

Appendix 2.3 - Hailsham South

Sites

210_1310 Bolneys Wood Land, off A22
245_1310 Land West of Sustrans Route
283_1310 Land off Sandbanks Close
305_1310 Bolneys Farm, South Road
696_1310 Land Adjoining Summerhill Lane
701_1310 Land at Coppards
711_1510 Land at Bramley Farm
719_1510 Land at Little Bramley Farm
728_1310 Land south of Hailsham
808_1310 Coldthorne Barn, Coldthorne Lane
833_1310 Land South of Summerhill Lane
845_1310 2 Summerhill Cottages, Summerhill Lane
846_1310 Summerhill Barn
851_1310 1 Summerhill Cottages, Summerhill Lane
854_1310 Creepers Cottage, Coldthorn Lane
856_1310 Byeways, Sayerland Lane
871_1510 Land on the South East Side of Sayerland Lane
872_1510 Bay Tree House, Baytree Lane
882_1310 Land on North West Site of Coldthorn Lane
890_1310 Coldthorn Cottage, Coldthorn Lane
891_1510 Land at Stockhall Farm, Summerhill Lane
895_1310 Davmau Farm, Coldthorn Lane
896_1510 (ex 256_1510) Land at and Adjoining Baytree Farm

210/1310 Bolneys Wood Land, off A22 near Hailsham

Landscape and Visual Assessment

Location and description

The site is situated on the urban fringe of south Hailsham with land to the east, south and west being dominated by woodland and pasture. The A22 dual carriageway is adjacent to the site on the western boundary. The site comprises Bolney's Wood which is an area of primarily dense ancient and/or semi-natural woodland. It forms part of a much larger area of woodland which extends to the west and includes Folkington Wood, Wilmington Wood and Abbot's Wood. This rural wooded area performs an important role in providing separation between the settlements of Hailsham and Polegate and makes a significant contribution to the character of the Wooded Clay Vales landscape character area and the setting of the south side of Hailsham.

Figure reference: 210/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics – Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 210/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Dense woodland

This area comprises dense ancient and/or semi-natural woodland and has a strong woodland character. Predominantly oak trees with some hornbeam and holly. The ground is distinctly undulating in north and eastern parts of the woodland levelling out in the south. There is a ridgeline and a ditch extending through the eastern part of the site with a bank and a ditch to the western edge along the A22. There are a series of dirt mounds constructed in the north west corner for BMX use. There are also three ponds present within the woodland which are shaded by the tree canopies.

Electricity pylons extend through the site in a broadly north south direction, overhead cables extend through the site in both an east west and north- south direction crossing the path of the pylons. The infrastructure dominates this part of the site, creating linear tracts dominated by brambles and dense shrubs. Noise from the road can be heard throughout.

Key features include:

- Three ponds
- Ancient woodland
- Undulating ground
- Pylons

210/1310 Bolneys Wood Land, off A22 near Hailsham

Figure reference: 210/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is viewed directly from the A22 to the west but beyond this, Robin Post Wood and Folkington Wood limit any further views. It is bounded by further woodland, Coldthorn Wood to the west. To the north west corner, there are open fields with a cluster of farm buildings and cottages which experience direct views towards the site. There are a row of **properties at the south west corner of the site that back onto Bolney's Wood** all of which have direct views of the woodland. To the north west corner there are views into the site from a road side restaurant, a motor garage and the farm buildings in **Bolney's Farm**.

Figure reference 210/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is largely limited to a stretch of the A22 along the western boundary and the properties to the south west corner. The views are slightly wider reaching to the east but overall the views are mostly curtailed by wider areas of woodland.

Refer to Figure 210/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Properties to the south west corner on the A22 and Woodside Way (High Sensitivity)
- The A22 (Low Sensitivity)
- Oaklands Farm to the east (High Sensitivity)

Refer to Figure 210/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-------------------|--------------|
| Distinctiveness | Unique/ Rare |
| Continuity | Ancient |
| Strength of Place | Very Strong |

210/1310 Bolneys Wood Land, off A22 near Hailsham

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

The site has a Low Landscape Capacity primarily due to the extensive presence of Ancient and Semi-natural woodland and the significance of the area in forming part of a larger wooded area which forms a landscape feature and provides a sense of separation between the settlements of Hailsham and Polegate.

