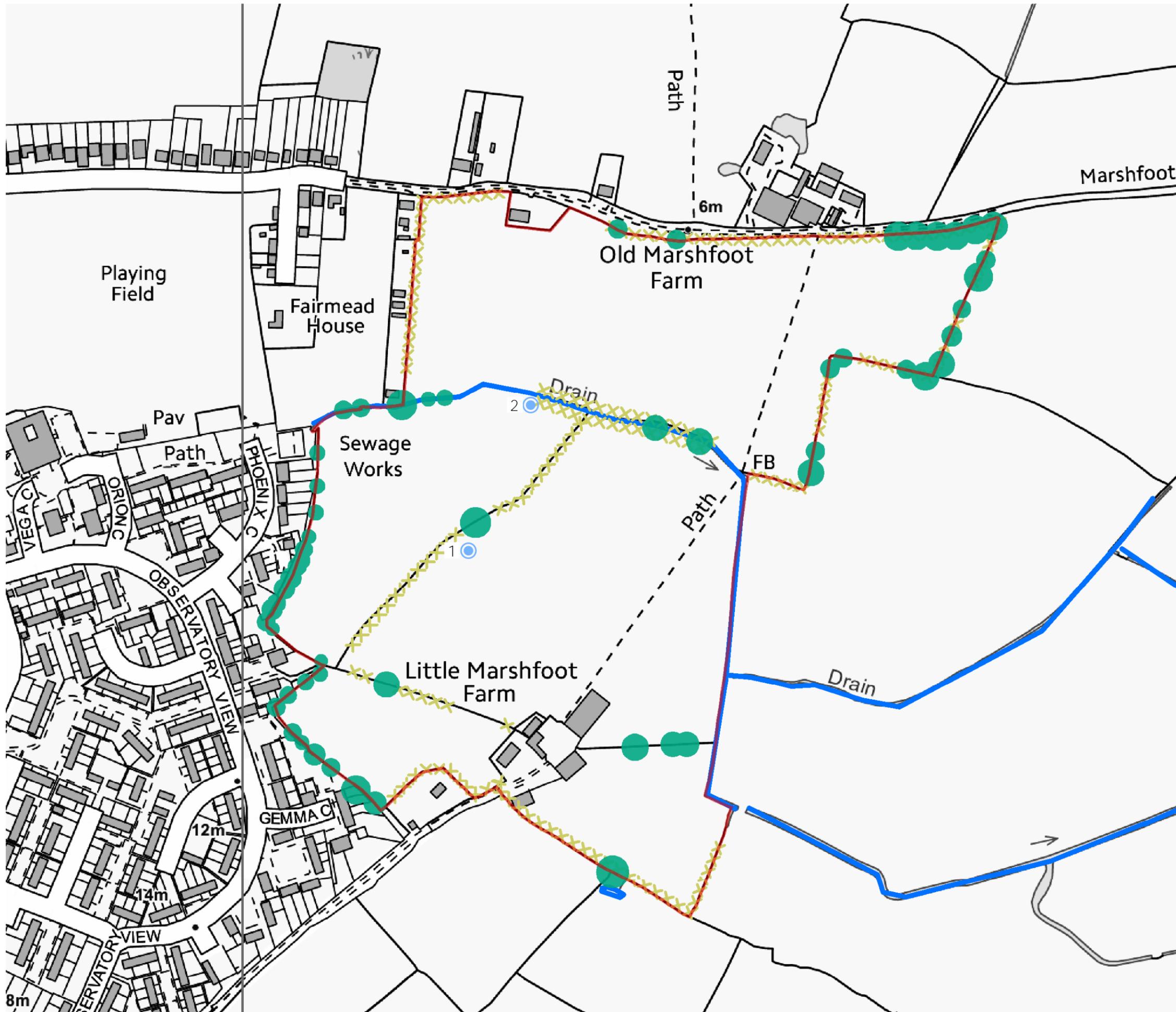
L16416 Hailsham Area Action Plan
 Hailsham East
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 Part of Old Marshfoot Farm

Site Analysis

Figure 379/1310/L03
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- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)**
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

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Landscape Opportunities and Constraints

Figure 379/1310/L04
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454/1310 Land South of Howard Close

Landscape and Visual Assessment

Location and description

The site is a small parcel of land comprising woodland and overgrown scrub on the edge of residential development on the south eastern edge of Hailsham.

Bordered to the north and west by housing on Howard Close, Swan Road and Butts Field, the site is fairly inaccessible and has a neglected and dilapidated air. A small tree-lined water course runs along the southern boundary of the site, beyond this the area to the south west has a similar character. Open fields / paddocks border the east and south east of the site.

A public footpath runs across the north east edge of the site with access from Howard Close but is largely overgrown indicating infrequent use.

Figure reference: 454/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 4

Distinctive characteristics - Hailsham Area 4

- A caravan park in the east, which is considered to be a landscape detractor
- West-east stream corridor, which is lined in places by mature trees and vegetation
- Open views southwards across the Open Levels contribute to recognisable sense of place

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

Figure reference 454/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Scrub woodland

Area of mixed deciduous woodland (ash, oak, sycamore) with informal paths through scrubby undergrowth and long grass. Fly-tipped and overgrown this area appears unmanaged and neglected. Eastern edge borders an open paddock and has a line of oak and ash growing from dense shrub / hedgerow. A dense thicket of brambles largely obscures the entrance to the site (and the public footpath) from the south end of Howard Close.

Key features include:

- Mature trees to eastern boundary
- Dense thicket of brambles obscuring entrance

2. Oak woodland and watercourse

Mixed woodland (mostly oak) with scrub undergrowth and informal path bordering a small watercourse. The oaks lining the stream are larger than those within the site and alongside the stream help to define this southern edge. Informal paths and clearings weave through the brambles and trees (oak, ash and some plum trees). The site is difficult to access (through a broken fence at Butts Field) and has a neglected feel – fly tipped, overgrown and unmanaged. However the mature oaks and sinuous watercourse are a distinctive feature and provide a sense of place and maturity to the landscape. Overall the area has an urban fringe

454/1310 Land South of Howard Close

character, acting as a transition area between the urban areas to the north west and the open countryside to the south and east.

Key features include:

- Tree lined watercourse
- Oak woodland

3. Clearings in scrub

Grassed clearings amongst brambles with occasional trees (ash, oak) to the centre and north of the site. Lack of mature trees gives this side of the site a more open feel which is a pleasant contrast to the adjacent woodland but has a wild, overgrown and neglected air. Fly tipped and has grazing ponies.

Figure reference: 454/1310/L03 - Site Analysis

Visual analysis

Visual context

A line of mature trees (mostly oak and ash) with hedgerow at the ground level along the eastern boundary fence reinforce together with the patch of scrubby woodland (area 1) effectively block views into and out of the site from the east and north east.

Views to / from the south are limited to the immediately adjacent areas and would be only partial due to the tall trees and dense shrubs along the site boundary and beyond between the site and Station Road.

To the north and west, enclosure is provided by the garden fences of the adjacent properties which are largely obscured by scrub vegetation within the site, there are trees growing along the eastern boundary but these do not entirely screen views into the site.

Figure reference 454/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited due to the presence of tall trees and dense vegetation.

Refer to Figure 454/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Users of public footpath crossing corner of the site (c. 50m stretch) (High sensitivity)
- Housing backing onto site (High sensitivity)

Refer to Figure 454/1310/L03 for key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Low Landscape Value. Pattern of stream corridors and pastoral fields give a moderate strength of place but landscape value is low due to the presence of nearby landscape detractors such as the caravan park and sewage works.

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

454/1310 Land South of Howard Close

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic
Strength of Place	Moderate
Landform	Insignificant
Tree Cover	Enclosed
Visibility	Very Low
Landscape Sensitivity	Low
Landscape Value	Low
Landscape Capacity	High

The site has a High Landscape Capacity due to its low visibility from the wider landscape and few landscape features or characteristics of value.

Significant variations in sensitivity within the site - the watercourse and adjacent oak woodland (area 2) are important features within the landscape and contribute to the character and sense of place. These are sensitive features which should be preserved and protected if development occurs 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 eastern and southern sides of the site providing screening and contributing to the woodland character of the site
2. Tree lined watercourse
Reason – the watercourse is a valuable landscape and ecological feature

Opportunities for landscape enhancement

3. Enhancement and improved management of watercourse and associated trees and vegetation
4. Clear undergrowth / brambles along PRoW route
5. Potential to improve and enhance access to watercourse for public amenity

Refer to Figure 454/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

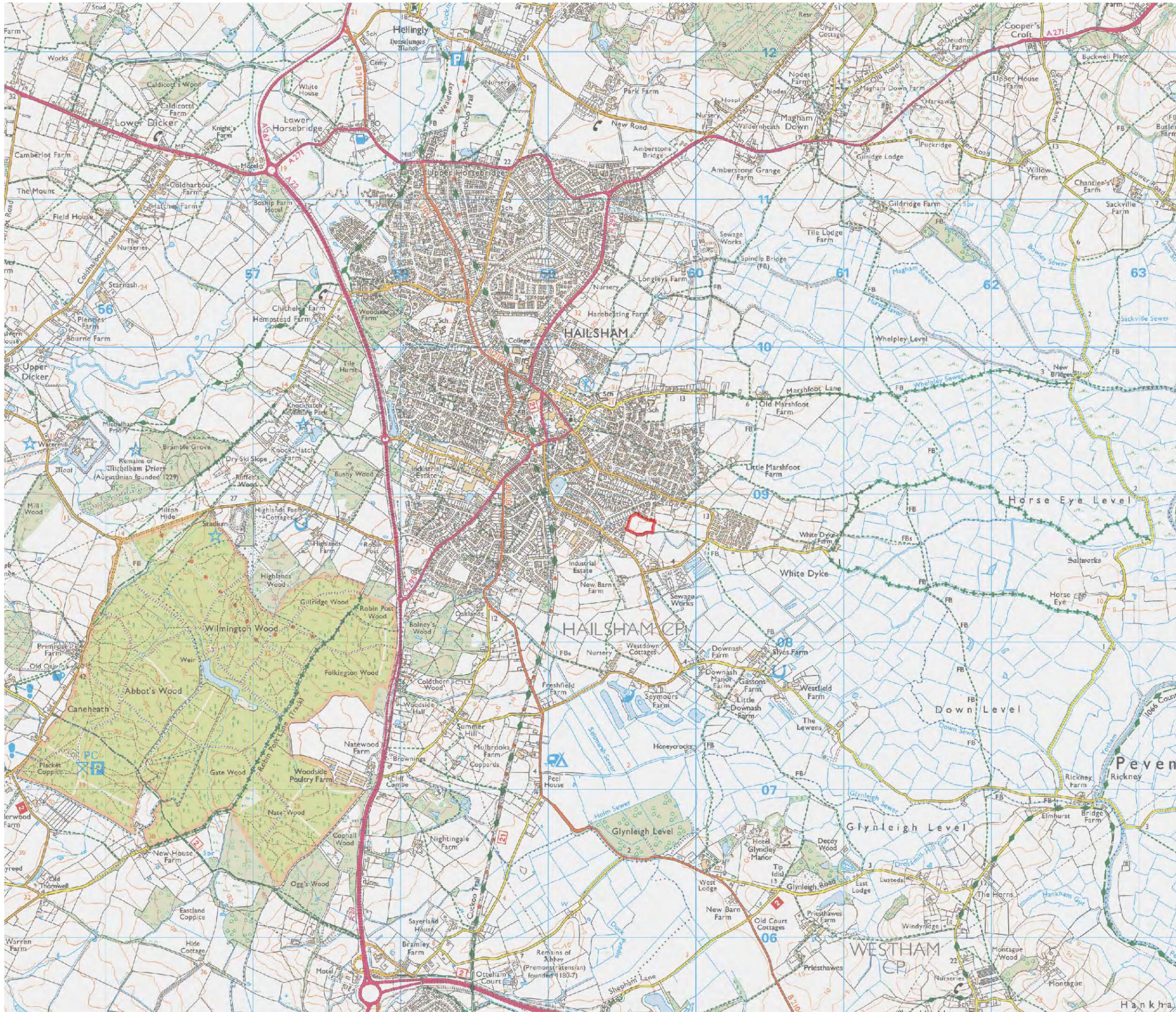
- With appropriate design and layout it is likely that development on the northern part of this site could integrate with the existing urban edge (especially if considered in conjunction with adjacent sites) and be accommodated without significant adverse effects on the character of the surrounding landscape. Development on the southern part of the site could potentially result in significant landscape effects as it would likely require the loss or reduction of the woodland area in this part of the site
- Potential landscape effects arising from development on the site could be mitigated through: the retention of the existing woodland areas and watercourse; enhancing the watercourse corridor; and

454/1310 Land South of Howard Close

designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effects on character and quality of views from housing bordering the site to north and west and views from public footpath as it crosses the corner of site to the northeast. The introduction of development on the site would result in these views becoming more urban in character.
- Adverse visual effects have potential to be mitigated through the retention of existing mature vegetation on the south and east side of the site and the introduction of strategic landscape planting within the site and along the northern and western edge of the site.



Key
 Site Boundary

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 Hailsham East
 454/1310 Land south of Howard Close

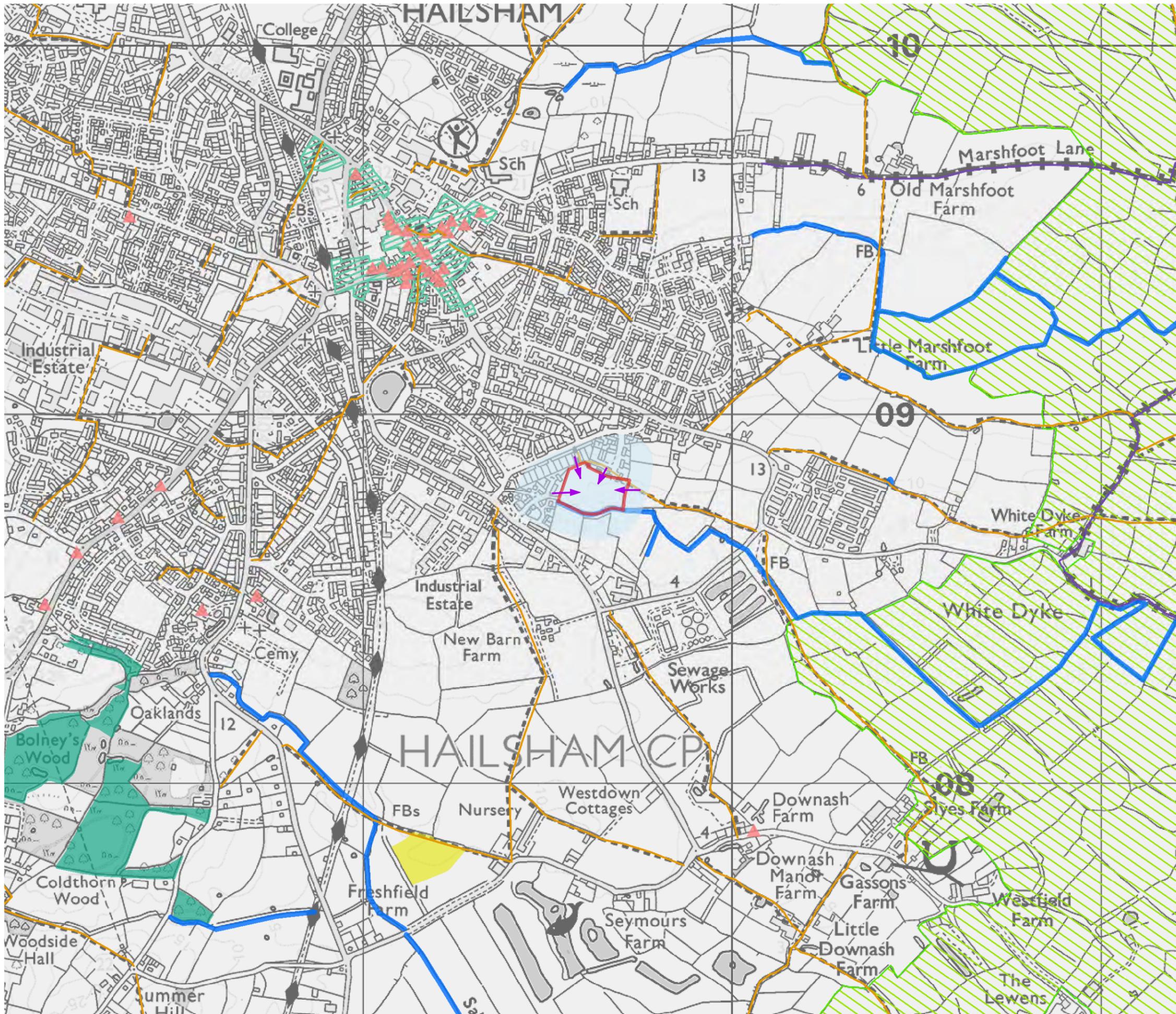
Site Location

Figure 454/1310/L01
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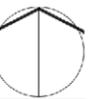


- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

L16416 Hailsham Area Action Plan
 Hailsham East
 454/1310 Land south of Howard Close

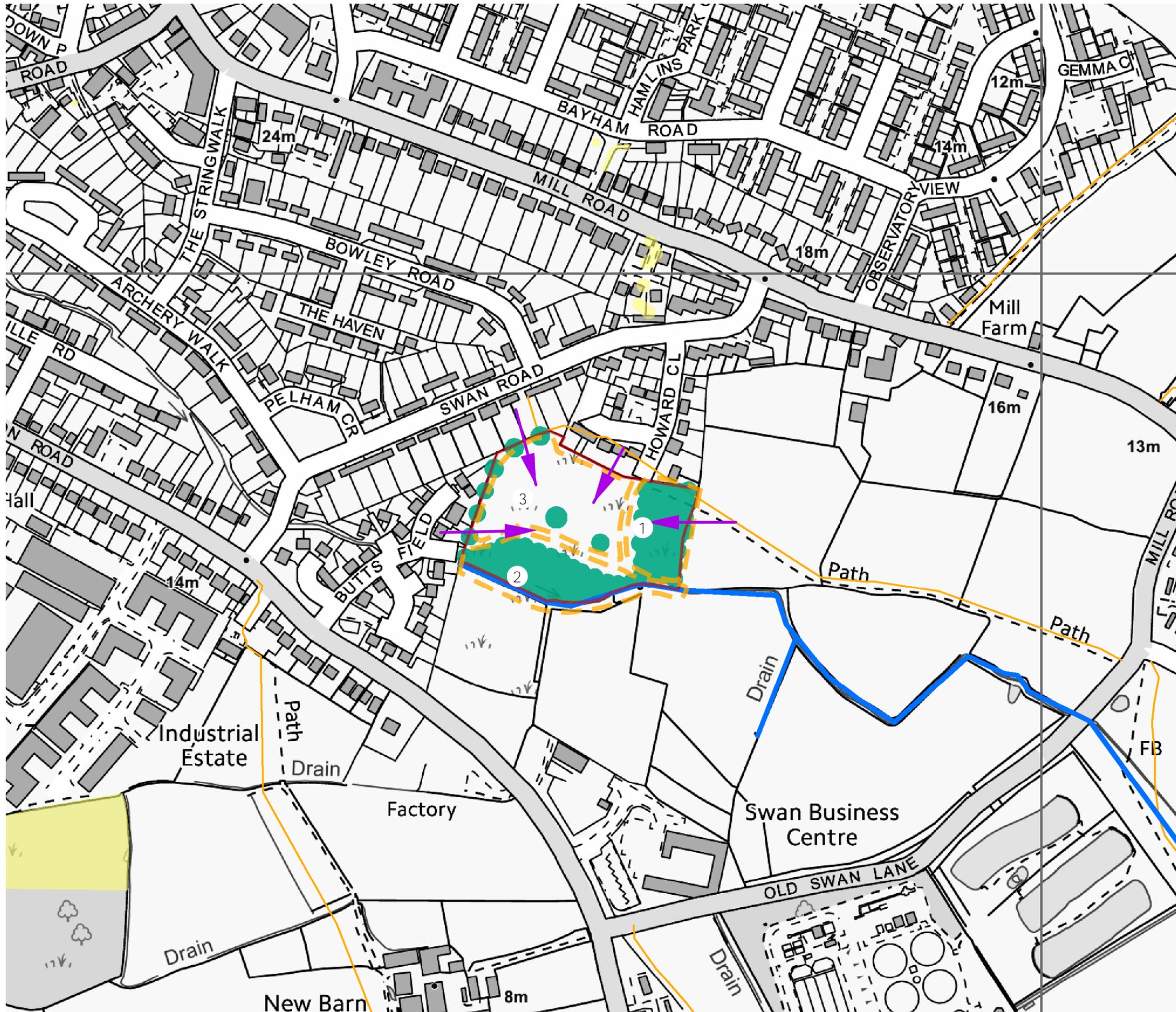
Landscape and Visual Context

Figure 454/1310/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

L16416 Hailsham Area Action Plan
 Hailsham East
 454/1310 Land south of Howard Close

Site Analysis

Figure 454/1310/L03
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467/1310 Land at Station Road

Landscape and Visual Assessment

Location and description

The site is a small area of woodland and scrub on the edge of residential development on the south eastern edge of Hailsham.

The site is bordered by Station Road to the south and housing of Butts Field to the west. A small waterway lined with mature trees (mostly oaks) runs along the north boundary of the site, beyond which is a similar area of scrub and woodland. To the east of the site the landscape has a more open character.

Figure reference: 467/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 4

Distinctive characteristics - Hailsham Area 4

- A caravan park in the east, which is considered to be a landscape detractor
- West-east stream corridor, which is lined in places by mature trees and vegetation
- Open views southwards across the Open Levels contribute to recognisable sense of place

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

Figure reference 467/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Tree lined slope to roadside

This area comprises dense tree planting and undergrowth along a band of sloping land adjacent to Station Road. Mostly ash, some oak and hedgerow species.

Key features include:

- Mature trees

2. Wooded glade

This is an overgrown and fairly inaccessible area of scrub within a boundary of mature trees and hedgerows. Informal paths weave through the dense overgrown scrub and brambles etc. There are some larger clearings of long grass with evidence of occasional grazing. The eastern edge has a wire netting fence on a slightly raised ridge, patched haphazardly in places with some mature trees and patchy hedgerow. There is a small watercourse lined with mature trees (mostly oaks) along the northern edge of the site.

This area has a pleasant sense of enclosure and seclusion, despite views of adjacent housing but also feels neglected and dilapidated. Overall the area has an urban fringe character, acting as a transition area between the urban areas to the north west and the open countryside to the south and east.

Key features include:

- Clearing within woodland
- Tree lined watercourse

467/1310 Land at Station Road

Figure reference: 467/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is almost completely enclosed with mature trees and shrubs. The boundary to the south has a block of mature woodland and understorey scrub which screens the centre of the site from views to / from the road. There may be views into the centre of the site from upper stories of housing adjacent to the site on Station Road. Mature trees line both sides of the watercourse which defines the northern boundary, and provides a strong sense of enclosure. Housing along the adjacent roads of Butts Field, Swan Road and Howard Close have views of the site.

The boundaries to the east and west allow some limited views into the site. At the north and southern ends of the western edge there are blocks of mature trees which provide screening of the site. The central part of the boundary with the back gardens of Butts Field has fewer mature trees and thus there are clear views into the central part of the site. Similarly, the central part of the eastern boundary has fewer mature trees and gaps in the hedgerow allow views in from the adjacent site. The eastern boundary has a broken and patched chain link fence.

Figure reference 467/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is fairly limited due to the presence of mature trees and vegetation along the boundaries.

Refer to Figure 467/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Housing to south east of Butts Field, Swan Road & Howard Close (High sensitivity)
- Housing on south side of Station Road (High sensitivity)

Refer to Figure 467/1310/L03 for key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 4

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Low Landscape Value. Pattern of stream corridors and pastoral fields give a moderate strength of place but landscape value is low due to the presence of nearby landscape detractors such as the caravan park and sewage works.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong

467/1310 Land at Station Road

Landform	Apparent
Tree Cover	Enclosed
Visibility	Low
Landscape Sensitivity	Moderate
Landscape Value	Low
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity arising from its remnant ancient historic landscape features (piecemeal enclosure) and some key landscape characteristics whilst having limited visibility from the wider area and being located adjacent to the existing urban edge.

Significant variations in sensitivity within the site - the watercourse lined with mature trees is an important feature within the landscape and contributes to the character and sense of place. These are sensitive features which should be preserved and protected.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Tree lined watercourse
Reason – the watercourse is a valuable landscape and ecological feature
2. Existing mature trees
Reason - trees enclose the site and contribute to the woodland character

Opportunities for landscape enhancement

3. Enhancement and improved management of watercourse and associated trees and vegetation to create an enhanced landscape feature within the site and contribute to the site character
4. Potential to improve and enhance access to watercourse for public amenity

Refer to Figure 467/1310/L04 – Landscape Opportunities and Constraints Plan

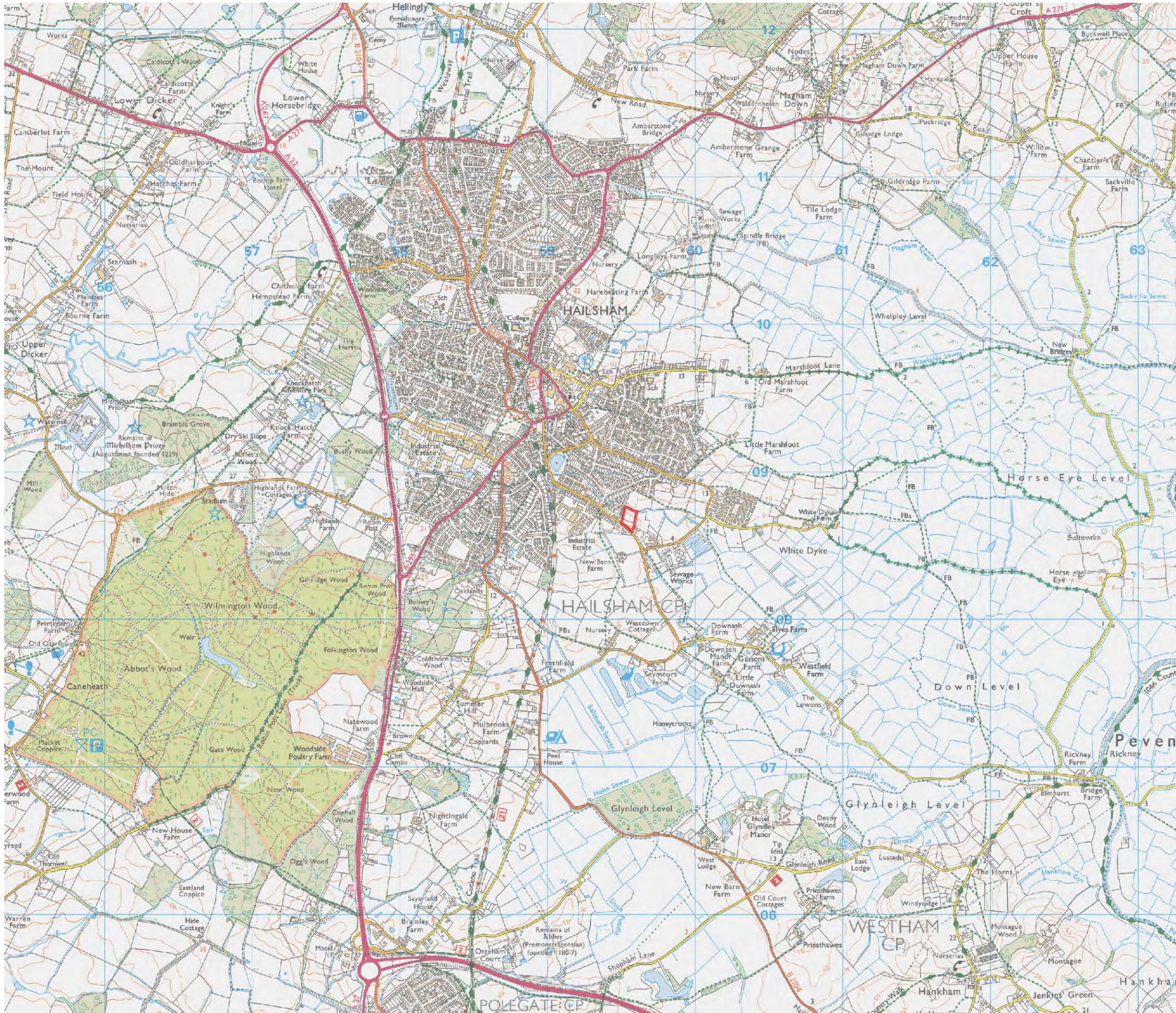
Potential landscape and visual impacts if site is developed

Key landscape effects

- With appropriate design and layout it is likely that development on this site could integrate with the existing urban edge (especially if considered in conjunction with adjacent sites) and be accommodated without significant adverse effects on the character of the surrounding landscape
- Potential landscape effects arising from development on the site could be mitigated through: the retention of the existing woodland areas and watercourse; enhancing the watercourse corridor; and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effects on character and quality of views from housing bordering the site
- Adverse visual effects have potential to be mitigated through the retention and strengthening of existing mature vegetation around the perimeter of the site



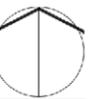
Key
 Site Boundary

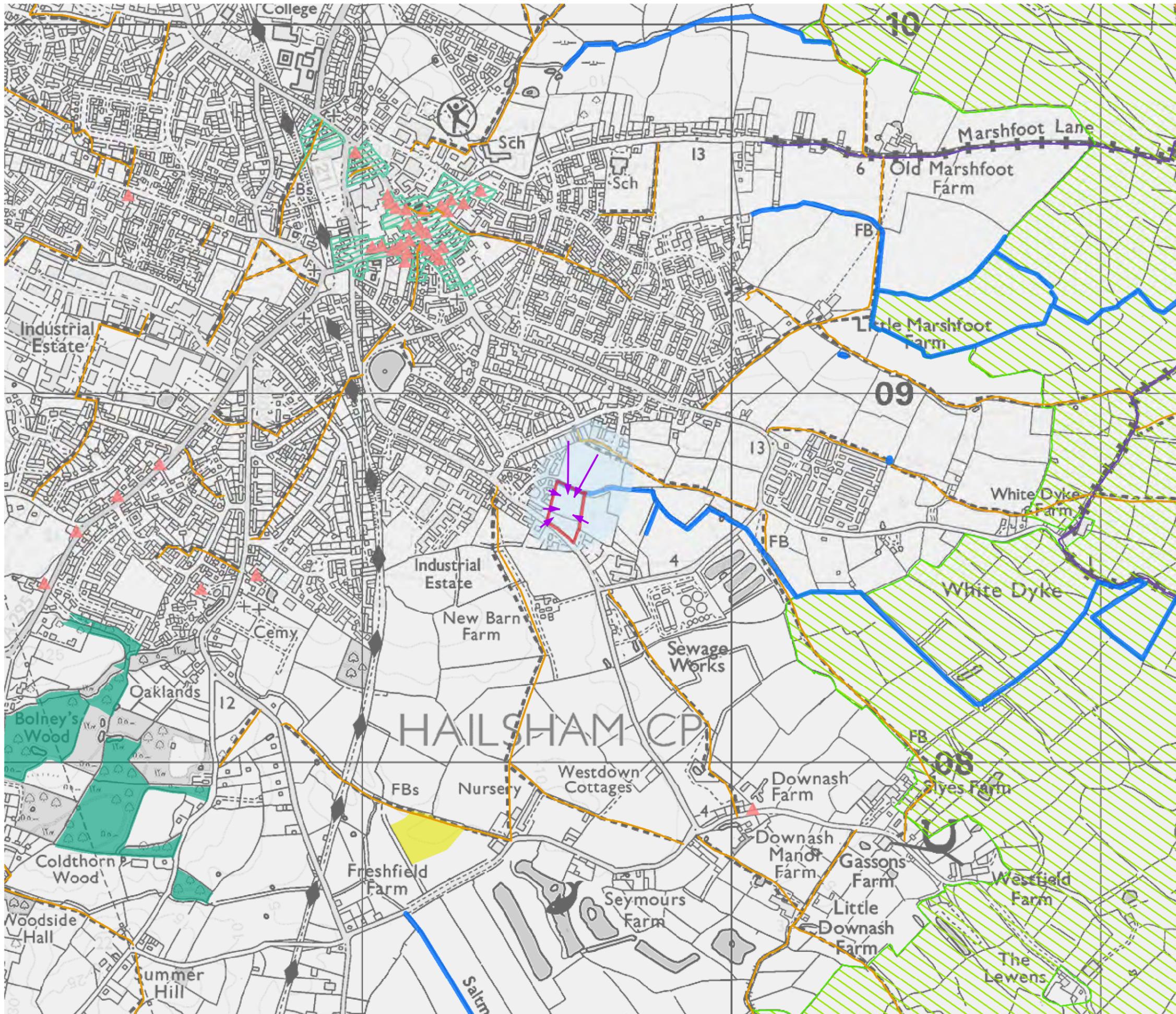
L16416 Hailsham Area Action Plan
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Site Location

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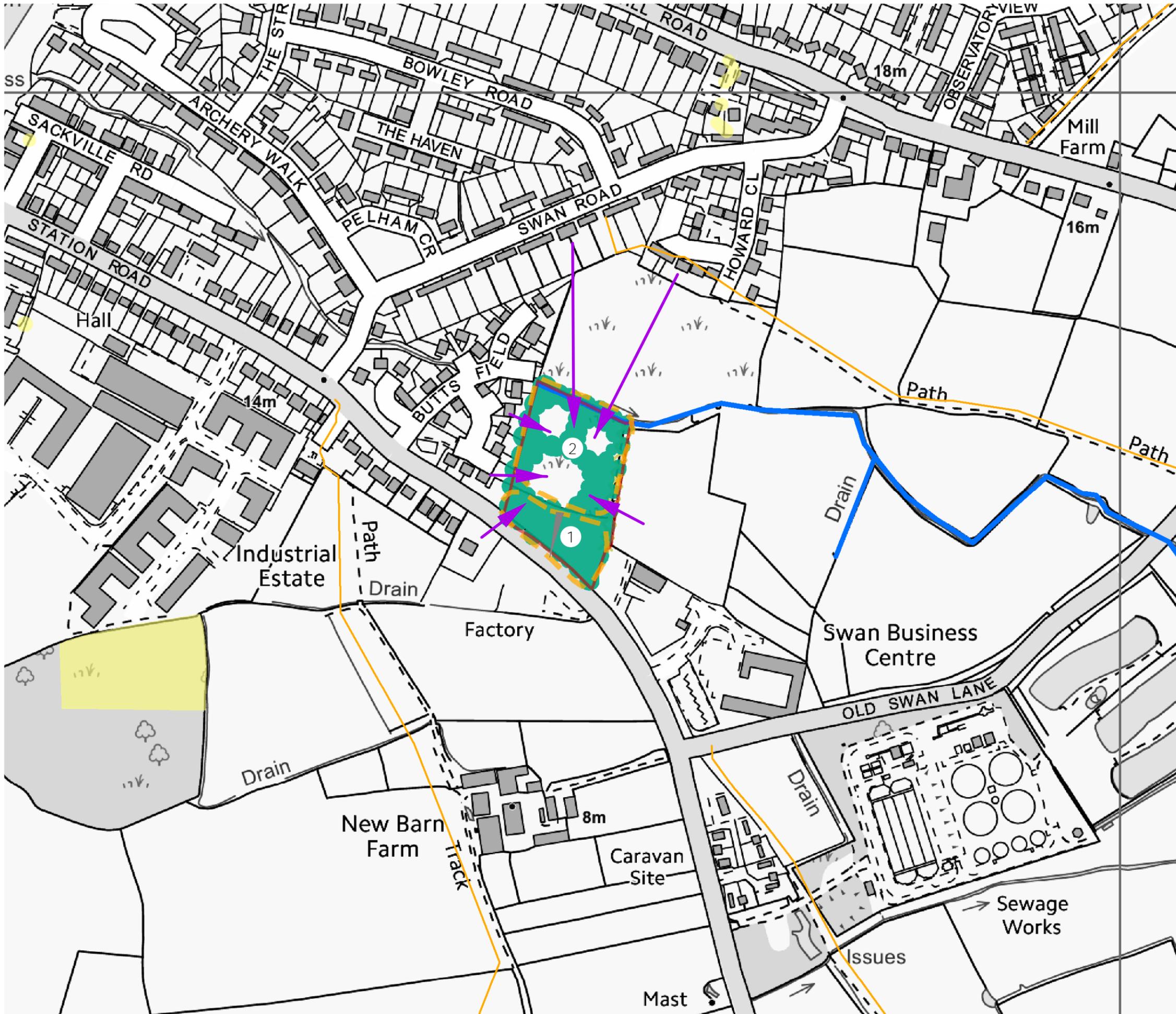
- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

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Landscape and Visual Context

Figure 467/1310/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

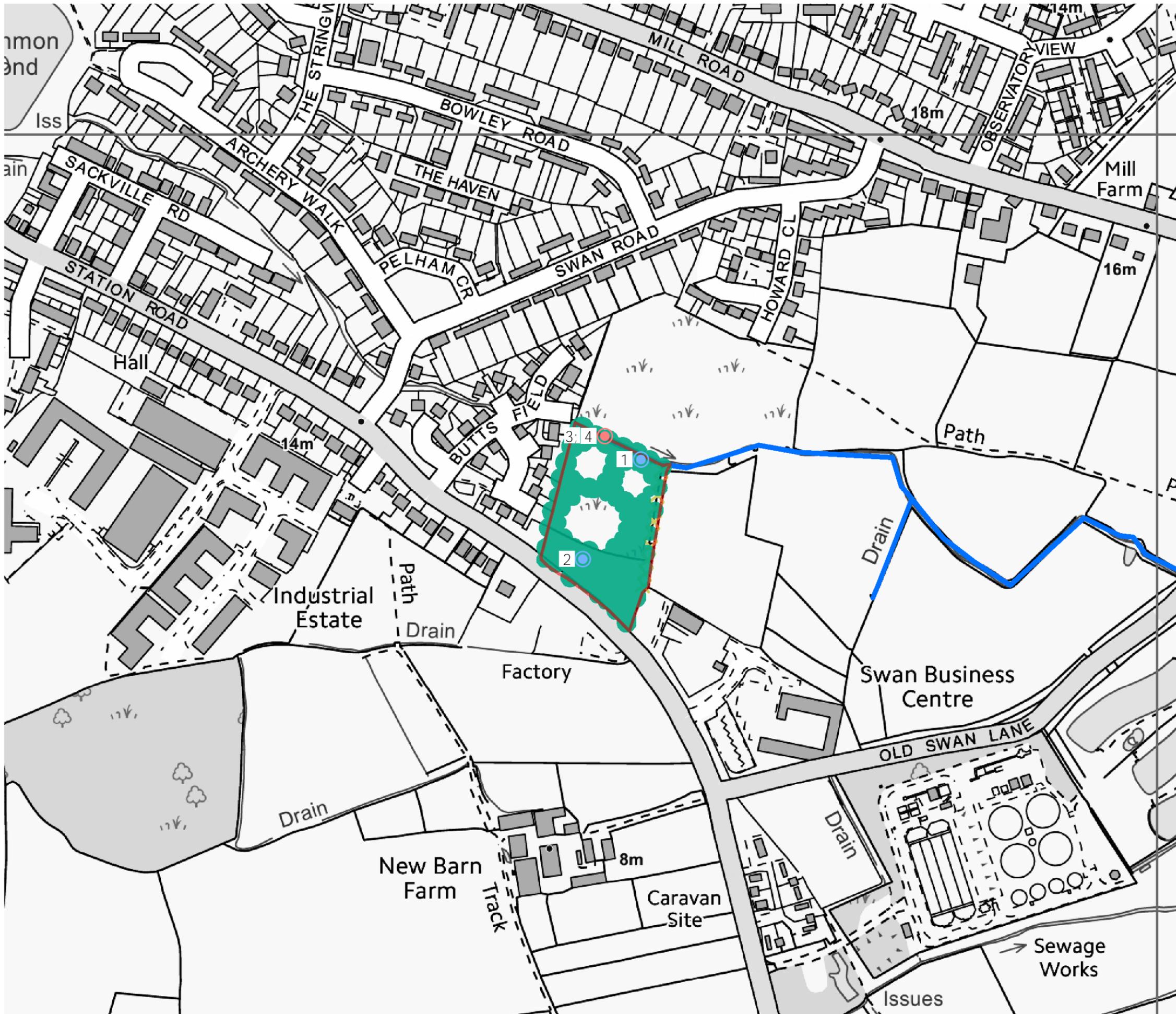
L16416 Hailsham Area Action Plan
 Hailsham East
 467/1310 Land at Station Road

Site Analysis

Figure 467/1310/L03
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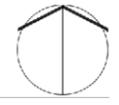


- Key
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 467/1310 Land at Station Road

Landscape Opportunities and Constraints

Figure 467/1310/L04
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523/1310 Land at Lynton, Battle Road

Landscape and Visual Assessment

Location and description

The site comprises a house and garden backing onto a large arable field on the south side of the A271, to the north eastern edge of Hailsham. To the south and east of the site is open countryside, arable and pasture. To the west is the eastern edge of Hailsham, while to the north, beyond housing along A271, is an area of rural arable and pastoral landscape with wooded slopes beyond.

Figure reference: 523/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

Local Landscape Character Type and sensitivity: Open Clay Vales (High), eastern corner of site sits within Open Levels (Very High)

Local Landscape Character Area: E5 Hailsham & Lower Horsebridge, eastern corner of site: F1 Down & Whelpley

Landscape setting area: Hailsham Area 2

Distinctive characteristics - Hailsham Area 2

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Levels to the east

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

Figure reference 523/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House and Garden

This area comprises a two storey detached house (Lynton) on the A271 with front and back gardens and an access track to the east side leading to a small hardstanding parking area at an entrance to the field beyond. At the southern end of the garden there is a dilapidated outbuilding and area of hardstanding, beyond the end of the garden is a patch of brambles and small trees. The area has a domestic residential character.

Key features include:

- House garden and outbuilding
- Access track and parking area

2. Field

Area of grassland bounded by hedgerows (mostly hawthorn and blackthorn) with larger mature trees (oak and field maple) at southern corner. Area slopes gently down to south east with long views over the open Pevensey Levels landscape beyond, framed by mature trees on the boundary and surrounding field boundaries. The suburban housing along A271 backs onto the northern edge of the field. This housing, together with the road noise reduce the otherwise rural and tranquil atmosphere of the southern aspect.

Key features include:

523/1310 Land at Lynton, Battle Road

- Wide open grassland
- Field hedgerows and mature trees

Figure reference: 523/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is well enclosed on all sides apart from the south eastern edge which has long views to and from the Levels landscape.

The northern edge of the site is enclosed by garden fences of the houses along the A271 which back onto the site. There are patches of scrubby vegetation along this northern boundary but very little screening, both the houses and garden have clear views into the site.

The remaining three sides of the site are enclosed by hedgerows. On the eastern side the hedgerow is dense and has grown into small trees, this and mature trees lining fields further to the east of the site provide strong enclosure on this side.

The hedgerow on the western side is lower and with fewer mature trees beyond, this western side of the site is less well enclosed with clear views to and from the settlement edge of Hailsham.

The southern edge is enclosed by hedgerows and mature trees, a tree belt beyond the site (to the south side of Arrow drive) screens the nearby sewage works and most views from properties off Harebeating Lane although there are some views from the footpath crossing the north facing fields above Harebeating Lane. There are attractive long distance views between the trees to the south east across the low lying Levels landscape beyond.

Figure reference 523/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends widely to the east as the topography drops away and tree cover and tall hedgerows become sparser.

Refer to Figure 523/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Housing on northern boundary of the site (High sensitivity)
- Users of PRoW to southwest and southeast of site (High sensitivity – 300 – 500m distance, glimpsed views between trees)

Refer to Figure 523/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 2

Area is considered to have a Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with

523/1310 Land at Lynton, Battle Road

mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Moderate
Landscape Value	Moderate
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its moderate sensitivity and moderate landscape value. Its location close to the existing urban edge and limited sense of remoteness reduces its landscape value and sensitivity **but balanced against this is the site's coherent and Ancient landscape pattern, good condition** and proximity to the Pevensey Levels.

Significant variations in sensitivity within the site - the north western half of the site closest to the A271 is less sensitive due to its proximity to the existing urban edge and road corridor. The southern and eastern corner of the site is of higher sensitivity due to its proximity to local character type of Open Levels which is considered to have a very high landscape sensitivity.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

- Existing mature trees
Reason – trees help to enclose the site and are an attractive and prominent landscape feature.
- Perimeter hedgerows
Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

- Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
- Create new native hedgerow planting to reinstate historic field patterns and/or create new boundaries
- Develop and implement tree planting strategy to reinforce local landscape character and integrate development with the landscape. Strategy to include introduction of tree belt along south eastern boundary to provide strong landscape edge between site and the Levels landscape character area.

Refer to Figure 523/1310/L04 – Landscape Opportunities and Constraints Plan

523/1310 Land at Lynton, Battle Road

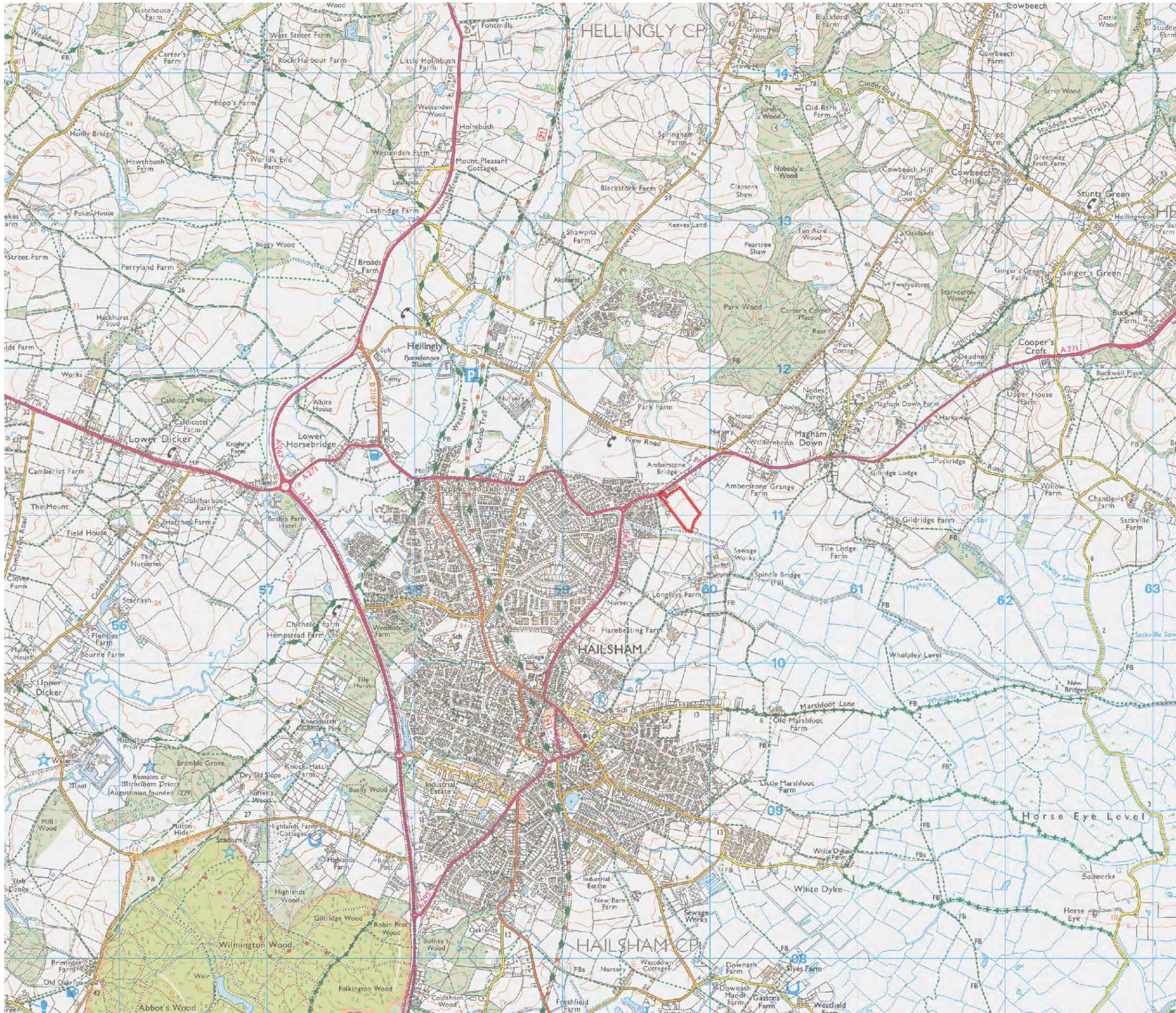
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development within the site could potentially affect the sensitive eastern urban edge of Hailsham. **Extending development into the wider 'rural' landscape** would create a new urban edge in an area which currently acts as a buffer to views of the settlement from the open landscape to the east and introducing built form in an area which is currently characterised by a very dispersed settlement pattern of occasional farmsteads. This could potentially affect the character of the Pevensey Levels landscape character area by reducing its sense of tranquillity and remoteness (including at nighttime arising from lighting). However, landscape effects of small scale development on the northern part of the site i.e. connecting to the existing development edge along the A271, would be more localised and less significant
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing mature trees and perimeter hedgerows; providing a set back and landscape buffer along the south-eastern edge of the site, and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effect on character and quality of views from the properties bordering the site and views from PRowS to southeast of site in the Levels arising from greater visual prominence of the urban edge (including lighting) in the background of the view (although these changes would be viewed against the backdrop of the existing built edge of Hailsham)
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site and the development of an appropriate lighting strategy to minimise impacts from lighting on views from the Levels

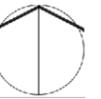


Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham East
 523/1310 Land at and to the rear of
 Lynton, Battle Road