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. Ancient woodland
Reason - important habitat and landscape feature which cannot be replaced or offset and part of an extensive wider area of woodland
2. Ponds
Reason – the ponds are valuable landscape and ecological feature

Opportunities for landscape enhancement

3. Develop and implement a long term woodland management plan
4. Landscape and ecological improvements to ponds

Refer to Figure 210/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development here could result in the need for the removal of woodland within the site, which would diminish the quality and extent of Bolneys Wood as a landscape feature and could affect the setting of Hailsham. Extending development into the wooded area would be uncharacteristic of the Wooded Clay Vales landscape character, which has a dispersed, low density settlement pattern and could result in a weakening of the sense of separation between Hailsham and Polegate.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: restricting development to a low density development in a small part of the site; retaining a framework of existing trees within the development areas; and introducing a programme of long term woodland management to preserve and enhance the retained woodland.

Key visual effects

- Development on the site could affect the character and quality of views from vehicles travelling on the A22, Oaklands Farm and properties to the south west of the site on the A22 and on Woodside Way. Proposed development may be visible in these views and may form an intrusive feature which detracts from the current woodland character of views.

210/1310 Bolneys Wood Land, off A22 near Hailsham

- Potential visual effects arising from development on the site could be mitigated to some extent through retention of a woodland belt around the perimeter of any development areas to provide a visual buffer between surrounding viewpoints and any proposed development. Retention of a framework of mature woodland within the development area could also provide additional screening of development.



Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham South
 210/1310 Bolney's Wood Land,
 off A22 near Hailsham

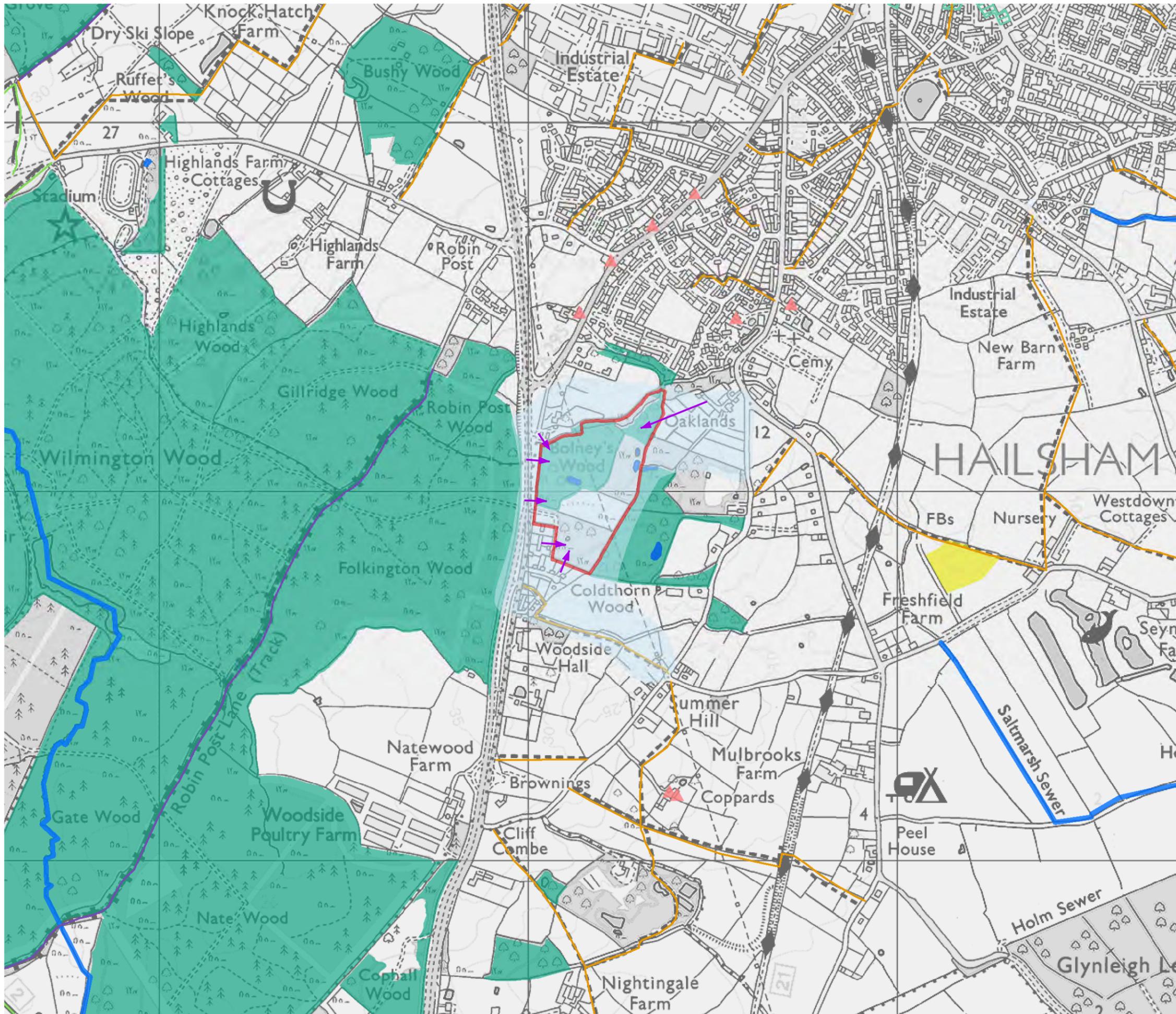
Site Location

Figure 210/1310/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

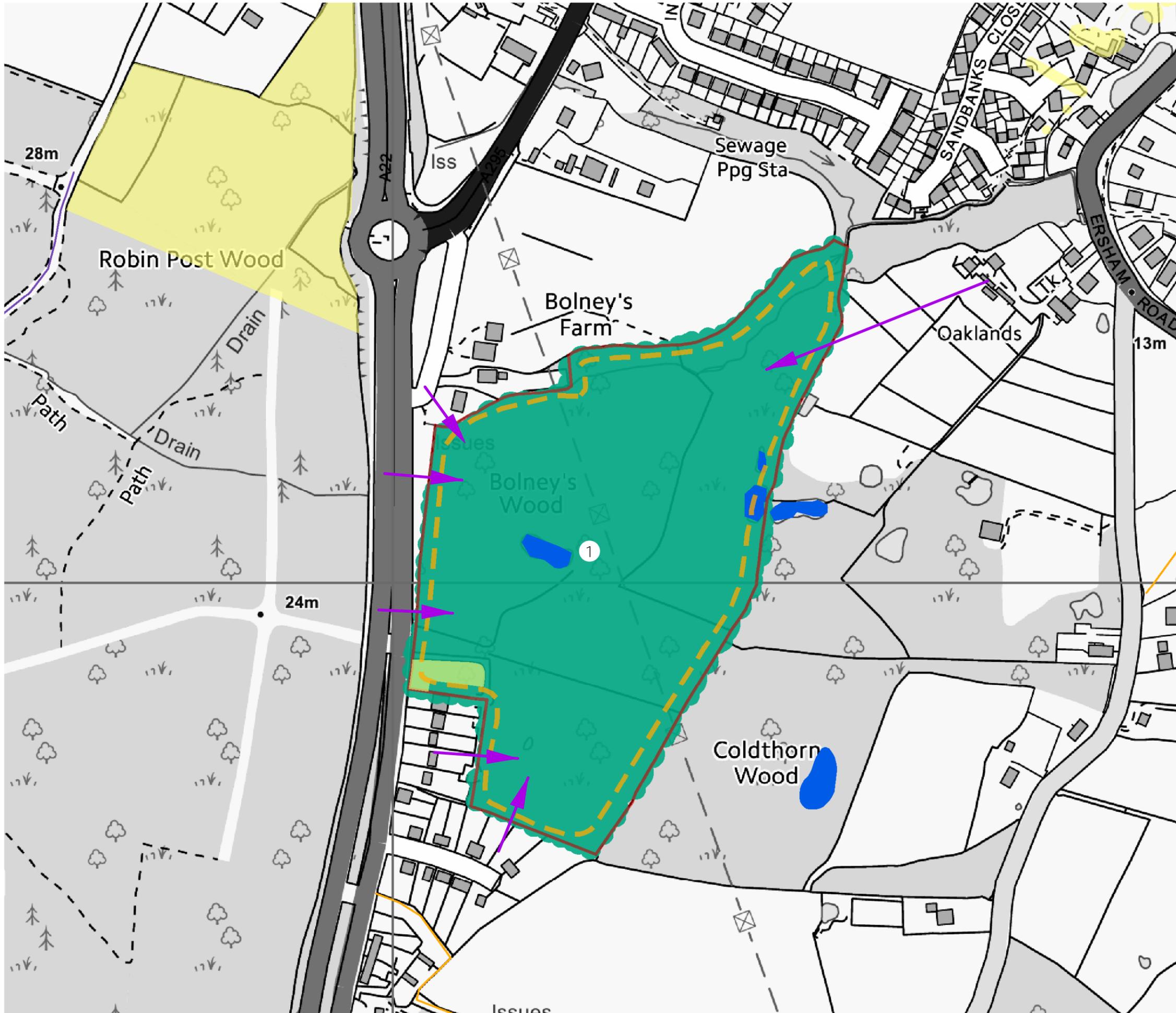
L16416 Hailsham Area Action Plan
 Hailsham South
 210/1310 Bolney's Wood Land,
 off A22 near Hailsham