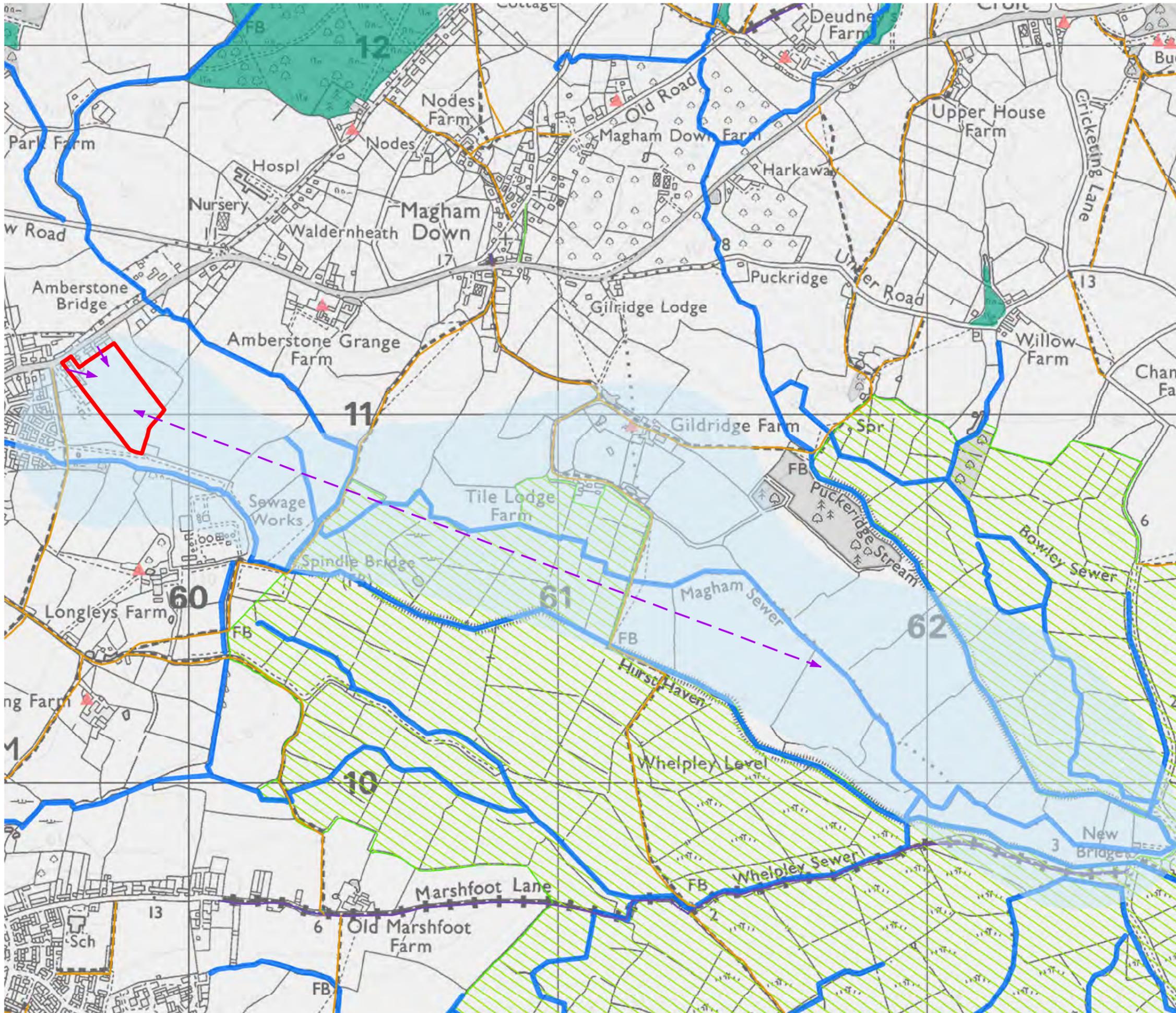
Site Location

Figure 523/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - Key Views towards the site
 - Long Distance Views

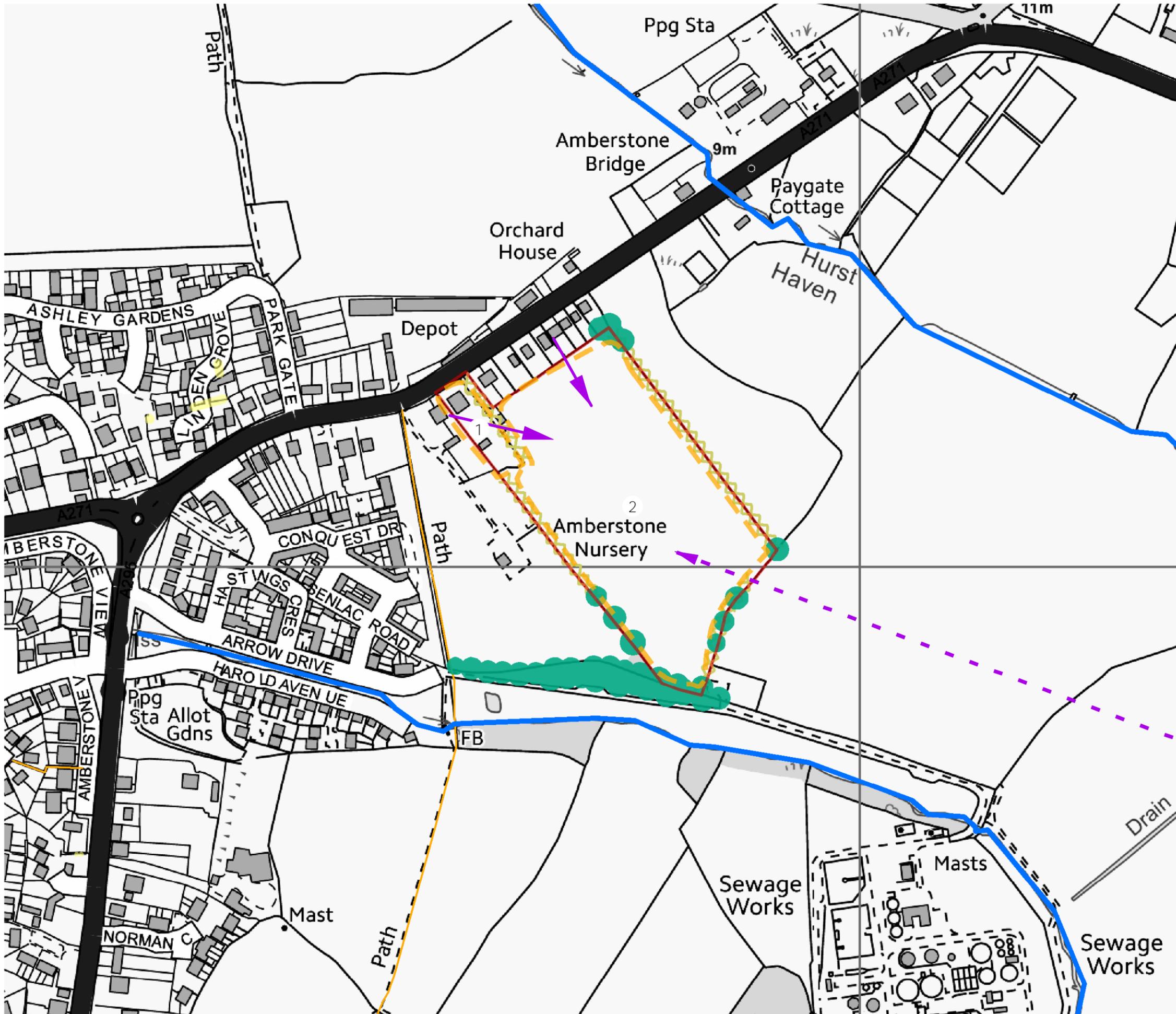
L16416 Hailsham Area Action Plan
 Hailsham East
 523/1310 Land at and to the rear of
 Lynton, Battle Road

Landscape and Visual Context

Figure 523/1310/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

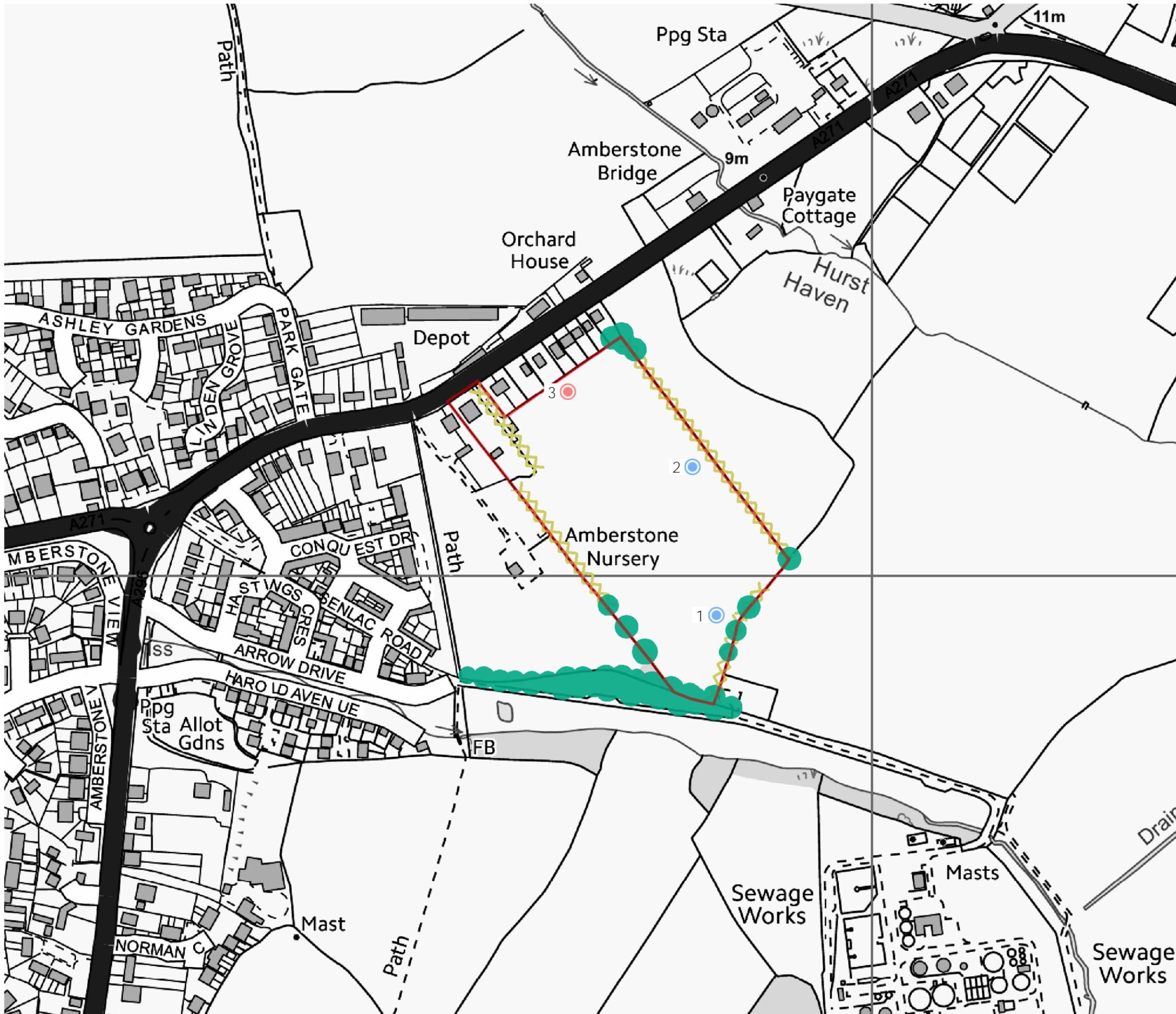
L16416 Hailsham Area Action Plan
 Hailsham East
 523/1310 Land at and to the rear of
 Lynton, Battle Road

Site Analysis

Figure 523/1310/L03
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- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)**
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 523/1310 Land at and to the rear of
 Lynton, Battle Road

Landscape Opportunities and Constraints

Figure 523/1310/L04
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524/1310 Land at Harebeating Nursery

Landscape and Visual Assessment

Location and description

A small site on the east side of Hailsham close to Battle Road on the edge of Hailsham. Open countryside of pastoral fields borders the site to the east beyond which is the open marshland of the Pevensey Levels.

The site comprises a small grass field, with disused glasshouses and buildings associated with the nursery business. Housing adjoins the site on the north eastern side with allotment gardens to the south west. A PRoW runs along the lane to the north of the site. Further allotments and a small play area sit between the site and the A295 Battle Road to the north west of the site.

Figure reference: 524/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 2

Distinctive characteristics – Hailsham Area 2

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Pevensey Levels to the east

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

Figure reference 524/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Access track and outbuildings

Concrete access track lined with dilapidated timber potting sheds leading to further timber outbuildings and sheds, disused and overgrown glasshouse, concrete hardstanding and area of rubble and building debris. More central to the site is the remains of larger glasshouses associated with the nursery, this is no longer standing and entirely overgrown with vegetation and small trees.

Despite the unused and dilapidated buildings, the edges of the site such as the grass margins and hedgerow along the south eastern boundary are well maintained avoiding a completely neglected character for the site. Although on the edge of open countryside the housing overlooking the site to the north and the visible presence of the road to the east (Battle Rd) give the site an urban/suburban character.

Key features include:

- Timber outbuildings and sheds
- Overgrown glasshouse

2. Mown field

The remainder of the site is an area of mown grass, bordered by trees and hedgerows with several heaps of building debris overgrown with vegetation and piles of cut timber. There is an ordered and well-kept nature to the site and it has a garden / sub-urban character due to the presence of adjoining housing and allotment

524/1310 Land at Harebeating Nursery

gardens.

Key features include:

- Mown grassland
- Mature trees and hedgerows along site boundaries (particularly on west side)

Figure reference: 524/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is well enclosed by vegetation to all sides other than the north which is overlooked by the houses and gardens of Harebeating Lane. Dense vegetation and mature trees (mostly oak) provide strong enclosure and screen views on the west side of the site with only glimpsed views into the site possible from the road and properties to the west. There are views into the site from the allotment gardens to the south as the hedgerow here is not tall and the land rises beyond. Hedgerow with mature trees above screen views from the open fields and scattered farm buildings to the east but glimpsed views would be possible of any development within the site if it were developed.

Figure reference 524/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends mostly to the south east of the site into the open fields.

Refer to Figure 524/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Adjacent properties along Harebeating Lane (High sensitivity)
- Properties to west of Battle Road (Medium sensitivity – partial views)
- Users of allotment gardens to the south west (Medium sensitivity)

Refer to Figure 524/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have a Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

524/1310 Land at Harebeating Nursery

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Recent
Strength of Place	Weak
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Low
Landscape Value	Low
Landscape Capacity	High

The site has a High Landscape Capacity due to the low landscape value and low sensitivity which arise from its enclosure and poor quality.

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

- Existing mature trees
Reason – trees help to enclose the site and are an attractive and prominent landscape feature. (A detailed tree survey will be required prior to development of a tree retention strategy.)
- Hedgerows along site boundary
Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

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

Refer to Figure 524/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

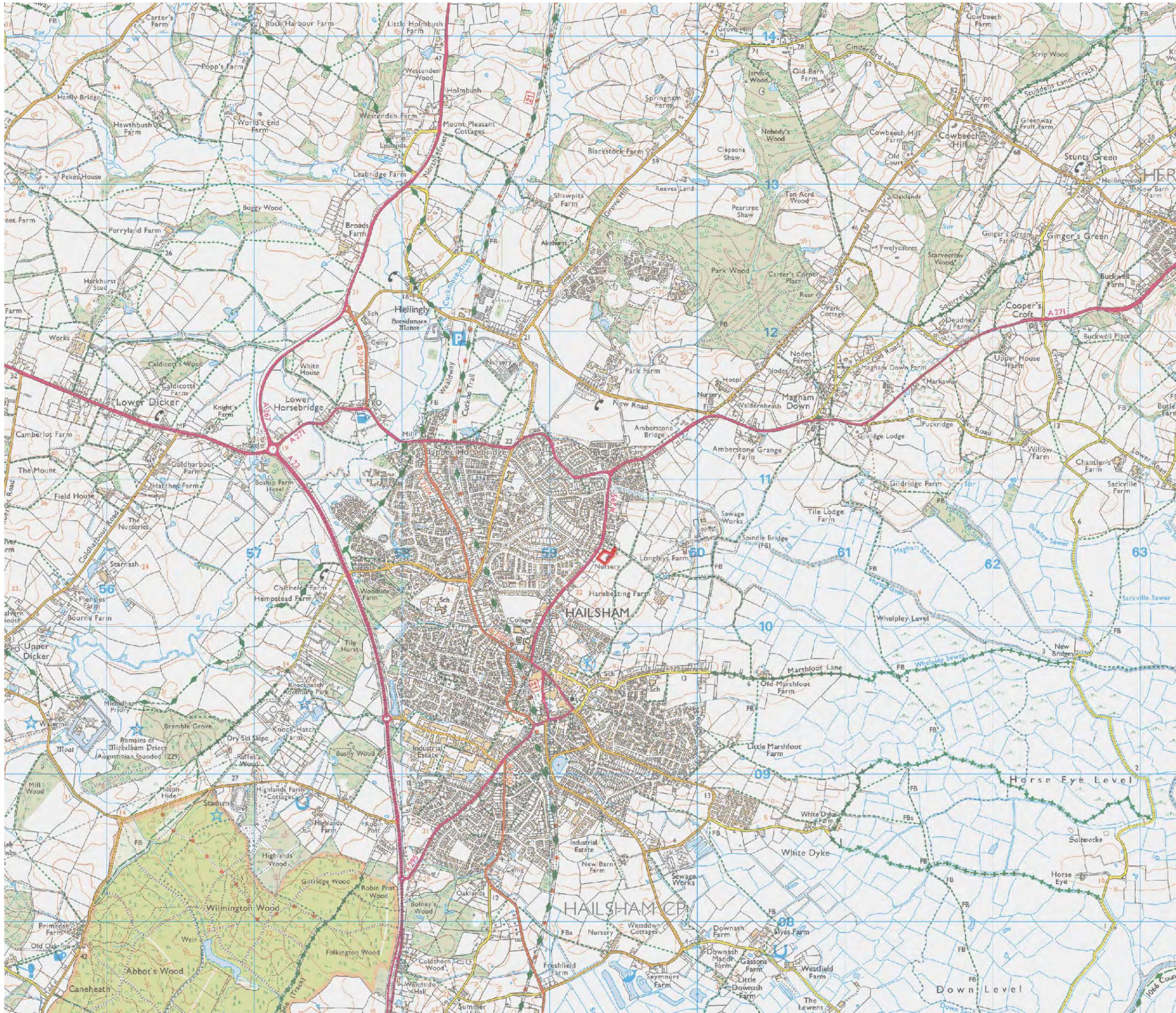
- With appropriate design and layout it is likely that development on this site could integrate with the existing urban edge along Battle Road and be accommodated without significant adverse effects on the character of the surrounding landscape. There could be minor effects **on the 'sensitive urban edge' of Hailsham** arising from the introduction of new development on the edge of the open landscape
- Potential landscape effects arising from development on the site could be mitigated through: the retention of existing trees and hedgerow on the site, new planting along the south-eastern boundary of the site, and designing development with a scale and character appropriate to the landscape

524/1310 Land at Harebeating Nursery

character and context of the site

Key visual effects

- Potential effect on character and quality of views from the adjacent housing (particularly on Harebeating Lane and Battle Road) and views from the PRow passing to the north and east of the site
- Adverse visual effects have potential to be mitigated through the introduction of tree and hedgerow planting along the northern and eastern site boundary

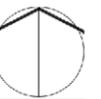


Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham East
 524/1310 Land at Harebeating Nursery

Site Location

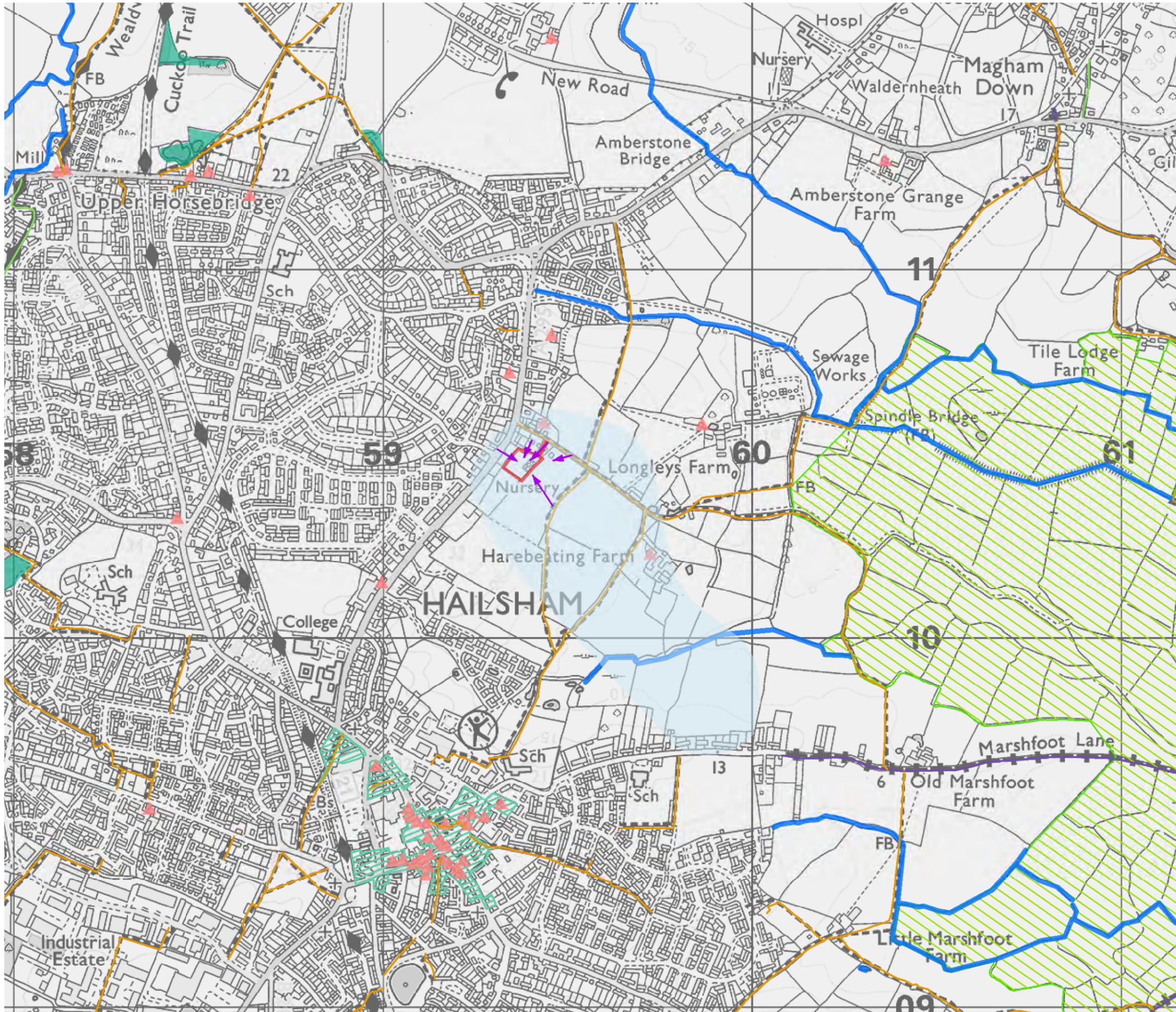
Figure 524/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ↔ Key Views towards the site
 - ↔ Long Distance Views

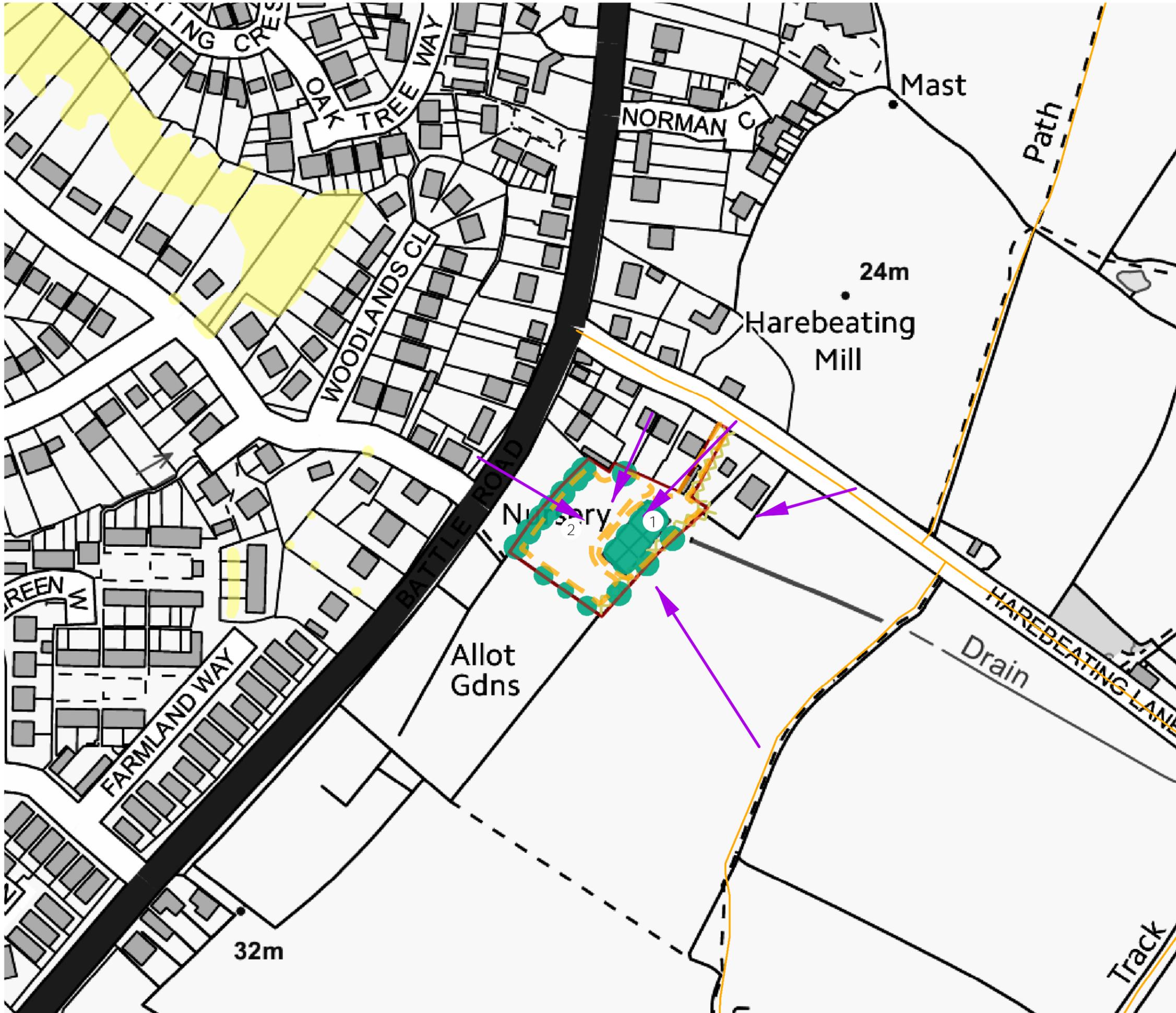
L16416 Hailsham Area Action Plan
 Hailsham East
 524/1310 Land at Harebeating Nursery

Landscape and Visual Context

Figure 524/1310/L02
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Aug 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

L16416 Hailsham Area Action Plan
 Hailsham East
 524/1310 Land at Harebeating Nursery

Site Analysis

Figure 524/1310/L03
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Key

 Site Boundary

Landscape Target Notes (refer to text for details)

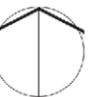
 Landscape Features to be safeguarded/retained

 Landscape Opportunities

L16416 Hailsham Area Action Plan
Hailsham East
524/1310 Land at Harebeating Nursery

Landscape Opportunities and Constraints

Figure 524/1310/L04
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724/1310 Land north of Old Swan Lane

Landscape and Visual Assessment

Location and description

The site comprises a collection of fields consisting of rough grassland, scrub and small watercourse within a larger area of undeveloped land on the south eastern edge of Hailsham.