Landscape and Visual Context

Figure 210/1310/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

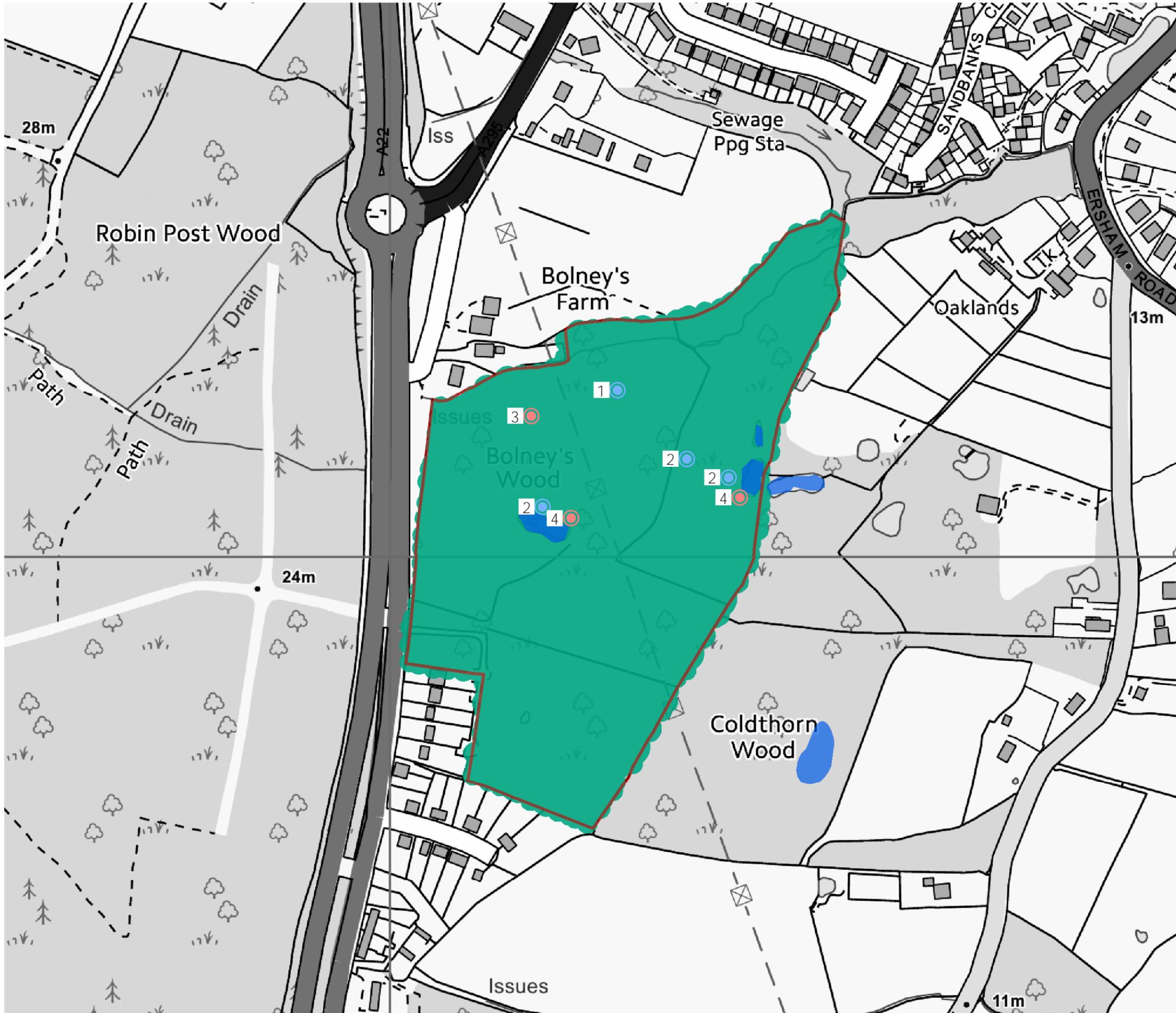
L16416 Hailsham Area Action Plan
 Hailsham South
 210/1310 Bolney's Wood Land,
 off A22 near Hailsham

Site Analysis

Figure 210/1310/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 South
 210/1310 Bolney's Wood Land,
 off A22 near Hailsham

Landscape Opportunities and Constraints

Figure 210/1310/L04
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Landscape and Visual Assessment

Location and description

The site is situated immediately to the south of Hailsham on the slopes of higher ground which rises up from the Pevensey Levels to the east. Hailsham cemetery bounds the site to the west and the Cuckoo Trail (Sustrans route) extends along the eastern boundary. The existing urban edge of Hailsham is immediately to the north of the site and the Ersham Road (B2104) passes the site along the south west boundary. A PRoW between Ersham Road and Saltmarsh Lane passes through the middle of the site, forming a connection between the edge of Hailsham and the Pevensey Levels to the east.

The wider landscape to the south-east of the site is the open low-lying landscape of the Pevensey Levels whilst to the south-west the land is higher and comprises the gently sloping landscape of the Open Clay Vales.

Figure reference: 245/1310/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 and Lower Horsebridge

Landscape setting area: Hailsham Area 5

Distinctive characteristics

- Several isolated farmsteads and houses
- A patchwork of predominantly pastoral fields with an ancient field pattern
- 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 245/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Southern low ground

This part of the site occupies lower, undulating ground and is characterised by ditches and a vegetated stream line with attractive, mature oak trees. This broadly triangular area comprises three irregular shaped fields separated by hedgerow. Views of adjacent properties to the west and constant noise from the road detract from the otherwise rural character. A public right of way extends from the Cuckoo Trail to the east to the Ersham Road (B2104) to the west.

Key features include:

- Pond and mature planting
- Stream lined with mature planting
- A line of mature oak trees
- PRoW

2. Northern high ground

This part of the site comprises four fields separated by post and wire fences and single species hedgerow. The fields are larger in scale than those in the south. This area slopes continually southwards. From the

245/1310 Land to the West of the Sustrans Route, Ersham Farm, Ersham Road

northern most part of the site there are excellent views southwards towards the South Downs. The houses at the edge of Hailsham are prominent on the northern boundary which gives this area of the site an urban fringe character. The western boundary is formed by a ditch and a line of trees which separate the site from the cemetery. This contains an interesting selection of trees including willows, copper beech and scots pine.

Key features include:

- Views towards the South Downs
- South facing slopes
- Two prominent oak trees

Figure reference: 245/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the eastern edge by the dense planting that lines the Cuckoo Trail. There are partial views into the site where the public right of way meets the Cuckoo Trail.

The north western edge is screened by a dense line of tree planting to the cemetery edge.

The southernmost point of the site is enclosed by a dense planted boundary to the garden of an adjacent property but glimpsed views of the site may be possible (particularly in winter).

The south western boundary comprises a c. 2m high hedgerow. There are clear views over the hedge between the site and the neighbouring properties on Ersham Road (B2104). There are views beyond to the west of an elevated treed horizon. Dense tree planting in the wider surrounds limits longer views into the site.

One property situated in close proximity to the western boundary between the cemetery and Ersham Road has an open view looking southwards into the site.

The northern edge of the site is largely exposed with open views into adjacent properties. This is filtered by some low planting and trees.

From the higher parts of the site there are long distance views towards the distinctive ridge of the South Downs which forms a striking feature in the background of views. However, the site is unlikely to be discernible in long distance views back towards the site from within the South Downs National Park due to the scale of the site and its distance from the National Park (c.5km).

Figure reference 245/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is largely constrained by surrounding planting to the east and west. The northern and southwestern edges are largely open and there are views towards the site from several surrounding properties in these areas.

Refer to Figure 245/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Ersham Road (Low Sensitivity)
- Properties at the western site boundary on Ersham Road (High Sensitivity)
- Properties to the northern boundary on Sycamore Drive (High Sensitivity)
- Public Right of Way (High Sensitivity)

245/1310 Land to the West of the Sustrans Route, Ersham Farm, Ersham Road

- The Cuckoo Trail (High Sensitivity)

Refer to Figure 245/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 5

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Low Landscape Value. There are few valuable landscape features within this area, however the patchwork of predominantly pastoral fields with an ancient field pattern and open views southwards across the Open Levels contribute to a recognisable strength of place.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-----------------------|---|
| Distinctiveness | Distinct |
| Continuity | The majority is Historic, the southern section is Ancient |
| Strength of Place | Moderate - Strong |
| Landform | Apparent |
| Tree Cover | Intermittent |
| Visibility | Moderate |
| Landscape Sensitivity | Moderate - High |
| Landscape Value | Low-Moderate |
| Landscape Capacity | Moderate |

The site has a Moderate Landscape Capacity due to its proximity to the urban settlement of Hailsham and partial enclosure by vegetation. The stream, pond, prominent oak trees and views from the South Downs contribute to its value and sensitivity.