The south east of the site borders Old Swan Lane beyond which is a waste water treatment works and then open countryside. To the south west are fields and an area of light industry (Swan Business Centre). A small watercourse flows along the northern boundary of the site and an area of fields rises up beyond this to meet an area of housing along Mill Road. An area of woodland and scrub border the north west corner of the site.

Figure reference: 724/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 4

Distinctive characteristics - Hailsham Area 4

- A caravan park in the east, which is considered to be a landscape detractor
- West-east stream corridor, which is lined in places by mature trees and vegetation
- Open views southwards across the Open Levels contribute to recognisable sense of place

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

Figure reference 724/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Rough Fields

Fields of rough grassland with patches of brambles and scrub. Neglected and dilapidated appearance with **broken fencing, fly tipping and unmanaged vegetation. Grazing ponies' present and circular grazing patterns** apparent. Crossed by overhead wires.

Small watercourse lined with hedgerow and fruit trees winds along the northern boundary. Along Old Swan Lane to the south and east there is a tall line of poplar trees which dominate this edge as significantly taller than any other nearby buildings or vegetation. Dense hedgerow at road level screens views of the road. The sound of the poplar trees is prevalent and helps to mask noise from the nearby light industrial units.

To the south of the site the topography of the wider area falls away to the open levels giving a good sense of openness and wide skies. Gaps in vegetation at the south of the site provide occasional long distance views to the ridge of the South Downs from the higher / central part of the site. The presence of the business centre detracts from the open character of the site.

The eastern half of the site is more open than the west which is predominately long grass / scrub and brambles with grassed routes and small clearings.

Overall the area has an urban fringe character and acts as a transition area between the urban area to the north and the open countryside to the south.

724/1310 Land north of Old Swan Lane

Key features include:

- Sinuous watercourse lined with small trees and shrubs
- Line of Poplar trees and hedgerow to south east boundary
- Hedgerows

Figure reference: 724/1310/L03 - Site Analysis

Visual analysis

Visual context

The surrounding topography and vegetation limit the visibility of this site to neighbouring areas.

The watercourse lined with trees forms a strong enclosure to the northern edge of the site. Woodland and tree belts visible on the slope further to the north of the site provide further enclosure to the site.

Strong enclosure is provided to the east by the tall Poplars and hedgerow, this effectively prevents any views to or from the south east of the site apart from a few glimpsed views from passing cars at the corners.

The west and north west corner of the site is enclosed by mature woodland and dense hedgerow and scrub, blocking views into the site from nearby housing at Butts Field. The north western corner of the site is slightly sunken and more enclosed with woodland, limiting views in or out of this part of the site.

The southern boundary to the west side of the site is not defined and is open to the adjacent area.

The business centre building provides a clear visual block of views further south and encloses the southern corner of the site.

Figure reference 724/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to Mill Road in the north and east, the business centre to the south and just into adjacent area of housing and woodland to the west.

Refer to Figure 724/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Swan Business Centre (users of coal superstore & business centre) (Low sensitivity)
- Housing to the south of Mill Road (~200-400m to north) (High sensitivity)
- Housing to the south of Howard Close (~200m to north west) (High sensitivity)
- PRoW to the north of the site (c.400m stretch) (High sensitivity)

Refer to Figure 724/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 4

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Low Landscape Value. Pattern of stream corridors and pastoral fields give a moderate strength of place but landscape value is low due to the presence of nearby landscape detractors such as the caravan park and waste water treatment works.

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

724/1310 Land north of Old Swan Lane

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Moderate
Landscape Value	Low
Landscape Capacity	Moderate - High

The site has a Moderate-High Landscape Capacity due to its limited visibility from the wider landscape and strong boundary vegetation combined with low landscape value arising from the degraded nature of the site and proximity to landscape detractors.

Significant variations in sensitivity within the site - the southern part of the site adjacent to Old Swan Lane is less sensitive due to its proximity to the Business Centre and screening by vegetation. The western half of the site is more elevated and more open to view and is therefore more sensitive.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

- Existing mature poplar trees and roadside hedgerow
Reason - trees enclose the eastern side of the site providing strong enclosure and block views of the road and sewage works
- Watercourse and associated vegetation
Reason – the watercourse is valuable landscape and ecological feature and is a distinctive feature of this area
- Existing hedgerows along Old Swan Lane and western boundary of the site
Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

- Introduce vegetation as screening along southern boundary with Swan Business centre
- Management and maintenance of waterway

Refer to Figure 724/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- With appropriate design and layout it is likely that development on this site could integrate with the existing urban edge (especially if considered in conjunction with adjacent sites) and be

724/1310 Land north of Old Swan Lane

accommodated without significant adverse effects on the character of the surrounding landscape. New development could be connected to the existing urban edge and be predominantly screened from the open Levels landscape to the east by the existing mature vegetation on site and around the sewage works. However, development on the site has potential to lead to the erosion of the historic field pattern and a loss of openness. The rural character of Old Swan Lane could also be affected

- Potential landscape effects arising from development on the site could be mitigated through: the retention of the existing mature vegetation around the perimeter of the site; enhancing the watercourse corridor and integrating tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site and the rural character of Old Swan Lane

Key visual effects

- Potential effects on character and quality of views from the Swan Business Centre and views from housing to north on Mill Road and Howard Close arising from greater visual prominence of built development within views
- Adverse visual effects could be mitigated through the introduction of screening vegetation along the south western boundary and through the retention and reinforcement of existing mature perimeter vegetation



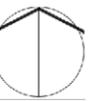
Key
 Site Boundary

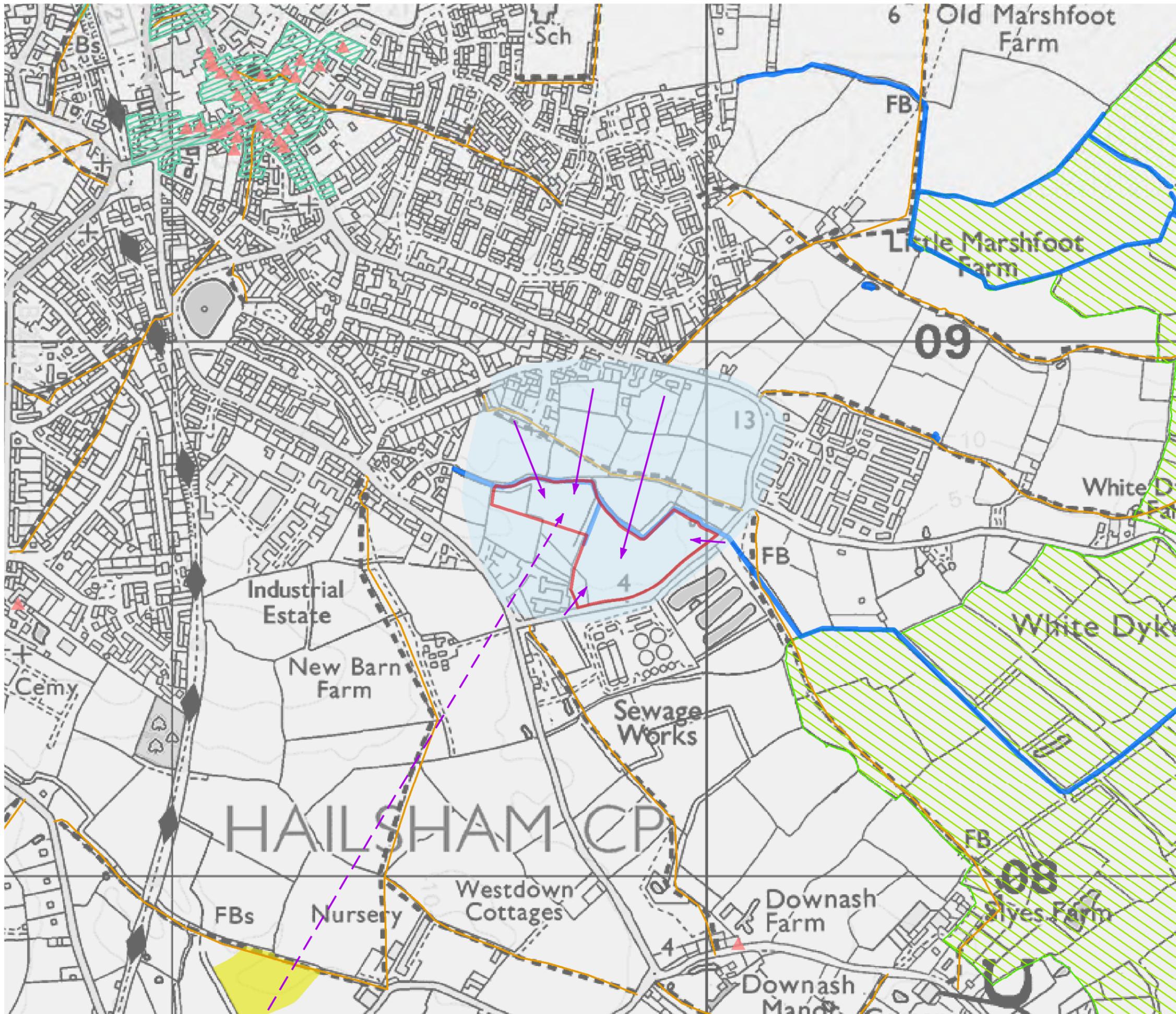
L16416 Hailsham Area Action Plan
 Hailsham East
 724/1310 Land north of Old Swan Lane

Site Location

Figure 724/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ↖ Key Views towards the site
 - ↔ Long Distance Views

L16416 Hailsham Area Action Plan
 Hailsham East
 724/1310 Land north of Old Swan Lane

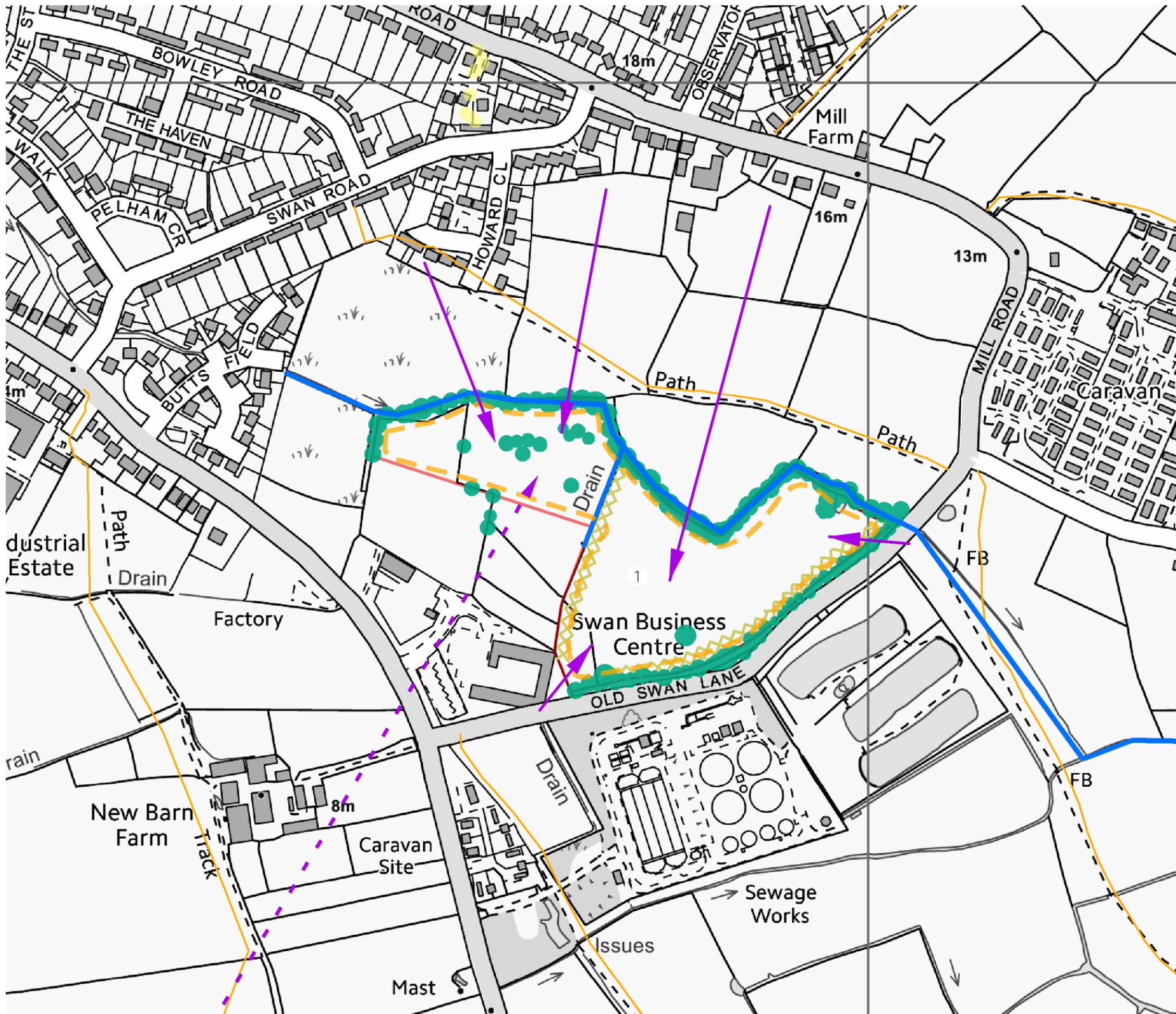
Landscape and Visual Context

Figure 724/1310/L02
 1:10 000@A3



Aug 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

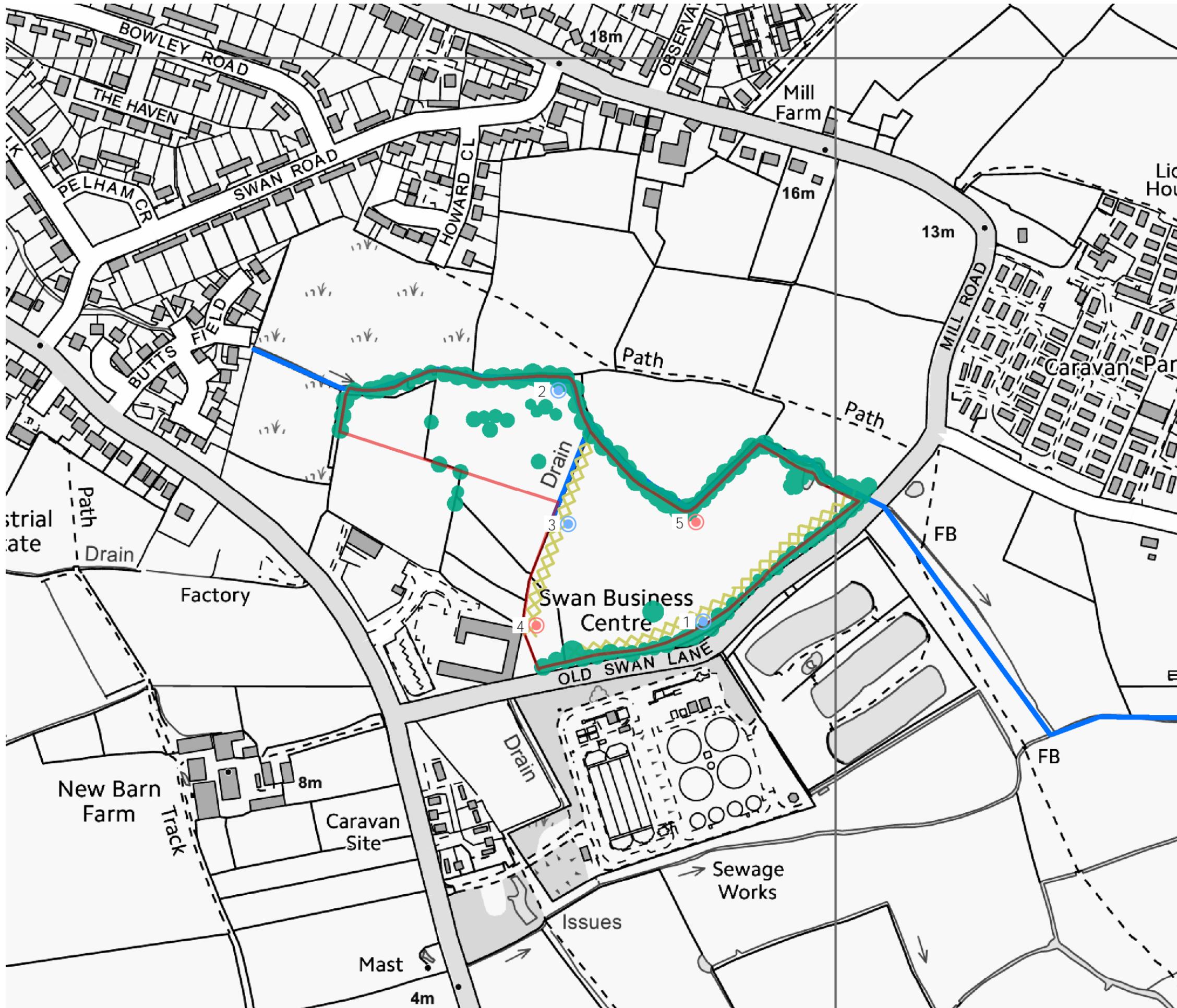
L16416 Hailsham Area Action Plan
 Hailsham East
 724/1310 Land north of Old Swan Lane

Site Analysis

Figure 724/1310/L03
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Aug 2016



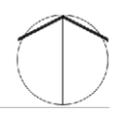


- Key**
- Site Boundary
- Landscape Target Notes (refer to text for details)
- Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 724/1310 Land north of Old Swan Lane

Landscape Opportunities and Constraints

Figure 724/1310/L04
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746/1310 Land South of Mill Road

Landscape and Visual Assessment

Location and description

The site comprises a group of grazing fields on the south eastern edge of Hailsham strongly defined by mature field boundaries (mostly hedgerows and trees) and a small tree lined watercourse which meanders along the southern border. A PRoW runs east - west across the southern half of the site.

Mill Road curves around the north and eastern edges of the site. Properties back onto the north western sides of the site. On the east side of Mill Road is a caravan/chalet retirement park, while south of the site are further fields / paddocks with a business centre and waste water treatment works beyond.

Figure reference: 746/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 4

Distinctive characteristics - Hailsham Area 4

- A caravan park in the east, which is considered to be a landscape detractor
- West-east stream corridor, which is lined in places by mature trees and vegetation
- Open views southwards across the Open Levels contribute to recognisable sense of place

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

Figure reference 746/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Central fields

Collection of grazed fields bordered by hedgerows and trees (mostly oak and ash), ground sloping from north to south, flattening to south and south east beside the watercourse which runs along the southern edge of the area. A public footpath runs east - west across the area with stiles at site boundary but does not appear particularly well used. Overhead lines cross the site.

The larger field to the west has a more open feel than the others due to its size and topography which gives views to adjacent fields and beyond to the South Downs. Housing overlooks the north and west of site lending it a more suburban atmosphere.

The fields to the south and south east are more enclosed with vegetation, their lower position limiting long distance views to the south. Mill Road is audible to the east of the site with some glimpsed views to / from passing cars through breaks in vegetation.

Key features include:

- Sloping grazed fields bordered by hedgerows and some mature trees
- Tree lined watercourse

2. North eastern field

Similar features to area 1 but with a more dilapidated feel – broken / mixed boundary to Mill Road at north and ramshackle building to west against the garden boundary. Area feels overlooked by road and nearby

746/1310 Land South of Mill Road

properties to the north (Mill Farm) and east, including the caravan site. The garden to the adjacent property on Mill Road has many tall trees including coniferous and more ornamental species which distinguish it from the other boundaries to the site. There are attractive views to the south taking in the adjacent sloping fields and the distant ridges of the South Downs.

Key features include:

- Long views to the south
- Proximity to road

Figure reference: 746/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is visible from adjacent fields to the south but local topography and vegetation limit views into the site from the wider area.

To the south the site is enclosed by the tree-lined winding watercourse. Trees and hedgerows enclose the central fields screening views from adjacent fields to the south. The upper / northern half of the site is visible from the adjacent fields.

Enclosure to the north of the site is mixed and patchy, much of the boundary is with adjacent properties along Mill Road (and Howard Close / Swan Road to the north west) and these have a non-uniform appearance of different fence types and vegetation. Long distant views to the South Downs from the upper edges of the site and glimpsed views from the edge of Mill Road to the north. The north central field is enclosed and screened by trees and hedgerow to the south and east

To the north east the site borders with and is accessible from Mill Road, there are clear views from the road as hedgerow (elm) is incomplete and gappy. Vegetation along Mill Road to the east side of the site is denser and provides more enclosure but vehicles on the road are visible. The adjacent chalet park is well screened from the site by vegetation along Mill Road.

The adjacent block of woodland and scrub to the south west boundary provide strong enclosure and screen views to / from housing further to the west – Butts Field, Swan Road and beyond.

Figure reference 746/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited to adjacent housing and land to the south. There are long distance views to / from the South Downs from the upper northern half of the site.

Refer to Figure 746/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Adjacent housing (High sensitivity)
- PRoW across site (users of footpath) (High sensitivity)
- Mill Road (users of road) (Low sensitivity)

Refer to Figure 746/1310/L03 for key local views into site

746/1310 Land South of Mill Road

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Low Landscape Value. Pattern of stream corridors and pastoral fields give a moderate strength of place but landscape value is low due to the presence of nearby landscape detractors such as the caravan park and sewage works.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic
Strength of Place	Moderate
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	Moderate
Landscape Value	Moderate
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity. This is primarily due to its moderate visibility in the wider area and its moderate landscape value, which arises from its moderate landscape condition, open and undeveloped character and position on the edge of a wider undeveloped area of landscape.