Significant variations in sensitivity within the site – Southern part of site (south of PRow) is more sensitive and has lower capacity to accommodate development due to the presence mature landscape features, visibility from viewpoints on all sides and greater distance from the urban edge. The eastern edge of the site adjacent to the Cuckoo Trail is also of higher sensitivity.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees

Reason – mature oak trees form landscape features

245/1310 Land to the West of the Sustrans Route, Ersham Farm, Ersham Road

2. Pond
Reason – pond is valuable landscape and ecological feature
3. PRoW
Reason - legal and historic right of way has important leisure value providing accessible route to the countryside from Hailsham
4. Tree lined watercourse
Reason – valuable landscape feature that extends along the PRoW landscape and a valuable ecological feature
5. Views towards the South Downs
Reason - attractive panoramic views that provide a strong sense of place

Opportunities for landscape enhancement

6. Reinstatement of lost/ eroded hedgerows
7. Landscape and ecological improvements to the pond and ditch (including long term programme for regular management)
8. Strengthen vegetation belt along PRoW to form landscape buffer between footpath and northern part of site

Refer to Figure 245/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

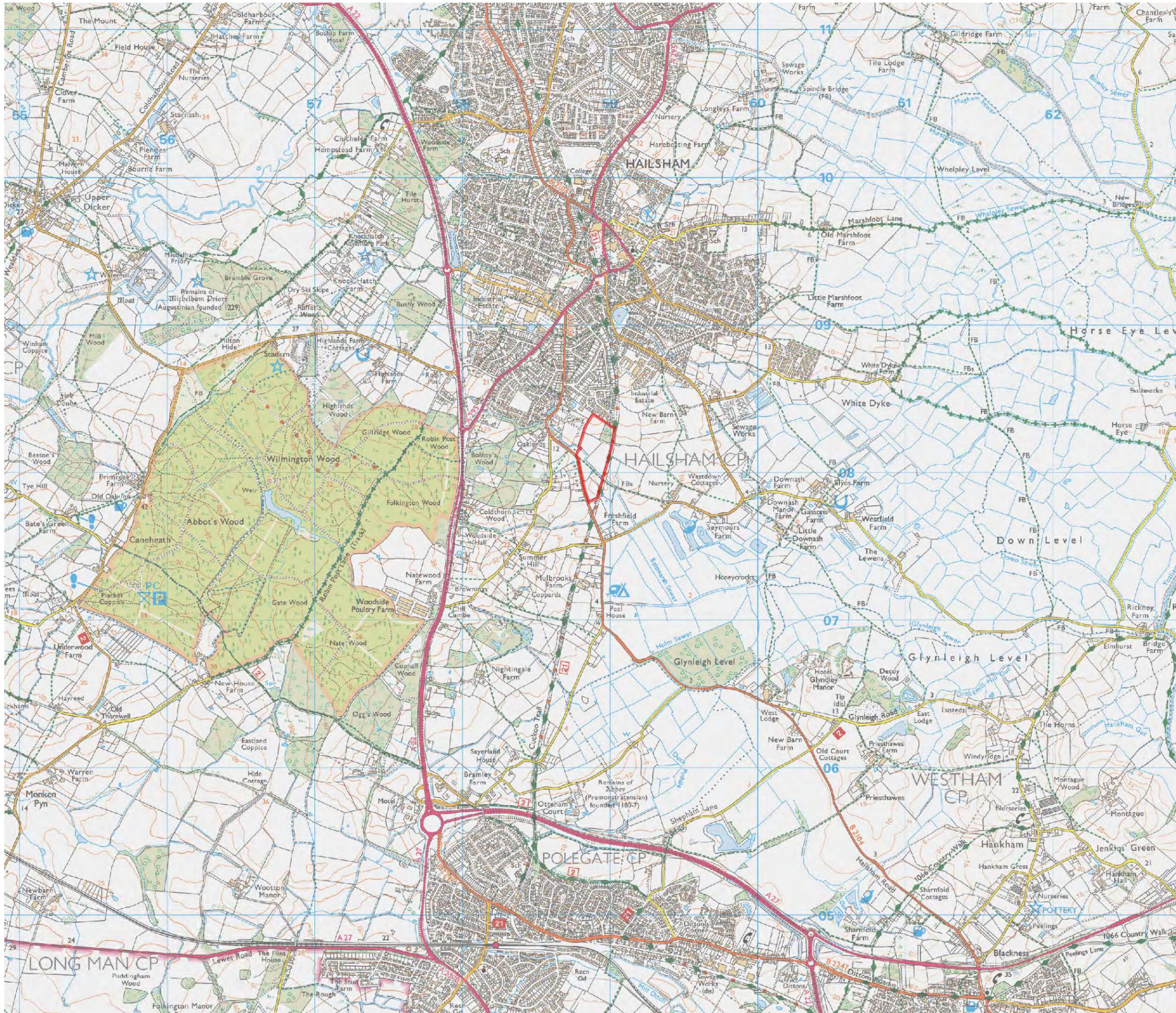
- The introduction of large or medium scale development across the site could potentially affect the Open Clay Vales character on the southern edge of Hailsham. Extending development southwards would create a new urban edge in an area which currently forms an area of undeveloped pastoral landscape which acts as a transition between the open landscape of the Pevensey Levels to the east and the existing urban edge of Hailsham to the west. Development on the site could also affect the character of the Cuckoo Trail as this predominantly rural cycle path would extend through a greater proportion of suburban areas. The character of the PRoW which passes through the site is also likely to be similarly affected. However, landscape effects are likely to be less significant if development is restricted to the northern part of the site.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting including restricting development to the area north of the PRoW; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and views from the Cuckoo Trail, PRoW and Ersham Road as they pass through/adjacent to the site. The edge of the proposed development area may be visible in these views and may form an intrusive feature which detracts from the current pastoral character of views. In clear conditions development on the site may be discernible in the distance in views from the South Downs National Park. However, it would be a very small element within the view and would be seen in the context of the existing developed area of Hailsham so is unlikely to affect the overall character or quality of long distance views from the South Downs.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention of existing mature planting within and round the site; providing a landscape