Significant variations in sensitivity within the site - the southern half of the site is considered to be less sensitive as it is less visible from the wider landscape due to its lower elevation than the northern half of the site.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Tree lined watercourse
Reason - the watercourse is a valuable landscape and ecological feature
2. Existing mature trees
Reason - mature trees help to enclose and define the edges of the site and contribute to the character of the site
3. Existing hedgerows
Reason - hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

4. Enhancement and improved management of watercourse and associated trees and vegetation

746/1310 Land South of Mill Road

5. Enhancement of PRoW through the site as a green corridor to connect the urban area of east Hailsham with the rights of way network in the open landscape to the east

Refer to Figure 746/1310/L04 – Landscape Opportunities and Constraints Plan

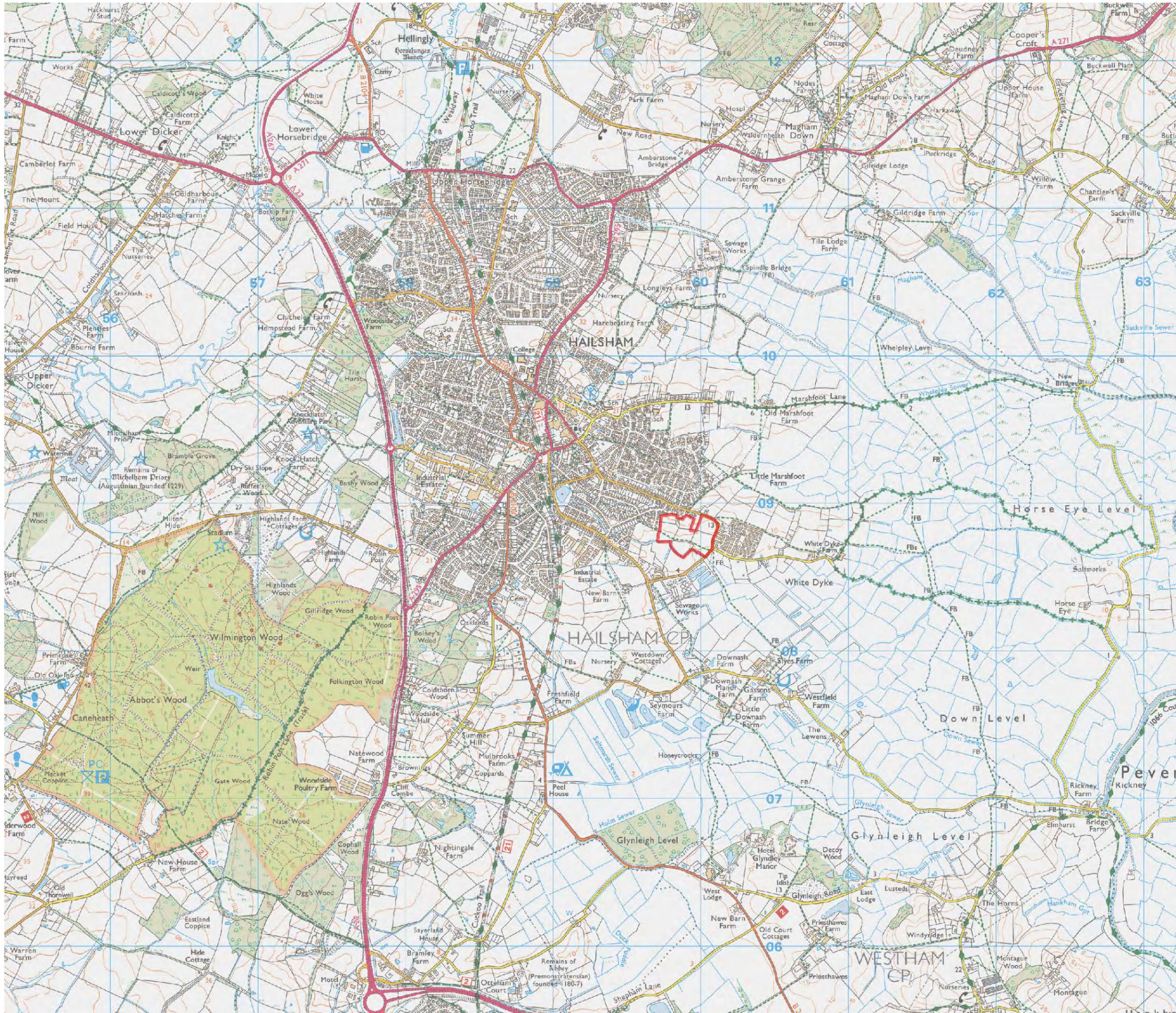
Potential landscape and visual impacts if site is developed

Key landscape effects

- With appropriate design and layout it is likely that development on this site could integrate with the existing urban edge (especially if considered in conjunction with adjacent sites) and be accommodated without significant adverse effects on the character of the surrounding landscape. New development could be connected to the existing urban edge and be predominantly screened from the open Levels landscape to the east by the existing mature vegetation on site and around the sewage works. However, development on the site has potential to lead to the erosion of the historic field pattern and a loss of openness. The rural character of Old Swan Lane could also be affected
- Potential landscape effects arising from development on the site could be mitigated through: the retention of the existing mature vegetation around the perimeter of the site and within the site; enhancing the watercourse corridor and integrating tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site and the rural character of Old Swan Lane

Key visual effects

- Potential effects on character and quality of views from the PRoW which passes through the site
- Potential effects on character and quality of views from surrounding housing to north on Mill Road and Howard Close
- Adverse visual effects have potential to be mitigated through the reinforcement of existing mature vegetation along the site boundary to the east, introduction of strategic landscape planting within the site and along the boundaries adjacent to existing housing northern and western edge of the site



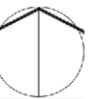
Key
 Site Boundary

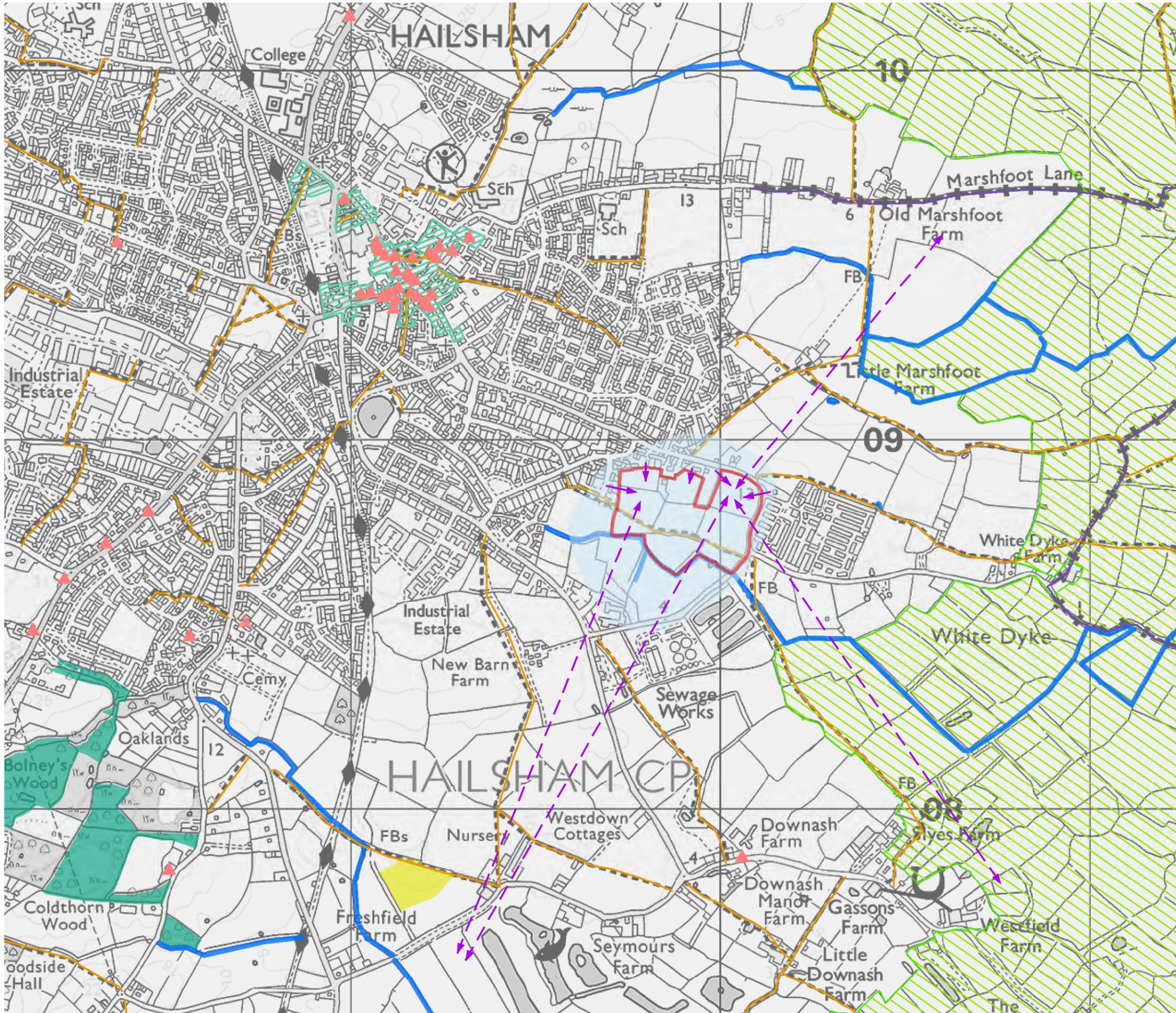
L16416 Hailsham Area Action Plan
 Hailsham East
 746/1310 Land south of Mill Road

Site Location

Figure 746/1310/L01
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Aug 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

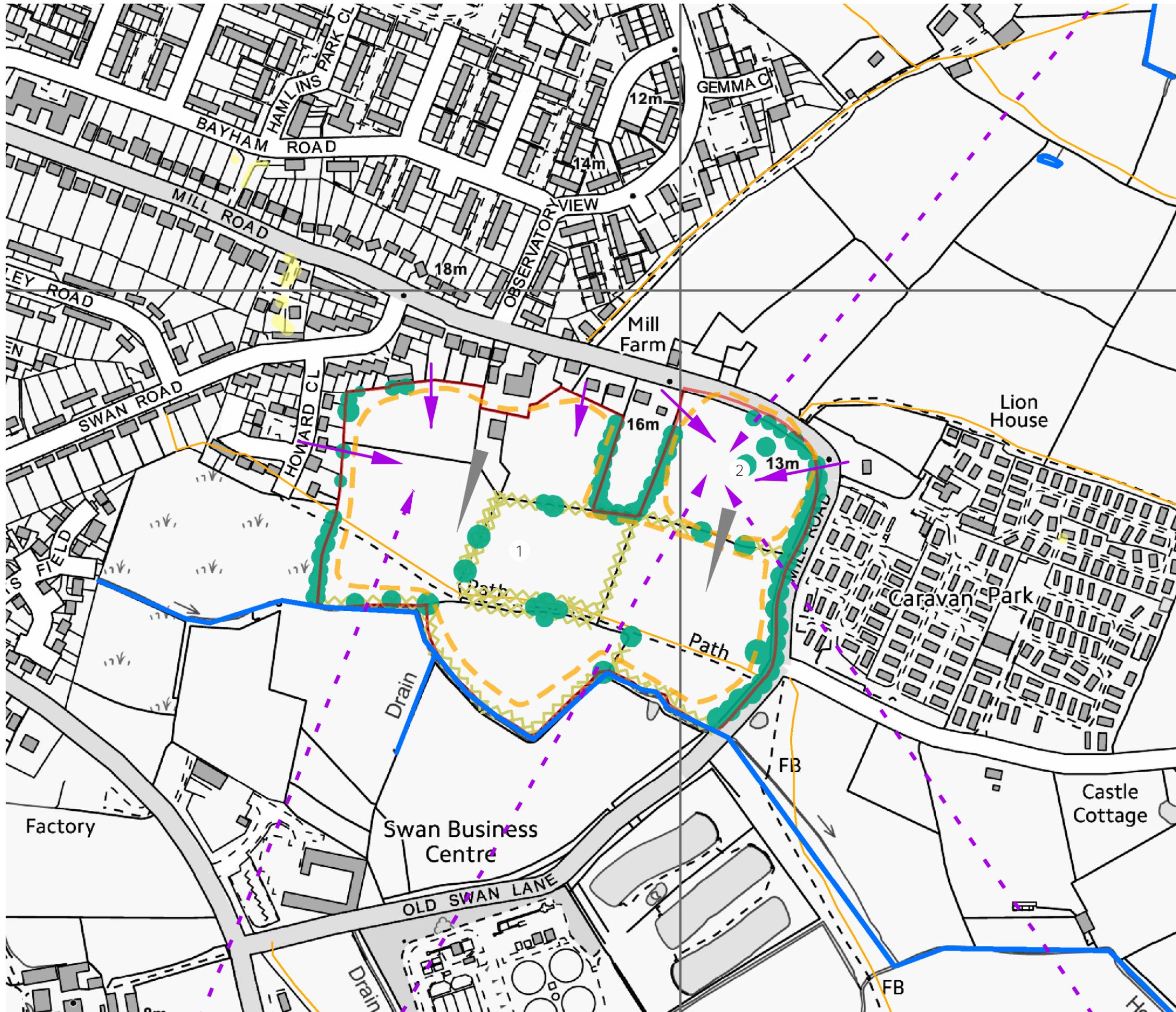
L16416 Hailsham Area Action Plan
 Hailsham East
 746/1310 Land south of Mill Road

Landscape and Visual Context

Figure 746/1310/L02
 1:10 000@A3

Aug 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

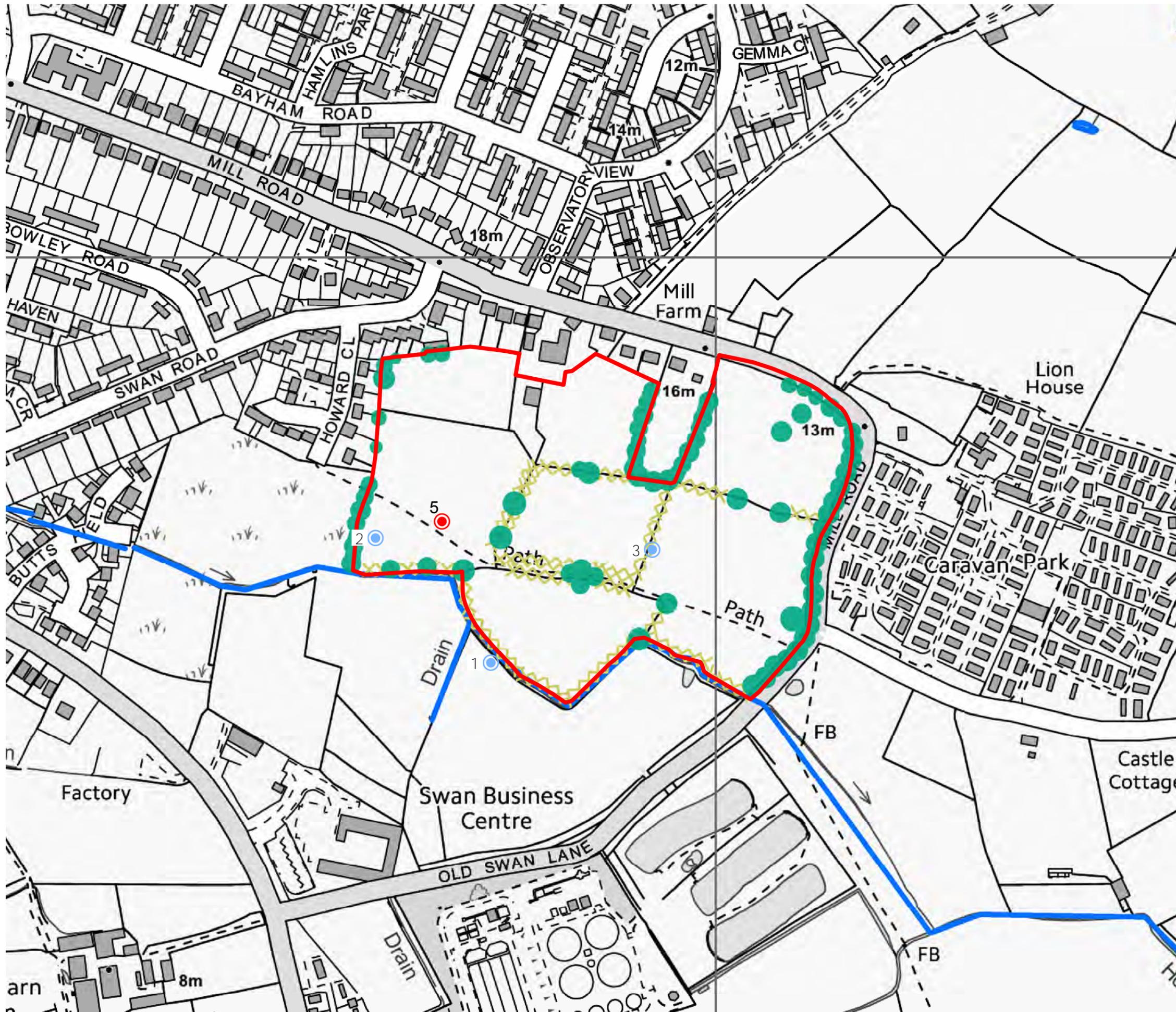
L16416 Hailsham Area Action Plan
 Hailsham East
 746/1310 Land south of Mill Road

Site Analysis

Figure 746/1310/L03
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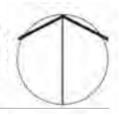


- Key
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 746/1310 Land south of Mill Road

Landscape Opportunities and Constraints

Figure 746/1310/L04
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Aug 2016



781/1310 Former Eastbourne Waterworks, Amberstone

Landscape and Visual Assessment

Location and description

The site is situated just beyond the north eastern edge of Hailsham, on the north side of the A271 and the south side of New Road. The site contains a variety of buildings and structures relating to its former use as a pumping station, areas of tarmac and hardstanding for parking, a mound formed from building rubble / spoil and a variety of overgrown areas of vegetation and scrub. A small tree lined watercourse, Hurst Haven, runs along the western boundary of the site.

The site is largely surrounded by rural and semi-rural land uses with arable land and ancient woodland (Park Wood) on the rising ground to the north of New Road and pasture and grazing land beyond to A271 to the south.

Figure reference: 781/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald (close to boundary with Pevensey Levels)

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

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Hailsham Area 1

Distinctive characteristics - Hailsham Area 1

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

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

Figure reference 781/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Buildings and parking areas

The site is accessed from a turning off the A271, the centre of the site contains an L-shaped area of hardstanding surrounded by a variety of buildings and structures including; a one and two storey modern office building, two storey brick pumping house building (Victorian era) with pitched roof adjacent to two smaller flat roofed, brick buildings (not included in site). To the east of the access gates four garages back onto the site, beyond which are two residential properties.

The whole site has an abandoned and neglected character, the central area is dominated by the poor quality and derelict buildings and degraded parking and storage areas, all of which are clearly not in use and overgrown with vegetation which is creeping in from the edges of the site and surround the edges of the buildings.

The original pumping house is a well-proportioned building with some attractive details; brickwork, arched windows and glazing and provides a link to the historic use of the site.

Key features include:

- Pumping house
- Tree lined watercourse

781/1310 Former Eastbourne Waterworks, Amberstone

2. Scrub and vegetation

The remainder of the site is a patchwork of overgrown scrub and self-seeded trees which have colonized areas of the site previously used for landfill, storage, parking etc., and is sub-divided by fencing (mostly wire netting), much of it is relatively inaccessible and has a neglected and dilapidated character.

The western edge has the strongest 'natural' character with mature trees lining the banks of a stream (a tributary to Hurst Haven). Access to and views of the watercourse are impeded by overgrown vegetation and self-sown trees (birch and sycamores). Concrete and brick structures as well as the sub-station detract from the watercourses character. To the north of the central buildings wire fencing enclose areas of birch trees, hard standing, patches of scrub and a fleet of abandoned trucks and vans.

The eastern half of the site contains a large mound of building rubble which has been colonized by vegetation (buddleias, birch etc.), and an old portacabin. To the east of the rubble mound the site forms a triangular wedge between New Road and the A271 and is largely scrub vegetation and small trees overgrowing an areas of hardstanding. Trees along the two roadsides are taller than within the site giving a feeling of enclosure to this corner but the noise of the roads is prevalent across the site.

Key features include:

- Rubble mound
- Areas of scrub vegetation and birch trees

Figure reference: 781/1310/L03 - Site Analysis

Visual analysis

Visual context

The tree lined watercourse provides a strong sense of enclosure to the south western edge of the site but in winter there are likely to be glimpsed views into the site through the vegetation.

The eastern corner of the site is also well enclosed by the roads lined with tall trees and hedgerow, although views into the site would be possible from adjacent properties and from road users, especially when trees are not in leaf.

The site is more open to view along the southern boundary adjacent to the A271 where an absence of trees and hedgerow give clear views into the site from the road. Views from further south would be largely screened by vegetation and buildings to the south of the road but glimpsed views would be likely from the more open and flat areas to the east and west of the site.

Figure reference 781/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to the edge of the Pevensey Levels to the south-east and approximately 0.5km to the west towards Hellingly.

Refer to Figure 781/1310/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)
- Road users, New Road and A271 (Low Sensitivity)
- PRow users – approx. 0.5km to east and west would have glimpsed views (High Sensitivity)

781/1310 Former Eastbourne Waterworks, Amberstone

Refer to Figure 781/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have a Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include pockets of Ancient Woodland.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Historic
Strength of Place	Weak
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Low
Landscape Value	Low-moderate
Landscape Capacity	Moderate- High

The site has a Moderate-High Landscape Capacity due to its low sensitivity (arising from its weak strength of place and relatively low visibility) and low-moderate value (arising from its role in contributing to the character of the approach to Hailsham from the east, poor landscape condition in the centre but strong belts of boundary vegetation, and lack of representativeness of the local landscape character).

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees
Reason – trees help to enclose the site and are an attractive and prominent landscape feature
2. Watercourse
Reason – the watercourse is a valuable landscape and ecological feature and is a characteristic feature of the landscape character
3. Hedgerows
Reason – hedgerow provides enclosure and also contribute to habitat diversity

781/1310 Former Eastbourne Waterworks, Amberstone

Opportunities for landscape enhancement

4. Improve access to and condition of watercourse
5. Potential to retain and improve setting of historic pumping house building

Refer to Figure 781/1310/L04 – Landscape Opportunities and Constraints Plan

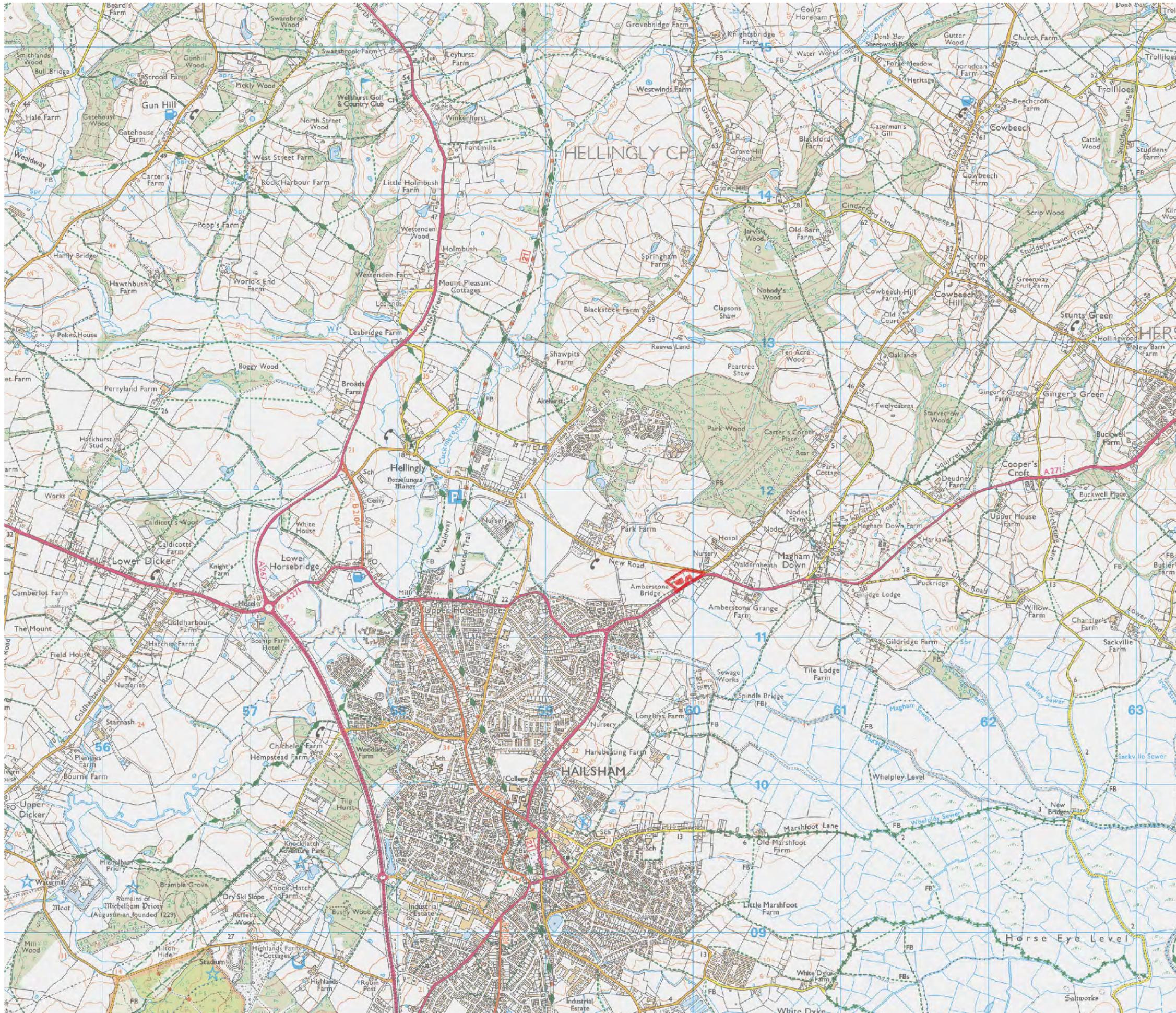
Potential landscape and visual impacts if site is developed

Key landscape effects

- Development on this site would extend the urban edge of Hailsham into the open, rural landscape surrounding this side of the town which could affect the character of Battle Road on the approach to Hailsham, extending the urban edge along the road and reducing the woodland character of the site
- Potential landscape effects arising from development on the site could be mitigated through: the retention of the existing mature vegetation around the perimeter of the site and key trees within the site; enhancing the watercourse corridor and integrating tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effect on the character and quality of views from the A271 and New Road and properties bordering the site
- Adverse visual effects have potential to be mitigated through the retention and reinforcement of existing mature vegetation around the site boundary to the east and north