245/1310 Land to the West of the Sustrans Route, Ersham Farm, Ersham Road

buffer between the development edge and both the Cuckoo Trail and the PRow which passes through the site; and integrating strategic tree planting within the development areas.



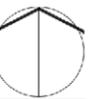
Key
 Site Boundary

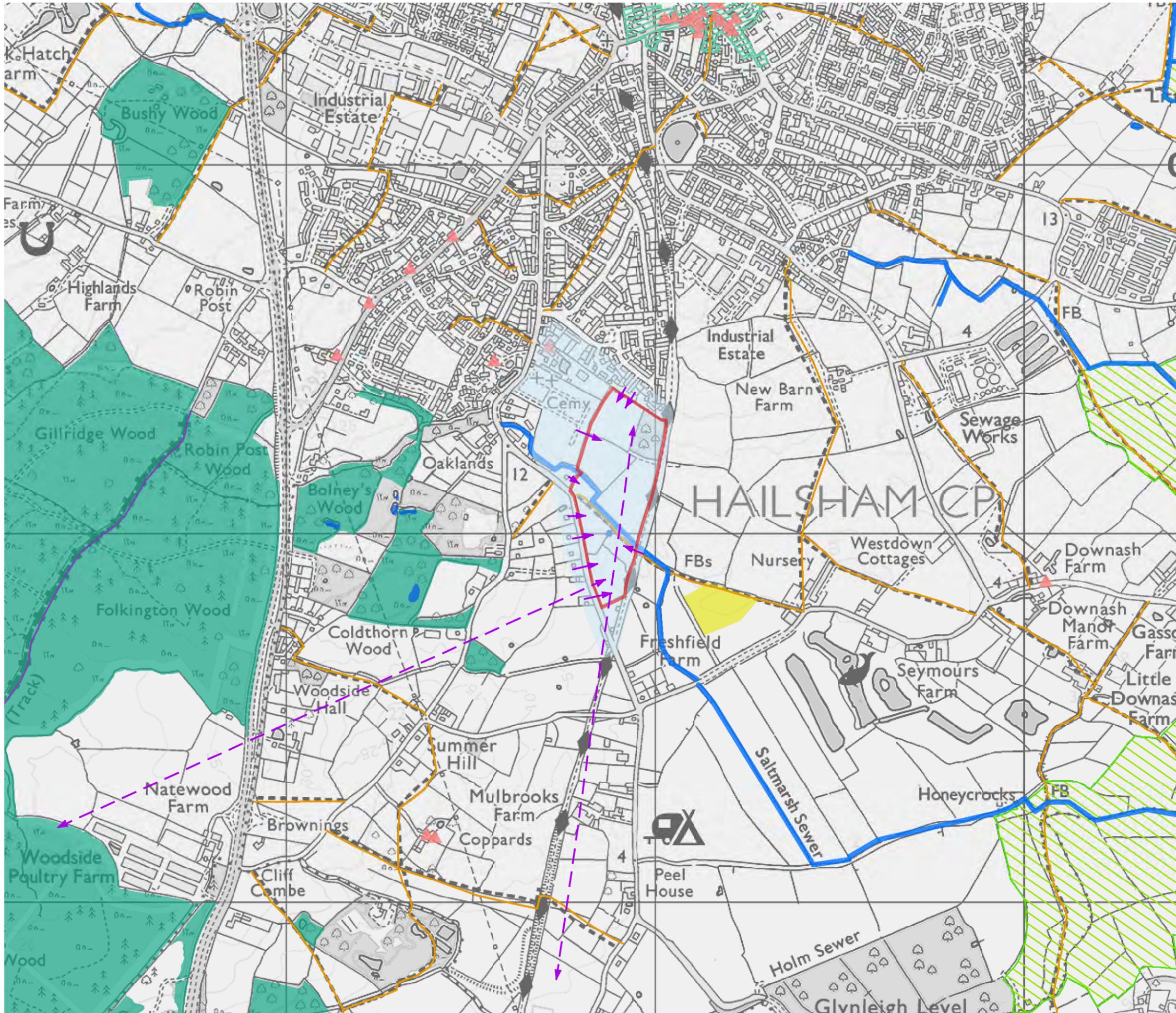
L16416 Hailsham Area Action Plan
 Hailsham South
 245/1310 Land to the west of the Sustrans
 Route, Ersham Farm, Ersham Road