Key
 Site Boundary

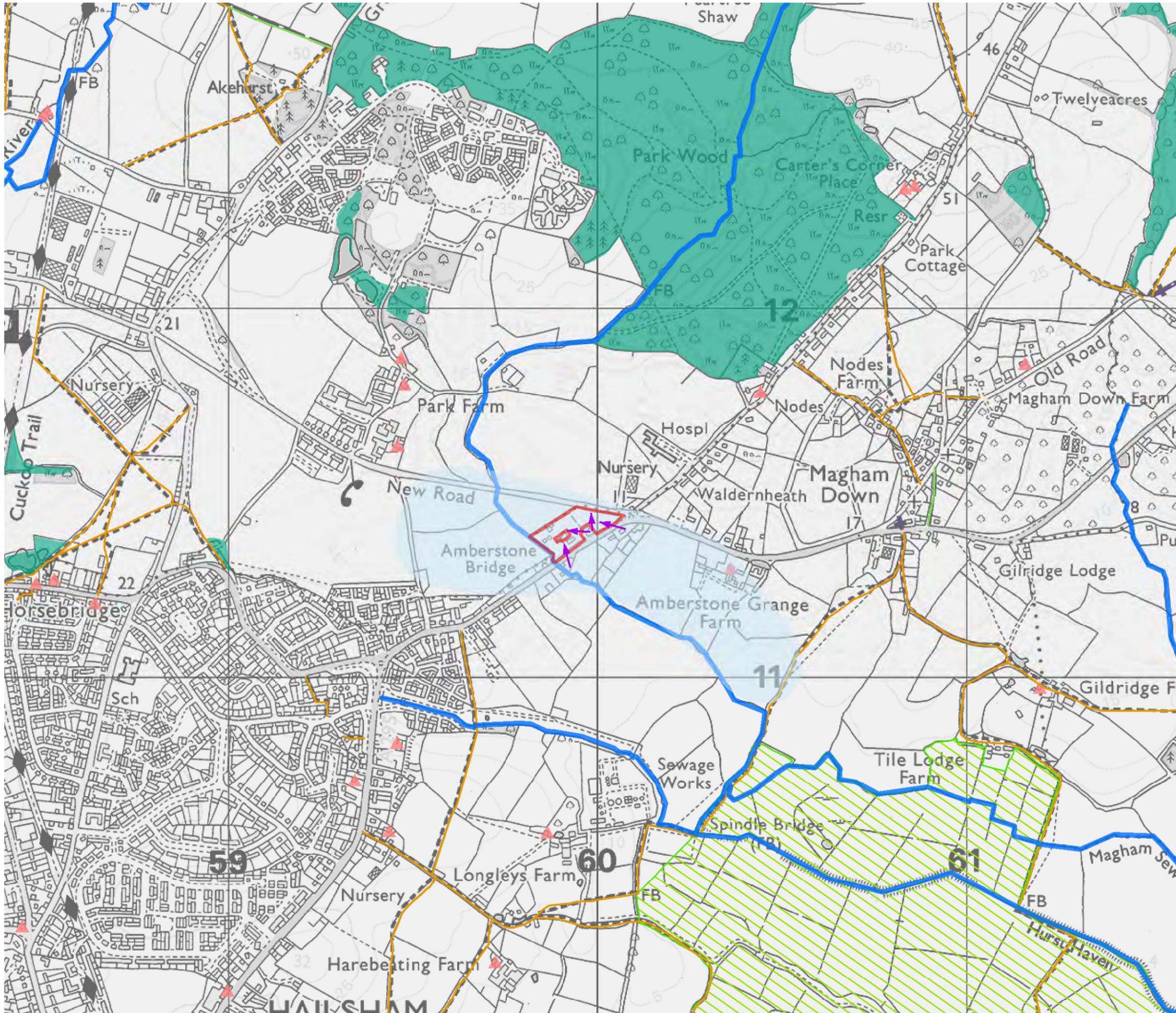
L16416 Hailsham Area Action Plan
 Hailsham East
 781/1310 Former Eastbourne Waterworks,
 Amberstone

Site Location

Figure 781/1310/L01
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Aug 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

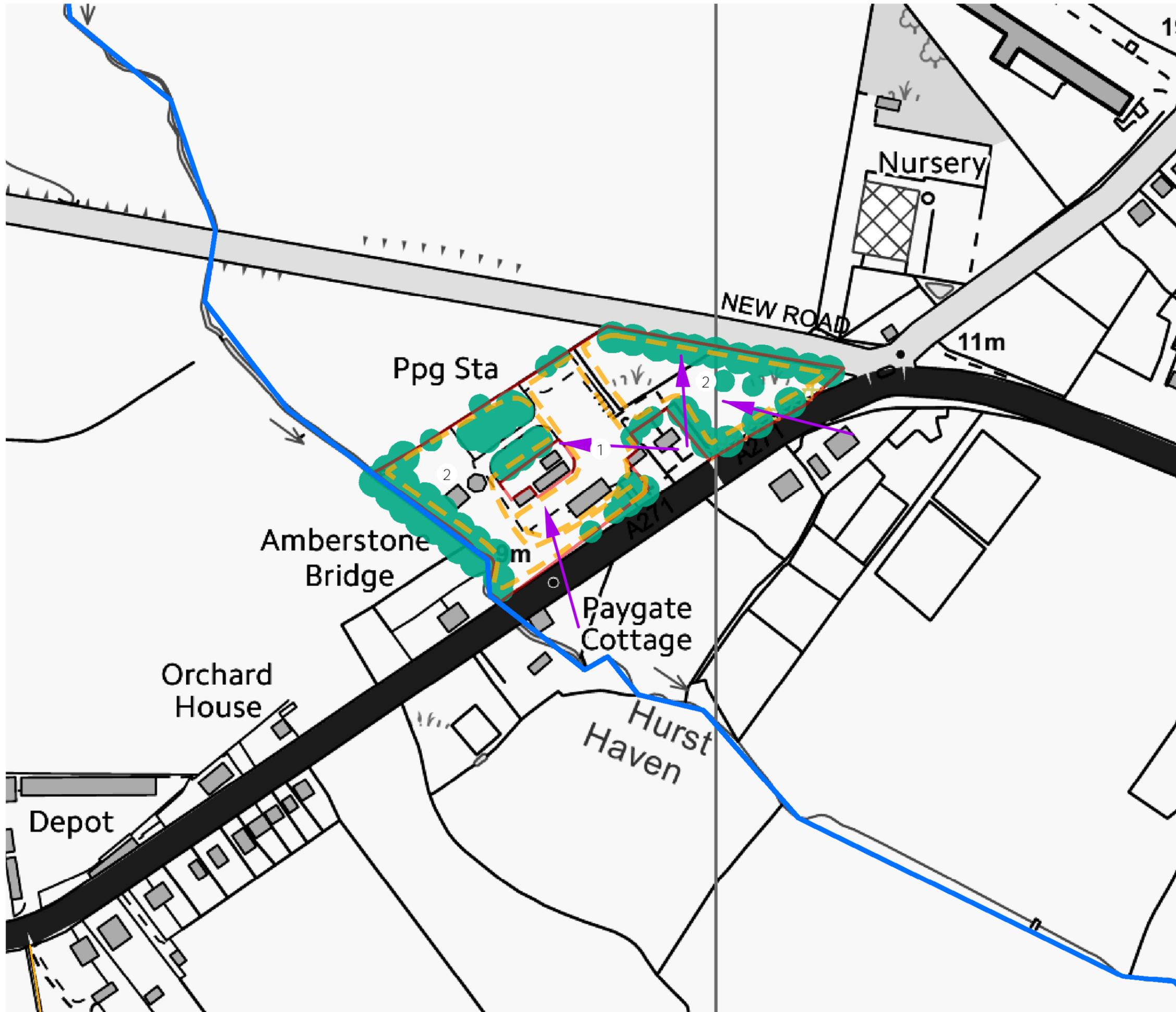
L16416 Hailsham Area Action Plan
 Hailsham East
 781/1310 Former Eastbourne Waterworks,
 Amberstone

Landscape and Visual Context

Figure 781/1310/L02
 1:10 000@A3

Aug 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

L16416 Hailsham Area Action Plan
 Hailsham East
 781/1310 Former Eastbourne Waterworks,
 Amberstone

Site Analysis

Figure 781/1310/L03
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Aug 2016



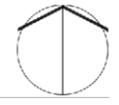


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 781/1310 Former Eastbourne Waterworks,
 Amberstone

Landscape Opportunities and Constraints

Figure 781/1310/L04
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Aug 2016



804/1310 Land at Mill Road

Landscape and Visual Assessment

Location and description

The site is situated on the south eastern edge of Hailsham immediately to the north of a caravan / chalet park (Lion House Retirement Park) and to the west of the open landscape of the Pevensey Levels. The site comprises a group of four fields which slope down from south to north towards the Levels.

Figure reference: 804/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 3

Distinctive characteristics - Hailsham Area 3

- A small scale patchwork of predominantly pastoral fields, with stronger historic continuity in terms of field pattern in the north than in the south.
- Open views eastwards across the Open Levels contribute to recognisable sense of place

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

Figure reference 804/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Fields

Four gently sloping fields of long grass with mown paths and newly planted mixed plantation woodland, enclosed by hedgerows and mature trees. Accessed from Mill Road, a PRow runs along the southern boundary of the site. There is a small pond / ditch at the south eastern corner of the site, and another larger pond at the north eastern corner. The ground slopes mostly from the south to the north, although the field in the south eastern corner slopes toward the south east. From the upper parts of the site there are attractive long distance views across the hedgerows and trees to the low lying levels landscape to the north. The site has a well-managed and attractive pastoral character.

Key features include:

- Two ponds
- Mature trees and Hedgerows
- Long views to the north across Pevensey Levels

2. Garden

Roughly triangular garden area of the house on the bend of Mill road. Enclosed by the hedgerow to the north and mixed trees and shrubs to the east and south. Areas of long grass and mown paths, some ornamental planting and shed and play equipment are present.

Key features include:

- Views south of the South Downs
- Views eastwards across Pevensey Levels

804/1310 Land at Mill Road

- Mature trees on boundary

Figure reference: 804/1310/L03 - Site Analysis

Visual analysis

Visual context

The sloping site sits on the edge of a small ridge with the land falling away to the north and south. Strong enclosure is provided by the field boundaries of hedgerows (hawthorn, field maple and some blackthorn) and mature trees (mostly oak and some ash). The boundary with the adjacent chalet park is less well enclosed and there are clear views into the site from the gardens and properties along this southern edge.

The site is visible from properties along Observatory View and Gemma Close to the west and from properties along Marshfoot Lane to the north, including the new housing development at Mabel Way. There are views of the south eastern corner of the site from Castle Cottage on White Dyke to the south.

There are clear long distance views from the site across the Pevensy Levels to the north and east and some limited views to the Levels to the south.

Figure reference 804/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is quite extensive despite the hedgerow and tree enclosure due to the site position and the topography of the wider area.

Refer to Figure 804/1310/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 (High Sensitivity)
- Residents of the Chalet Park (High Sensitivity)
- Properties along Observatory View and east end of Marshfoot Lane (High Sensitivity)

Refer to Figure 804/1310/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Low Landscape Value. There is strong historic continuity within this area, particularly in the north and the area has a strong strength of place as a result of open views eastwards across the Open Levels.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Historic

804/1310 Land at Mill Road

Strength of Place	Moderate
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	Moderate
Landscape Value	Moderate-High
Landscape Capacity	Moderate-Low

The site has a Moderate-Low Landscape Capacity due to its moderate landscape sensitivity and moderate-high value. The moderate-high value arises from its open undeveloped character, good condition and its role in forming an edge to the wider Levels 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
Reason - mature trees help to enclose and define the edges of the site and contribute to the character of the site
2. Ponds
Reason – pond is valuable landscape and ecological feature
3. Existing hedgerows
Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

4. Enhance and manage pond habitats

Refer to Figure 804/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

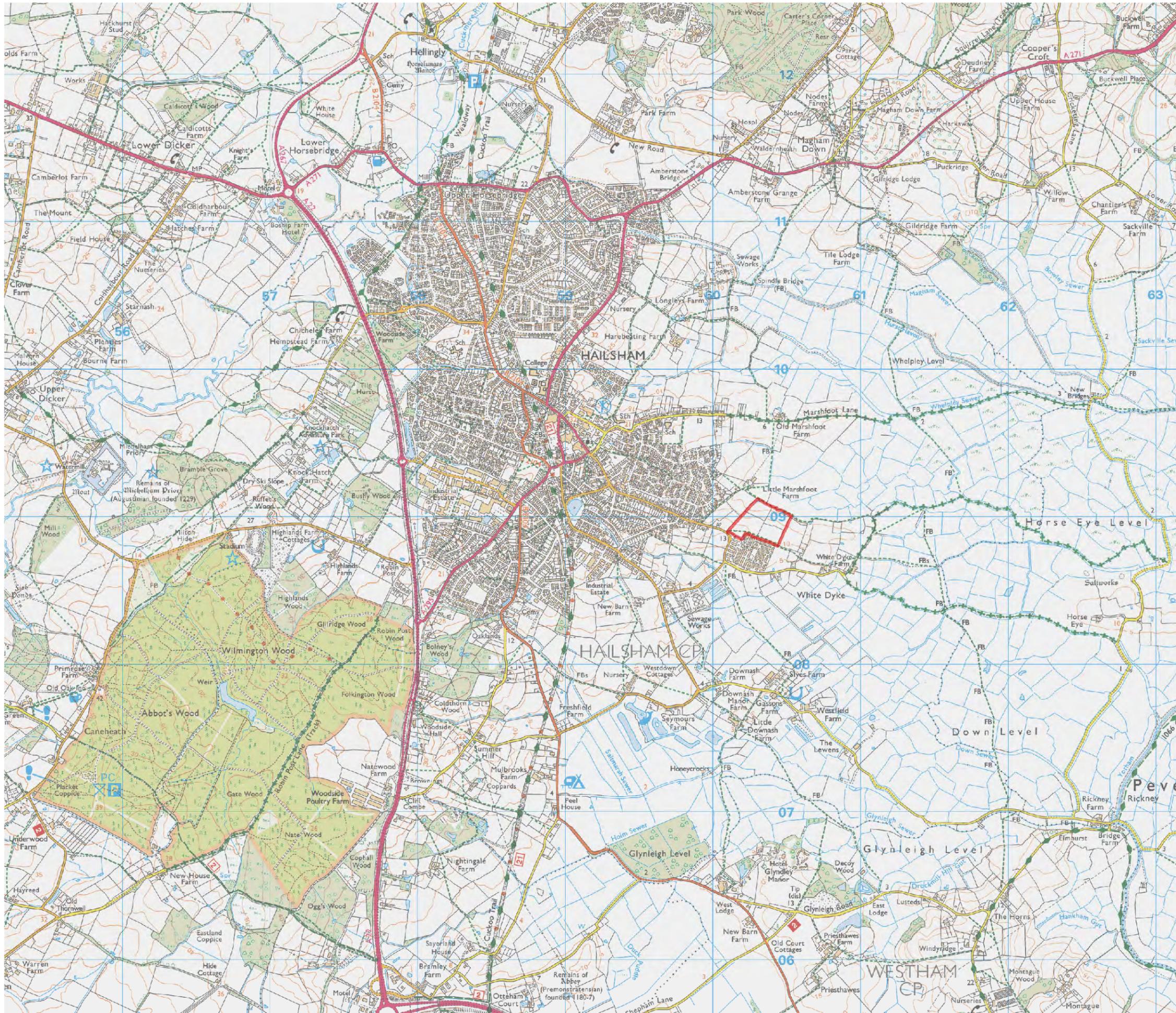
- The introduction of development within the site could potentially affect the sensitive eastern urban edge of Hailsham. **Extending development into the wider 'rural' landscape would create** a new urban edge in an area which currently acts as a buffer to views of the settlement from the open landscape to the east and introducing built form into an area which is currently characterised by a very dispersed settlement pattern of occasional farmsteads. This could potentially affect the character of the Pevensy Levels landscape character area by reducing its sense of tranquillity and remoteness (including at night time arising from lighting). Development on the site could also affect the character of the surrounding fields which are pastoral in character and erode the historic field pattern within the site
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing mature trees and hedgerows within the site; providing a set back and landscape buffer along the northern and eastern edges of the site; integrating tree planting

804/1310 Land at Mill Road

within the development area and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effects on long distance views from the Pevensy Levels (particularly from PRowS) arising from increased prominence of the urban edge in the background of the view
- Potential effects on close proximity views from properties on the northern edge of Lion House Retirement Park
- Potential effects on character and quality of views from PRow passing through and adjacent the site with views potentially shortened by the new development edge and becoming more urban in character
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site and the development of an appropriate lighting strategy to minimise impacts from lighting on views from the Levels



Key
 Site Boundary

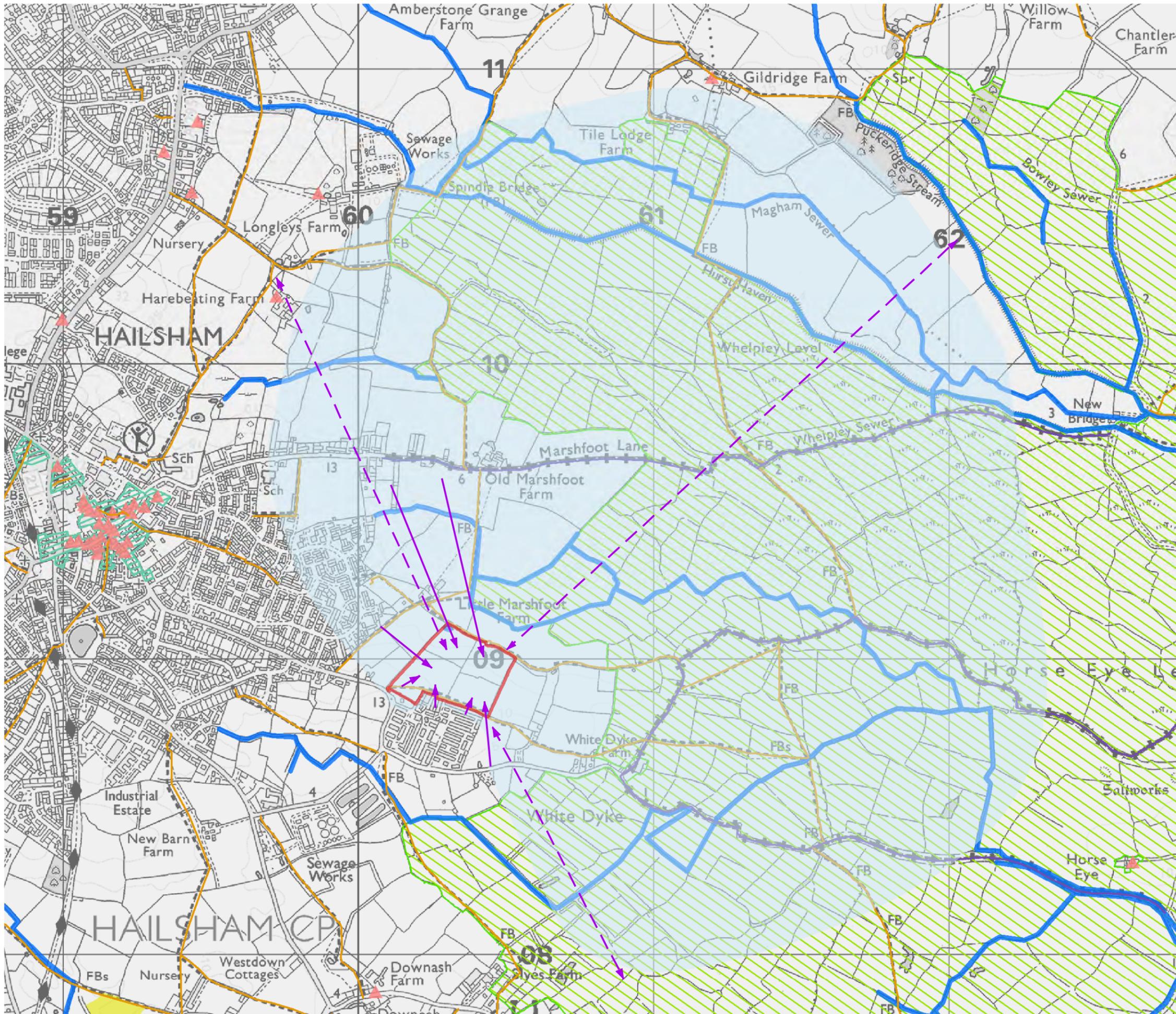
L16416 Hailsham Area Action Plan
 Hailsham East
 804/1310 Land at Mill Road

Site Location

Figure 804/1310/L01
 1:25 000@A3

Aug 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

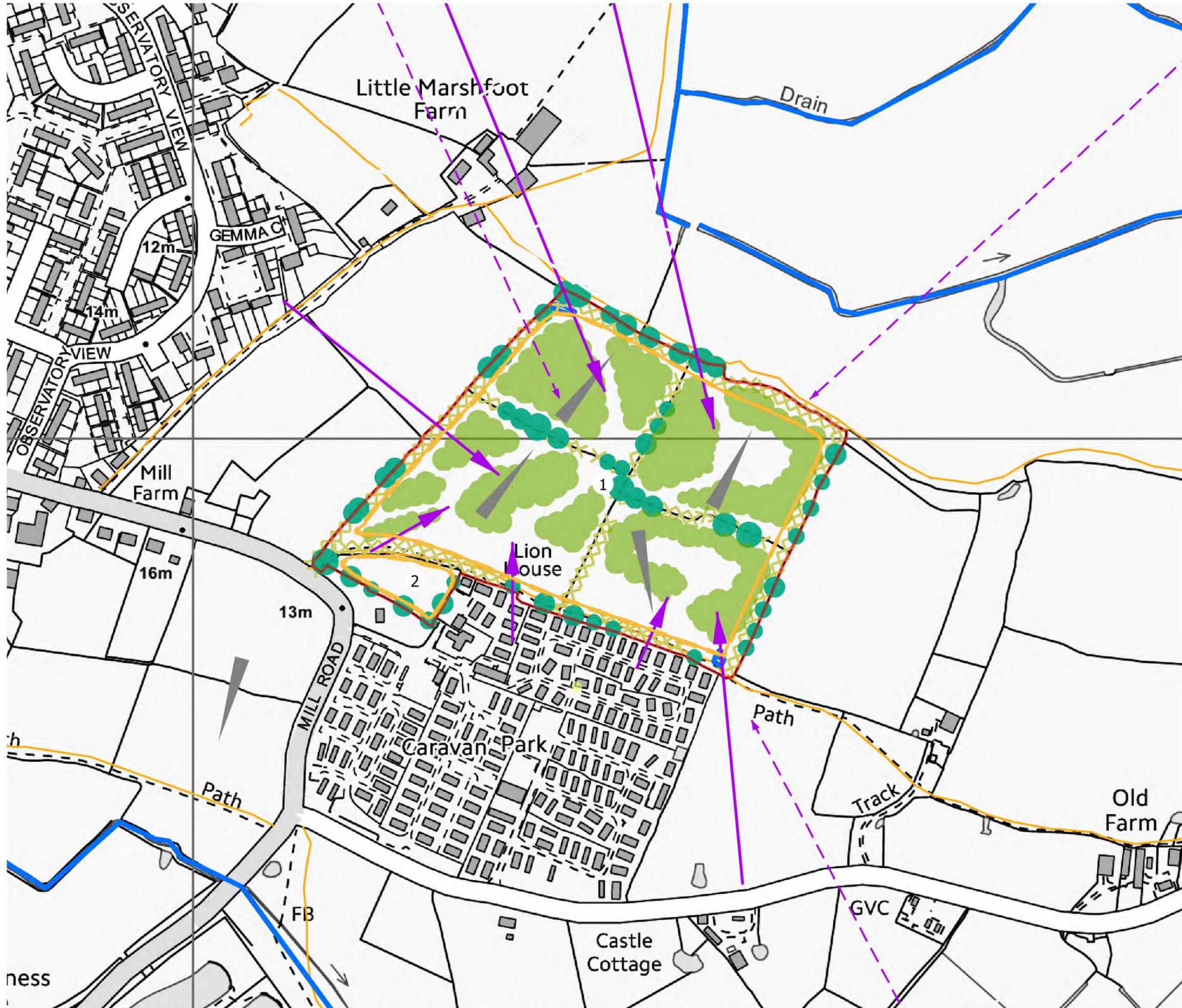
L16416 Hailsham Area Action Plan
 Hailsham East
 804/1310 Land at Mill Road

Landscape and Visual Context

Figure 804/1310/L02
 1:12 500@A3

Aug 2016





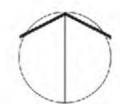
- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing New Mixed Plantation Woodland
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views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

L16416 Hailsham Area Action Plan
 Hailsham East
 804/1310 Land at Mill Road

Site Analysis

Figure 804/1310/L03
 1:3 000@A3

Aug 2016



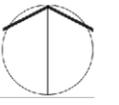


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Hailsham East
 804/1310 Land at Mill Road

Landscape Opportunities and Constraints

Figure 804/1310/L04
 1:3 000@A3



Aug 2016



883/1310 Land at Harebeating Farm

Landscape and Visual Assessment

Location and description

The site comprises two large fields on the eastern edge of Hailsham. It is surrounded to the north, west and east by extensive pasture, beyond which are the open grazing marshes of the Pevensey Levels. Detached residential dwellings on the north side of Marshfoot Lane border the southern boundary of the site. The site has a gentle slope towards the north with the highest area being the southern edge along Marshfoot Lane. The northern and eastern side of the site fall within Flood Zone 2 and 3.

A PRoW passes across the eastern side of the site and a further PRoW extends along Marshfoot Lane which passes adjacent to the southern boundary of the site.

The site lies on the 'sensitive urban edge' of Hailsham, enclosed by the town to the south and west. Visually the site sits within a belt of farmland on higher land which wraps around the eastern edge of Hailsham between the town and the lower-lying landscape of the Levels beyond.

Figure reference: 883/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: E5 – Hailsham & Lower Horsebridge

Landscape setting area: Hailsham Area 2

Distinctive characteristics - Hailsham Area 2

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Levels to the east

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

Figure reference 883/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Pastoral fields

The site is made up of two large sloping fields which are currently used for grazing sheep. It is mainly enclosed by mature hedgerows with very few trees; the southern edge is enclosed by the garden boundaries to properties along Marshfoot Lane. The site has an open character albeit the western end is slightly more enclosed by vegetation and sloping topography in the vicinity of the site. The urban edge of Hailsham is visible in the distance to the west but despite this, the site has a remote, rural character.

From within the site there are long distance views towards the Pevensey Levels in the east and the wooded horizon around Magham Down to the north. These views provide the site with a strong sense of place and contribute to its sense of tranquillity and open character. A small pond is located in the north eastern corner of the site.

Key features include:

- Field hedgerows
- Long distance views to the north and east

883/1310 Land at Harebeating Farm

- Small pond

Figure reference: 883/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is open to view from an extensive area of farmland to the north and east but is predominantly screened from viewpoints to the south by properties along Marshfoot Lane and to the west by the urban edge of Hailsham. There are long distance views towards the site from viewpoints around Magham Down and from PRoW in the Pevensey Levels to the east.

Figure reference 883/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to Magham Farm in the north, New Bridge Road in the east, Little Marshfoot Farm in the south and the urban edge of Hailsham to the west.

Refer to Figure 883/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Harebeating Farm (Listed Building) (High sensitivity)
- Residential properties along Marshfoot Lane (High sensitivity)
- PRoWs through and adjacent to the site (High sensitivity)

Refer to Figure 883/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 2

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Apparent
Tree Cover	Open

883/1310 Land at Harebeating Farm

Visibility	High
Landscape Sensitivity	High
Landscape Value	Moderate-High
Landscape Capacity	Moderate-Low

The site has a Moderate-Low Landscape Capacity due to its High sensitivity and Moderate-High landscape value. The tranquillity of the site, relative remoteness and its contribution to the character of the Pevensy Levels all contribute to the landscape value of the site.

Significant variations in sensitivity within the site - The eastern edge of the site adjacent to Marshfoot Lane is less sensitive due to the existing established settlement pattern of residential development along Marshfoot Lane. Existing vegetation to the rear of existing properties (including around Old Marshfoot Farm) also provides some enclosure to this part of the site.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing hedgerows
Reason – hedgerow provides enclosure and continuity of ancient field patterns and also contributes to habitat diversity
2. Pond
Reason – pond is valuable landscape and ecological feature
3. Sense of openness and views across Levels to east
Reason – contribute to landscape character and sense of place

Opportunities for landscape enhancement

4. Improve signage and access of PRoW
5. Creation of green corridor along northern edge (within flood zone) to form green connection towards Hailsham town centre

Refer to Figure 883/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

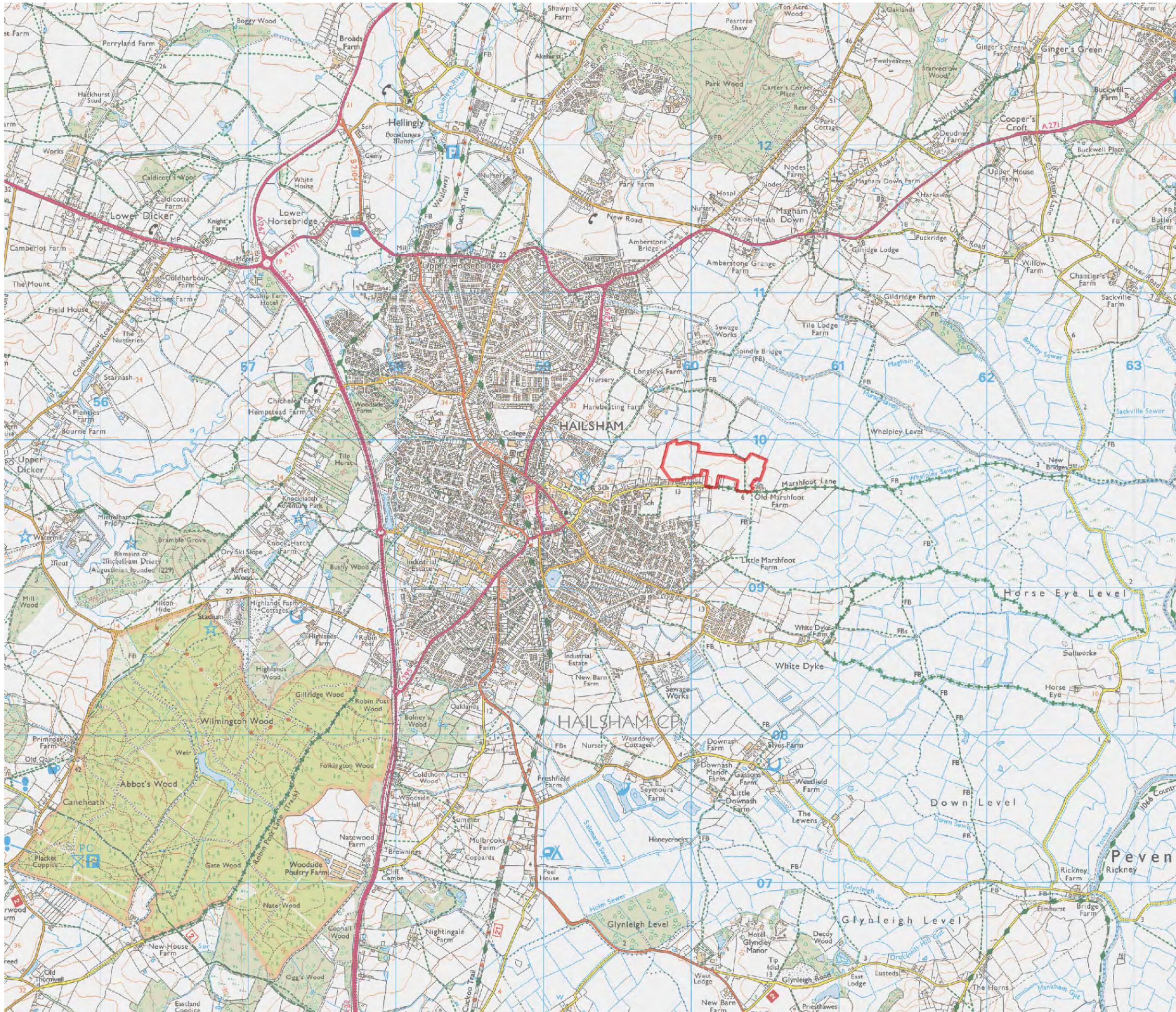
- The introduction of development within the site could potentially affect the sensitive eastern urban edge of Hailsham. **Extending development into the wider 'rural' landscape** would create a new urban edge in an area which currently acts as a buffer to views of the settlement from the open landscape to the east and introducing built form into an area which is currently characterised by a very dispersed settlement pattern of occasional farmsteads. This could potentially affect the character of the Pevensy Levels landscape character area by reducing its sense of tranquillity and remoteness (including at night time arising from lighting). However, landscape effects of small scale development on a small part of the site e.g. forming a continuation of the existing development edge along Marshfoot Lane would be more localised and less significant
- Development on the site could also potentially affect the setting of the listed building at Harebeating Farm
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; providing a set back and landscape buffer along the northern and eastern edges of the site; strategic landscape planting and a

883/1310 Land at Harebeating Farm

set back of any proposed development away from the listed building curtilage around Harebeating Farm and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Potential effects on character and quality of views from Harebeating Farm (Listed Building) and from adjacent properties on Marshfoot Lane
- Potential effects on long distance views from the Pevensey Levels area (including night time impacts arising from lighting) and from the Magham Down area arising from greater visual prominence of the urban edge in the background of the view (although these changes would be viewed against the backdrop of the existing built edge of Hailsham)
- Potential effects on character and quality of views from PRow passing through the site with views potentially shortened by the new development edge and becoming more urban in character
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site and the development of an appropriate lighting strategy to minimise impacts from lighting on views from the Levels

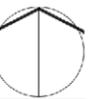


Key
 Site Boundary

L16418 Hailsham Area Action Plan
 Hailsham East
 883/1310 Land at Harebeating Farm

Site Location

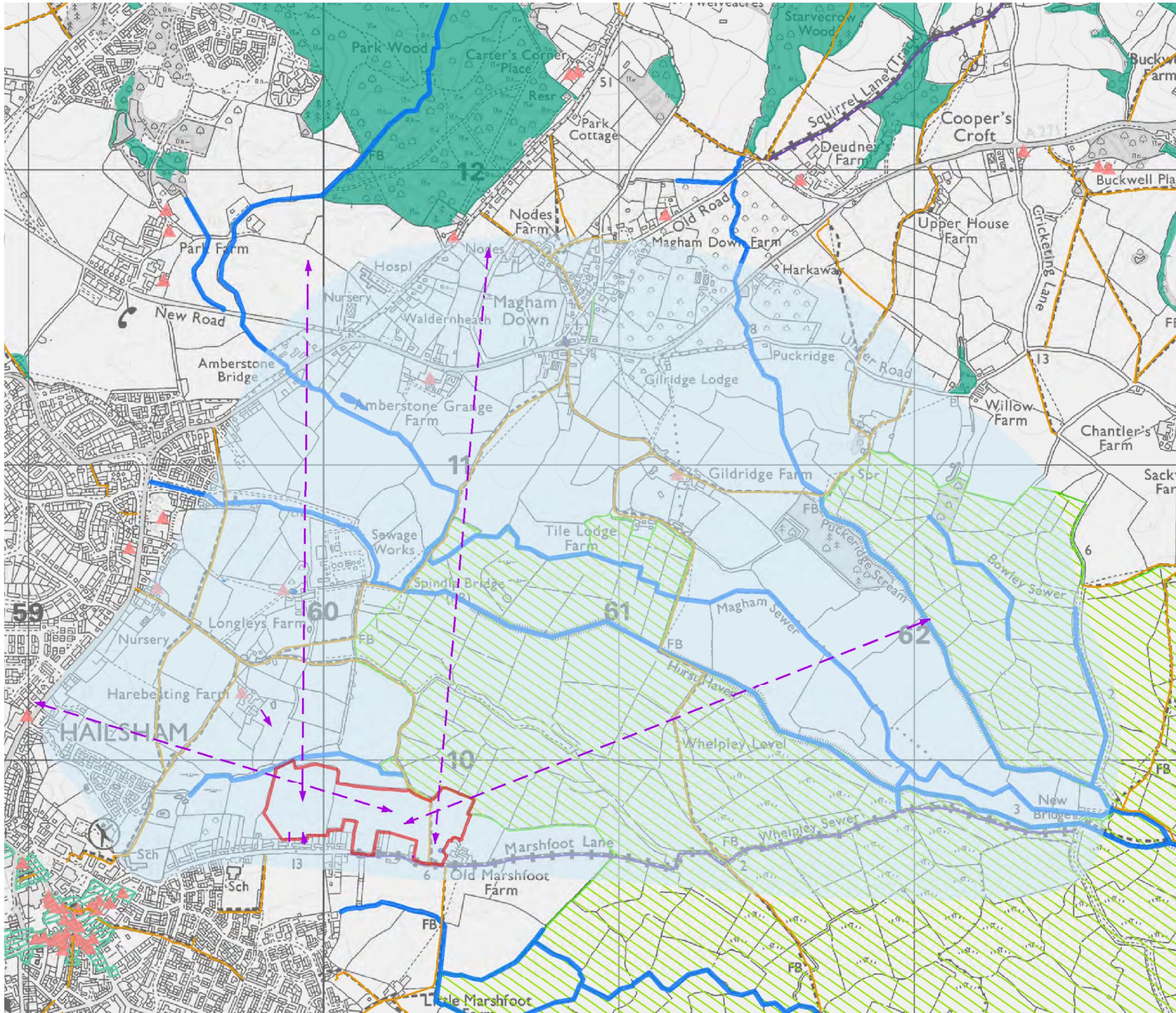
Figure 883/1310/L01
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the **landscape** partnership



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

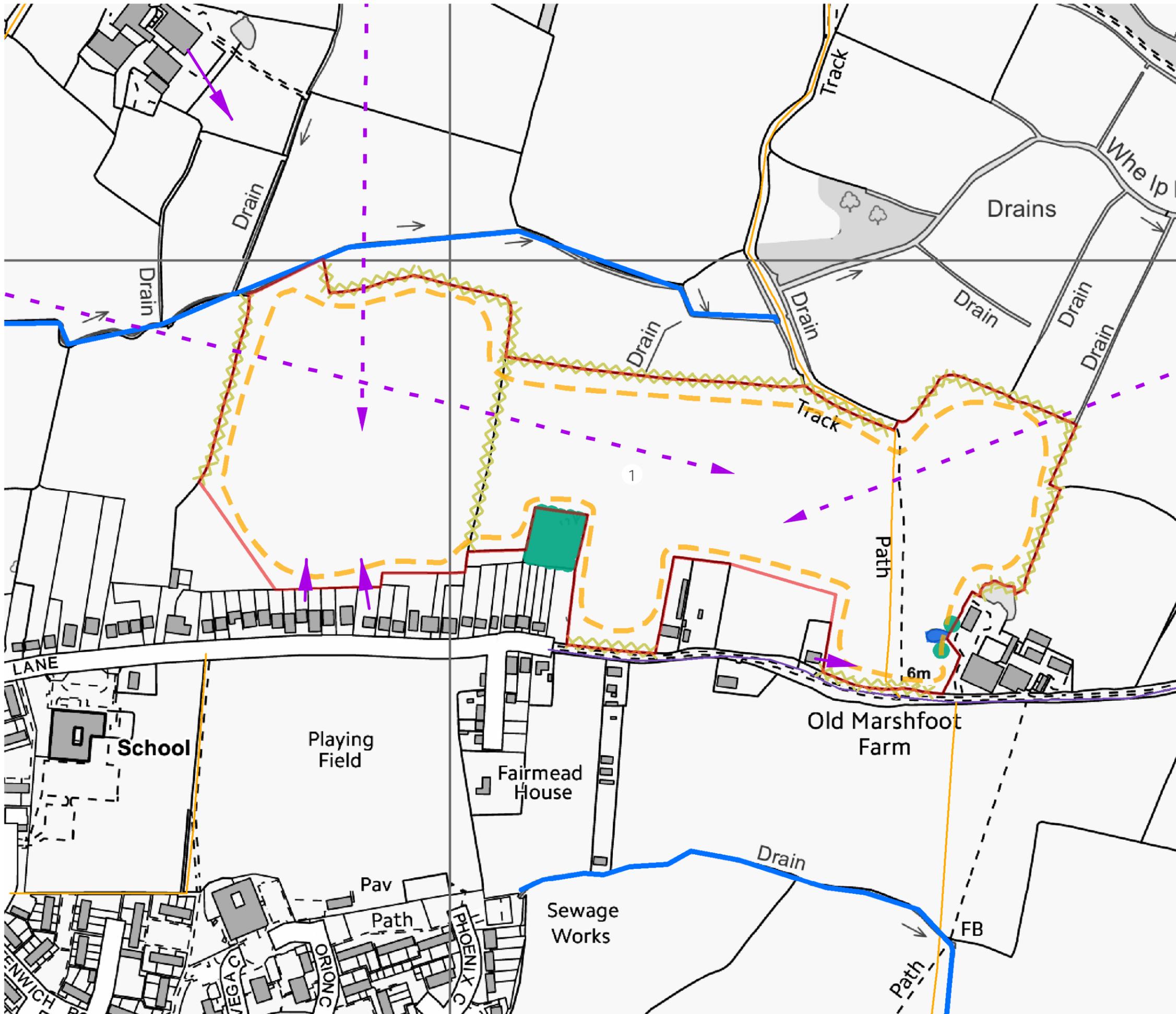
L16418 Hailsham Area Action Plan
 Hailsham East
 883/1310 Land at Harebeating Farm

Landscape and Visual Context

Figure 883/1310/L02
 1:12 500@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
 Hailsham East
 883/1310 Land at Harebeating Farm

Site Analysis

Figure 883/1310/L03
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Oct 2016



885/1310 Hailsham Ambulance Station

Landscape and Visual Assessment

Location and description

The site is located within the built-up area of central Hailsham, to the north of London Road and at the south end of The Chase (private drive). It comprises the rear part of Hailsham Ambulance station and is surrounded on all sides by existing development.

Figure reference: 885/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Hailsham Urban Area

Local Landscape Character Type and sensitivity: Urban Dominated Landscapes

Local Landscape Character Area: N/A (site does not fall within a Local Landscape Character Area)

Landscape setting area: N/A (Site does not fall within a Setting Area. The closest landscape setting area is Hailsham 2 however the site has no relationship or similarity with this area)

Distinctive characteristics

N/A (site does not fall within a Setting Area)

Figure reference 885/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Ambulance Station

The site comprises a single large building and surrounding hard standing and is enclosed by a wall. There is no vegetation on site.

Key features include:

- Ambulance building

Figure reference: 885/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the south by the existing ambulance station and on all other sides by existing residential dwellings. There are views towards the site from the surrounding residential properties and from The Cedars (a private drive which incorporates a public cycle route). In winter there may also be glimpsed views from the Cuckoo Trail.

Figure reference 885/1310/L02 – Landscape and Visual Context

885/1310 Hailsham Ambulance Station

Zone of visual influence (ZVI)

The ZVI of the site is constrained by the existing surrounding development.

Refer to Figure 885/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Residential properties on The Cedars (High sensitivity)
- Cycle route along The Cedars (Medium sensitivity)

Refer to Figure 885/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

N/A (site does not fall within a Setting Area)

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Recent
Strength of Place	Very Weak
Landform	Insignificant
Tree/Building Cover	Enclosed
Visibility	Very Low
Landscape Sensitivity	Very Low
Landscape Value	Low
Landscape Capacity	Very High

The site has a Very High Landscape Capacity due to its location within the centre of an existing developed area and the absence of physical or visual relationship with the wider 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. Perimeter wall

885/1310 Hailsham Ambulance Station

Reason – Wall contributes to the character of the local townscape and provides continuity with the former use of the site as an ambulance station.

Opportunities for landscape enhancement

2. Introduction of trees within the site to provide visual amenity for the local townscape.

Refer to Figure 885/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- Development of the site is unlikely to have significant effects on the wider landscape due to its location within an existing developed area away from the areas of open countryside
- Redevelopment of the site with a good quality residential development and associated landscape could potentially improve the local townscape character

Key visual effects

- New development on the site would be visible from the surrounding residential properties and has the potential to improve the quality and character of views if well-designed and of an appropriate scale



Key
 Site Boundary

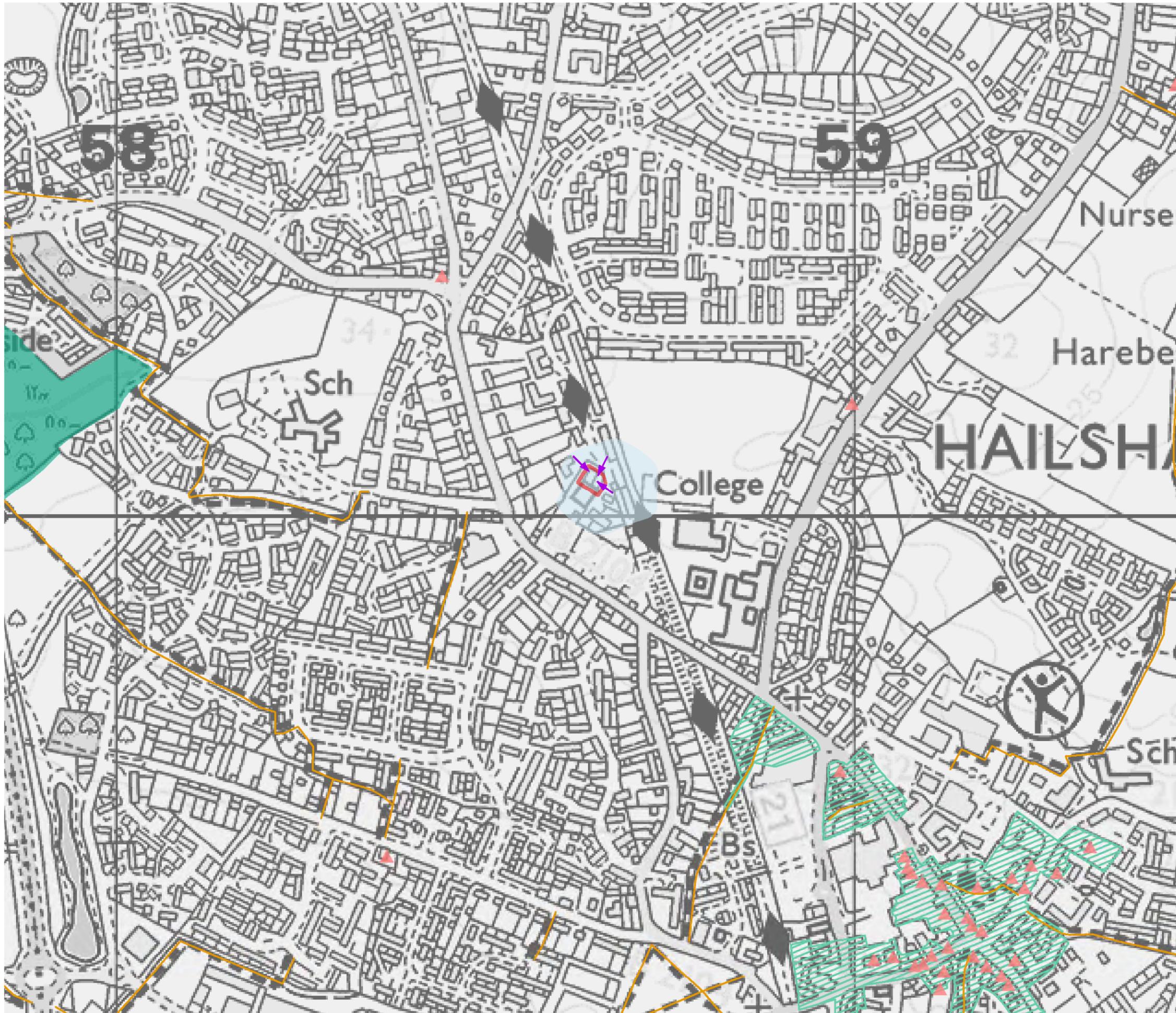
L16418 Hailsham Area Action Plan
 Hailsham East
 885/1310 Hailsham Ambulance Station,
 London Road

Site Location

Figure 885/1310/L01
 1:10 000@A3

Oct 2016





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

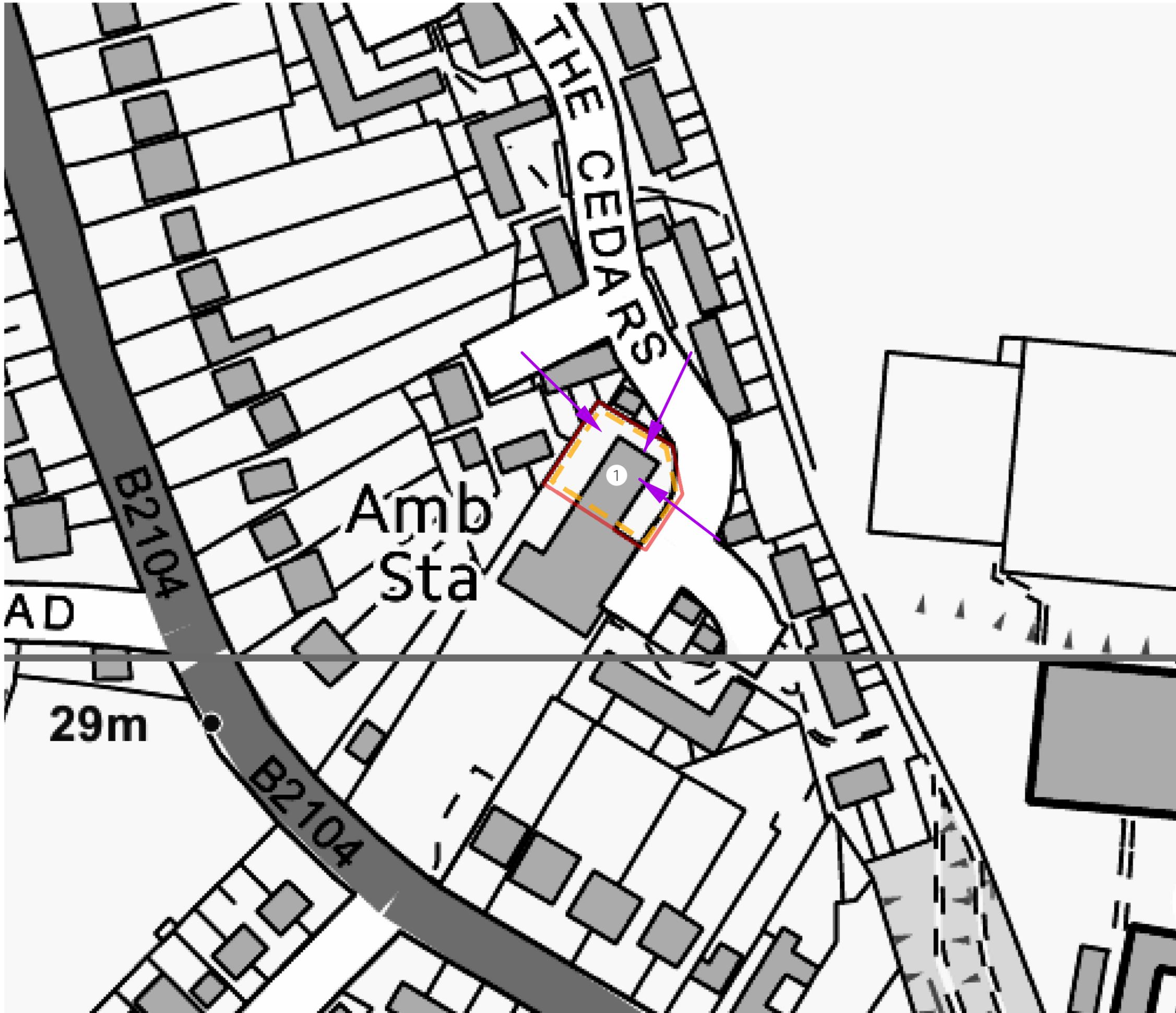
L16418 Hailsham Area Action Plan
 Hailsham East
 885/1310 Hailsham Ambulance Station,
 London Road

Landscape and Visual Context

Figure 885/1310/L02
 1:5 000@A3

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

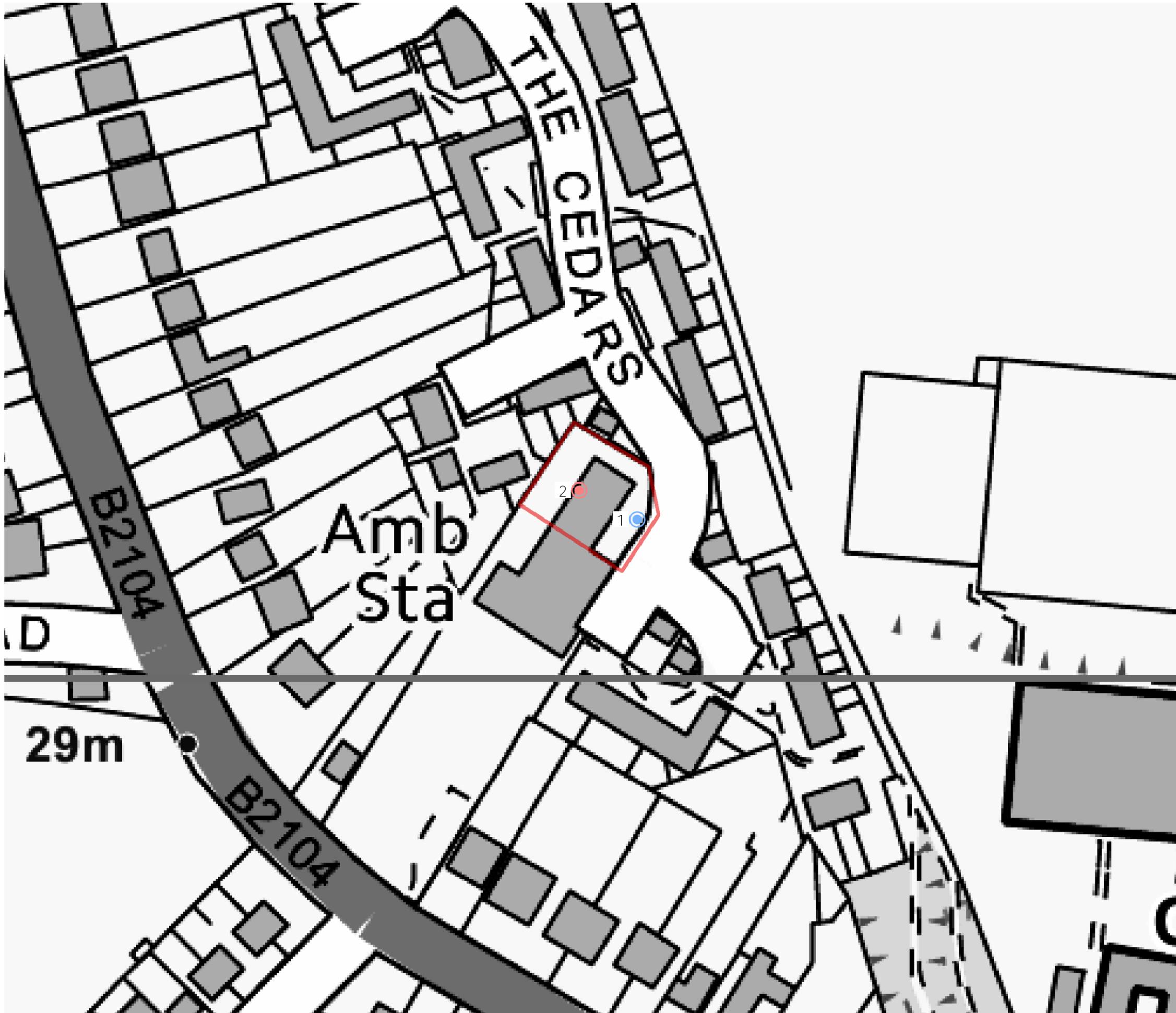
L16418 Hailsham Area Action Plan
 Hailsham East
 885/1310 Hailsham Ambulance Station,
 London Road

Site Analysis

Figure 885/1310/L03
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Oct 2016





Key

 Site Boundary

Landscape Target Notes (refer to text for details)

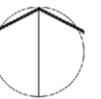
 Landscape Features to be safeguarded/retained

 Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham East
 885/1310 Hailsham Ambulance Station,
 London Road

Landscape Opportunities and Constraints

Figure 885/1310/L04
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Oct 2016



897/1310 Land at Peppers adj. Amberstone Grange

Landscape and Visual Assessment

Location and description

The site forms part of the hamlet of Amberstone which lies roughly midway between the edge of Hailsham/Upper Horsebridge and Magham Down and forms part of a gateway area between the two settlements. It is located to the south of the junction between New Road, Featherbed Lane and the A271 and comprises a private dwelling with stables and adjacent area of paddocks.

To the south and east of the site are open fields (mainly pasture) which slope gently down towards the Levels while to the north, the land rises gently up towards Park Wood. Amberstone Grange (Grade II Listed Building) is approximately 300m to the east of the site and a number of other detached properties are dispersed along the surrounding roads.

Figure reference: 897/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

Local Landscape Character Type and sensitivity: on boundary between Open Levels (Very High) and Open Clay Vales (High)

Local Landscape Character Area: on boundary between F1 Down & Whelpley and E6 Hellingly

Landscape setting area: Hailsham 2

Distinctive characteristics : Hailsham Area 2:

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place
- West-east orientated stream corridors that feed the Levels to the east

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

Figure reference 897/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Residential property and garden

The north-western corner of the site comprises a private dwelling (with driveway) and small stable surrounded by a garden area. It is separated from the A271 by a fence with tall hedge and mature trees. The area is residential in character.

Key features include:

- Boundary hedge and mature trees

2. Paddocks

The majority of the site comprises an open area of grass paddocks divided by timber post and rail fences. Within this is a fenced area (ungrassed) used for training and exercising horses. There are no trees or hedgerows within the area other than a small clump of mature conifers in the centre and a line of mature trees along the southern boundary of the site which line a small watercourse (Hurst Haven). There is a sense of openness within the site which is characteristic of the local landscape area. However, the proximity to the A271 (with its associated noise) and the presence of other properties in the area reduces the sense of tranquillity and rural character.

897/1310 Land at Peppers adj. Amberstone Grange

Key features include:

3. Mature trees along southern boundary
4. Views across adjacent fields towards Amberstone Grange and the Levels

Figure reference: 897/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is open to view from the south and east (including upper floor windows of properties to the east of the site). From the north, views of the site are partly screened by the boundary fence, hedge and trees along the boundary with the A271. However, despite this there are intermittent views of the site from the A271 and Featherbed Lane.

Figure reference 897/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to Amberstone Grange in the east, towards the Hailsham sewage works in the south, the A271 to the west and the southern end of Featherbed Lane to the north.

Refer to Figure 897/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Surrounding residential properties along the A271 (High sensitivity)
- A271 and Featherbed Lane (Low sensitivity)

Refer to Figure 897/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 2

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong strength of place as a result of open views eastwards across the Open Levels and a strong landscape pattern of arable and pastoral fields, lined with mature hedgerows. West–east orientated stream corridors further contribute to High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Ancient
Strength of Place	Moderate

897/1310 Land at Peppers adj. Amberstone Grange

Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Low
Landscape Value	Moderate-High
Landscape Capacity	Moderate-High

The site has a Moderate-High landscape value due to its contribution to the sense of separation between Magham Down and Hailsham and its importance as a gateway location in the approach to Hailsham. However, its relatively low visibility in the wider landscape and lack of distinctive features mean that overall the landscape capacity of the site is considered to be Moderate-High.

Significant variations in sensitivity within the site - The southernmost end of the site is of higher sensitivity due to its proximity to the Hurst Haven watercourse and associated vegetation.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Hurst Haven watercourse and adjacent mature trees
Reason - the watercourse is a valuable landscape and ecological feature and is a characteristic feature of the landscape character
2. Roadside hedgerow and trees along A271
Reason – Vegetation provides enclosure to the site

Opportunities for landscape enhancement

3. Creation of green corridor along southern edge (along watercourse) to form buffer between development edge and watercourse and create a wildlife corridor

Refer to Figure 897/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site has the potential to affect the character of Battle Road (A271) on the approach/gateway to Hailsham, extending the urban edge along the road and resulting in a reduced sense of separation between Magham Down and Hailsham. This could also affect the character of the adjacent area of Pevensey Levels due to the introduction of built development, extension of the urban edge and loss of openness
- Potential measures that could mitigate landscape effects include: retention of existing vegetation around the perimeter of the site, introduction of a strong landscape belt along the eastern and southern site boundaries and designing development with a scale and character appropriate to the landscape character and context of the site

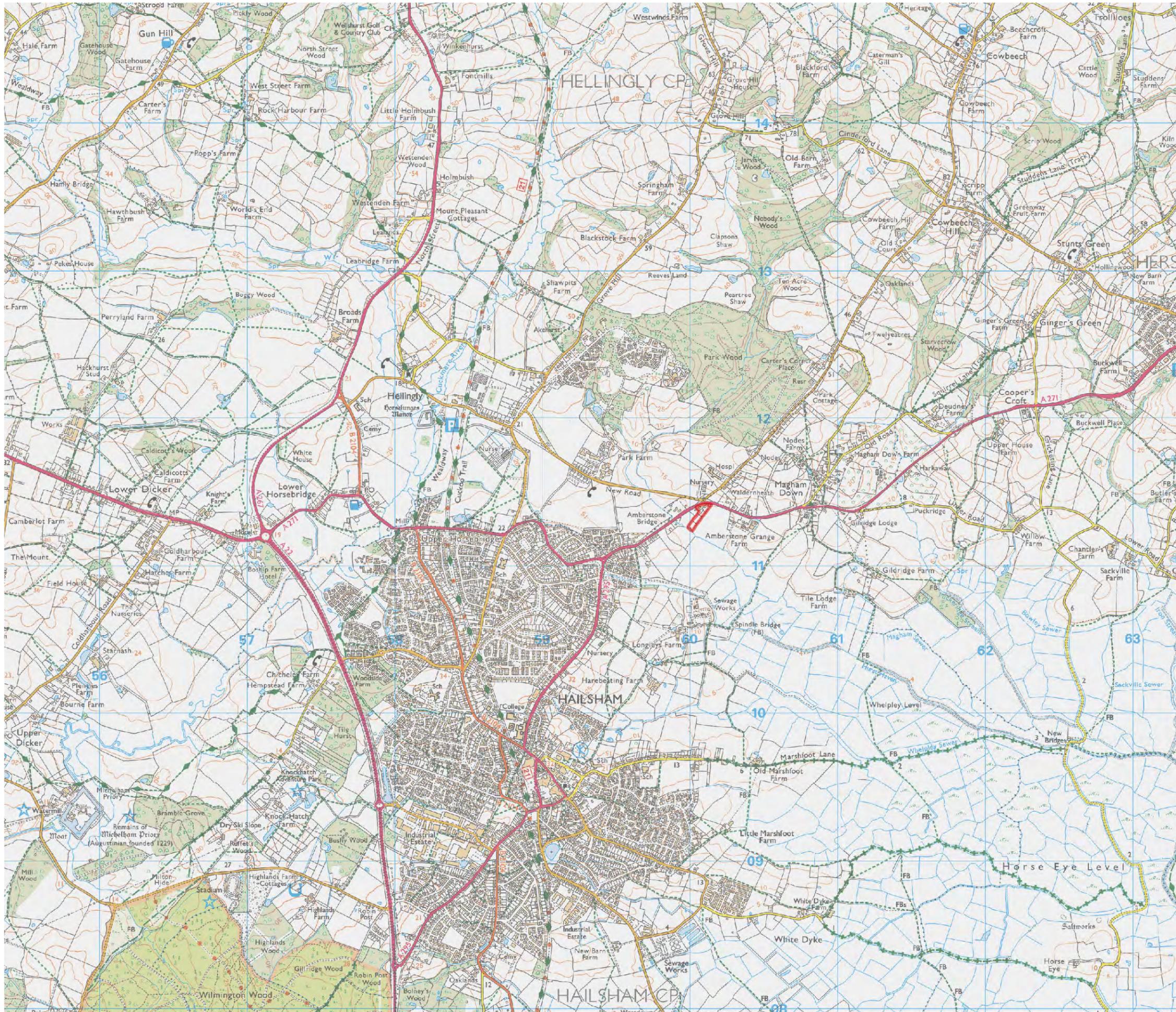
Key visual effects

- Potential effects on the character and quality of views from the properties in the local area around the site particularly to the east on the A271 around Amberstone Grange Farm
- Potential effects on views from the A271 at the approach/gateway to Hailsham arising from increased

897/1310 Land at Peppers adj. Amberstone Grange

visibility of a new urban edge

- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within, and around the perimeter of the site



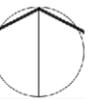
Key
 Site Boundary

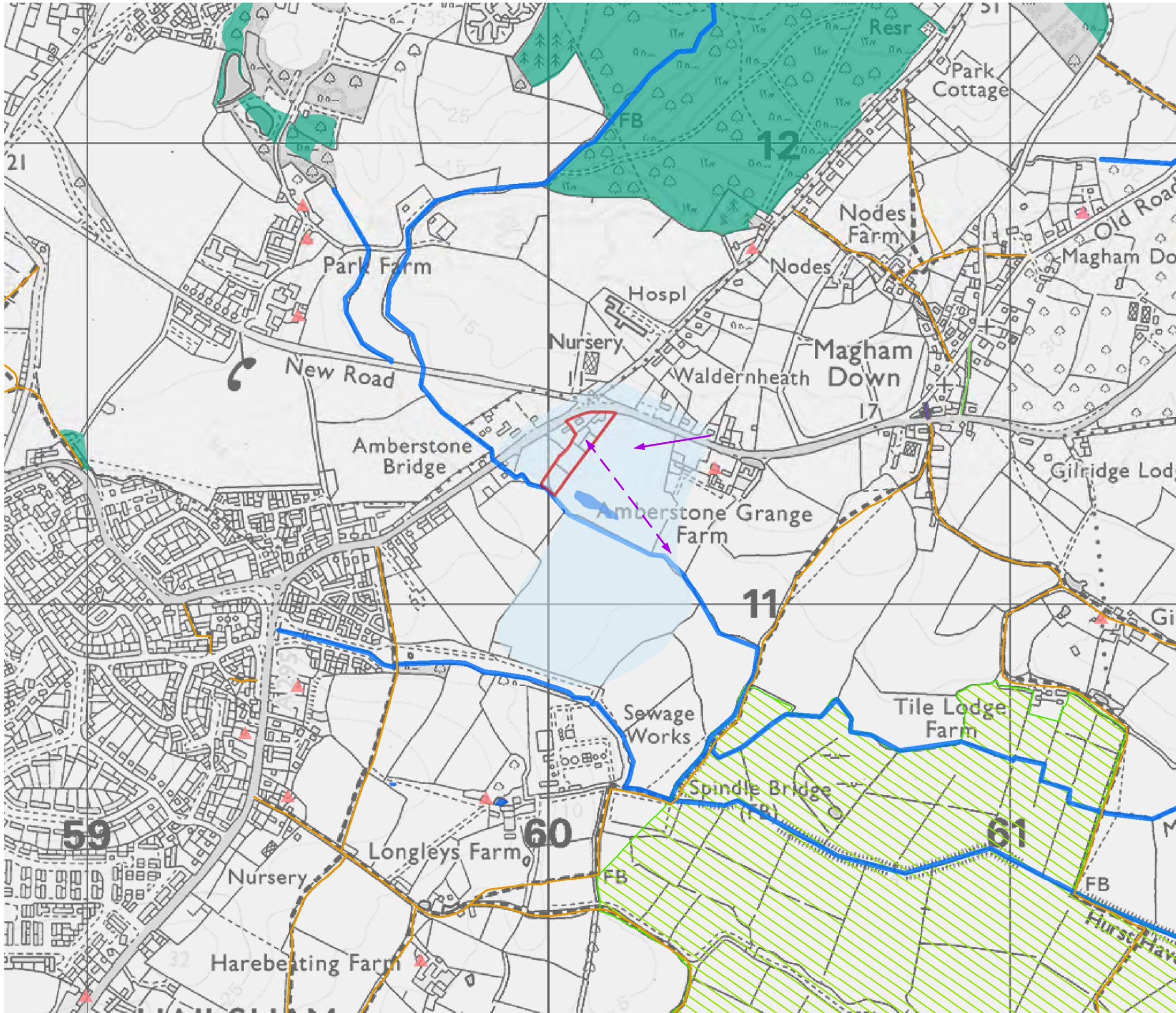
L16418 Hailsham Area Action Plan
 Hailsham East
 897/1310 Peppers House, Amberstone

Site Location

Figure 897/1310/L01
 1:25 000@A3

Oct 2016





- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
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 - Registered Historic Parks and Gardens
 - Scheduled Monument
 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ↖ Key Views towards the site
 - ↔ Long Distance Views

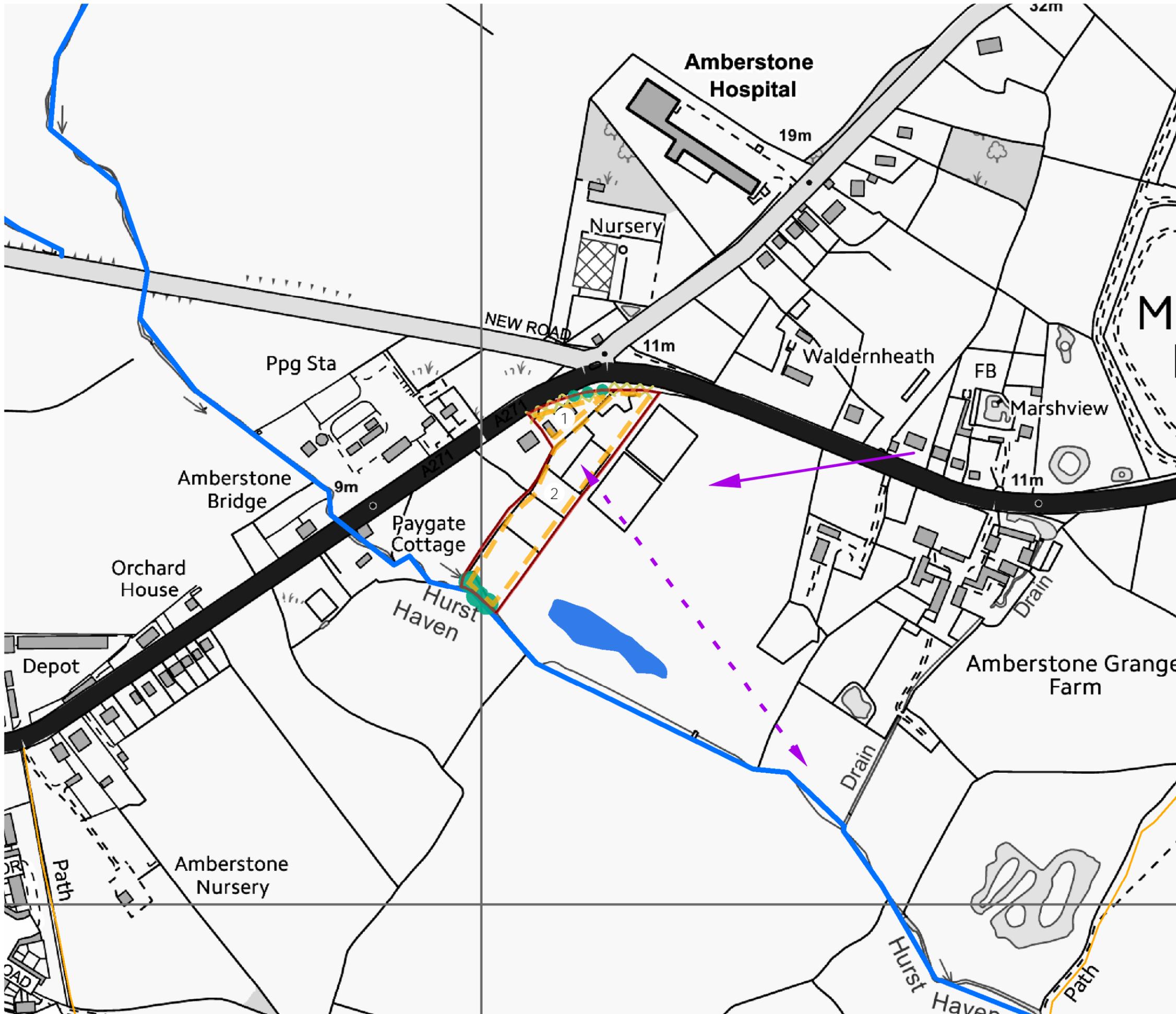
L16418 Hailsham Area Action Plan
 Hailsham East
 897/1310 Peppers House, Amberstone

Landscape and Visual Context

Figure 897/1310/L02
 1:10 000@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

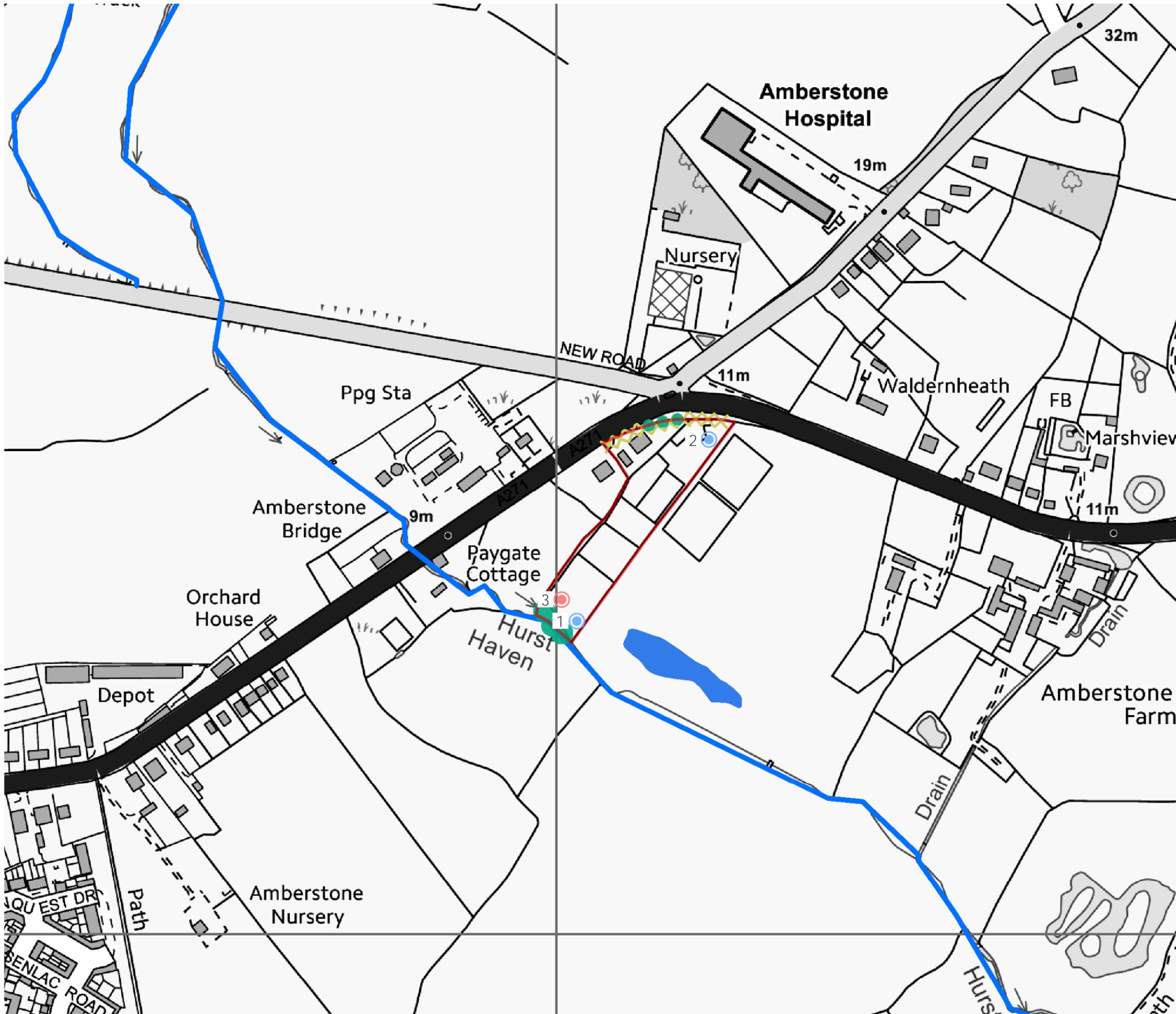
L16418 Hailsham Area Action Plan
 Hailsham East
 897/1310 Peppers House, Amberstone

Site Analysis

Figure 897/1310/L03
 1:3 000@A3

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

L16418 Hailsham Area Action Plan
 Hailsham East
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Landscape Opportunities and Constraints

Figure 897/1310/L04
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