Site Location

Figure 245/1310/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

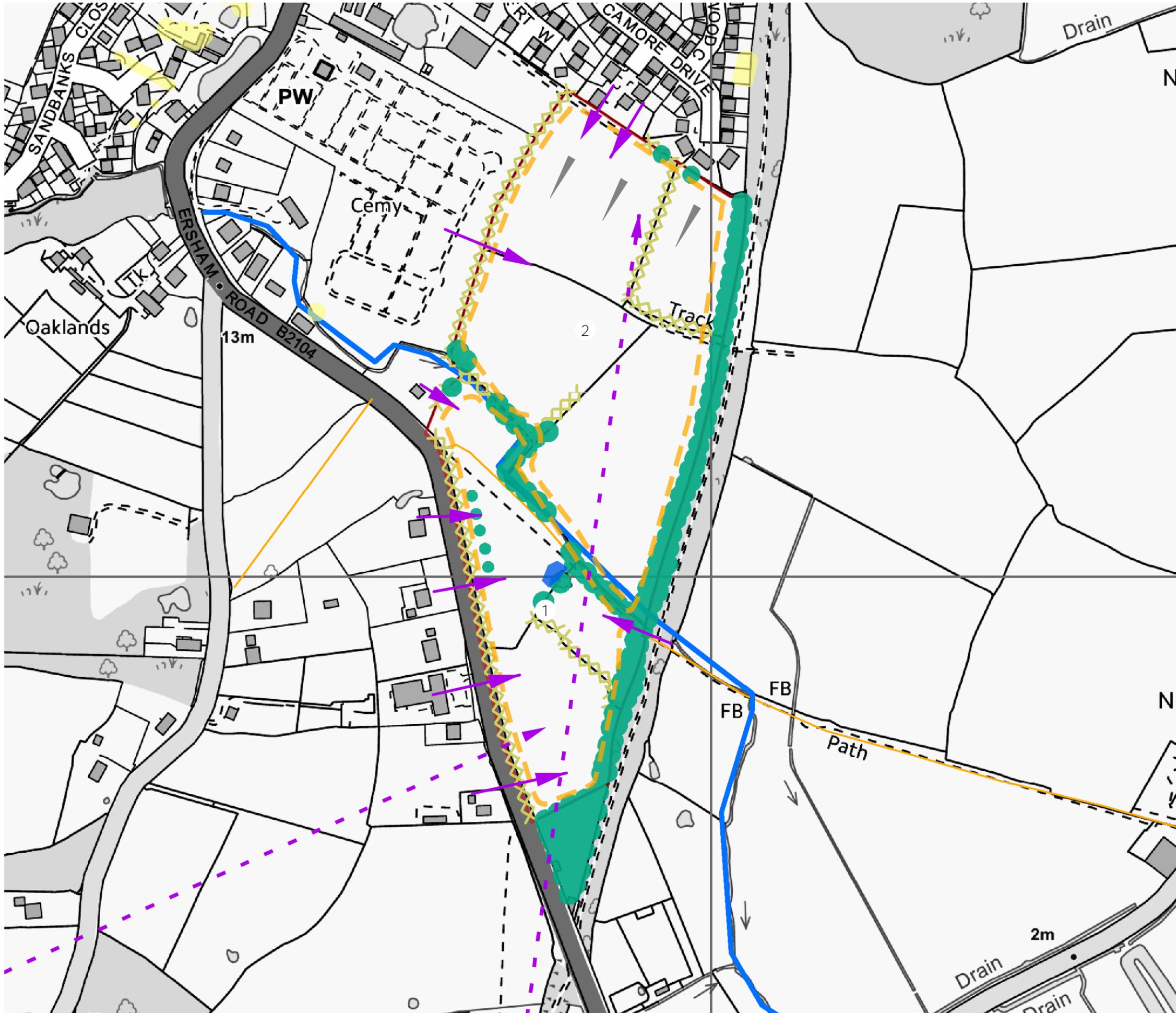
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 245/1310 Land to the west of the Sustrans
 Route, Ersham Farm, Ersham Road

Landscape and Visual Context

Figure 245/1310/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

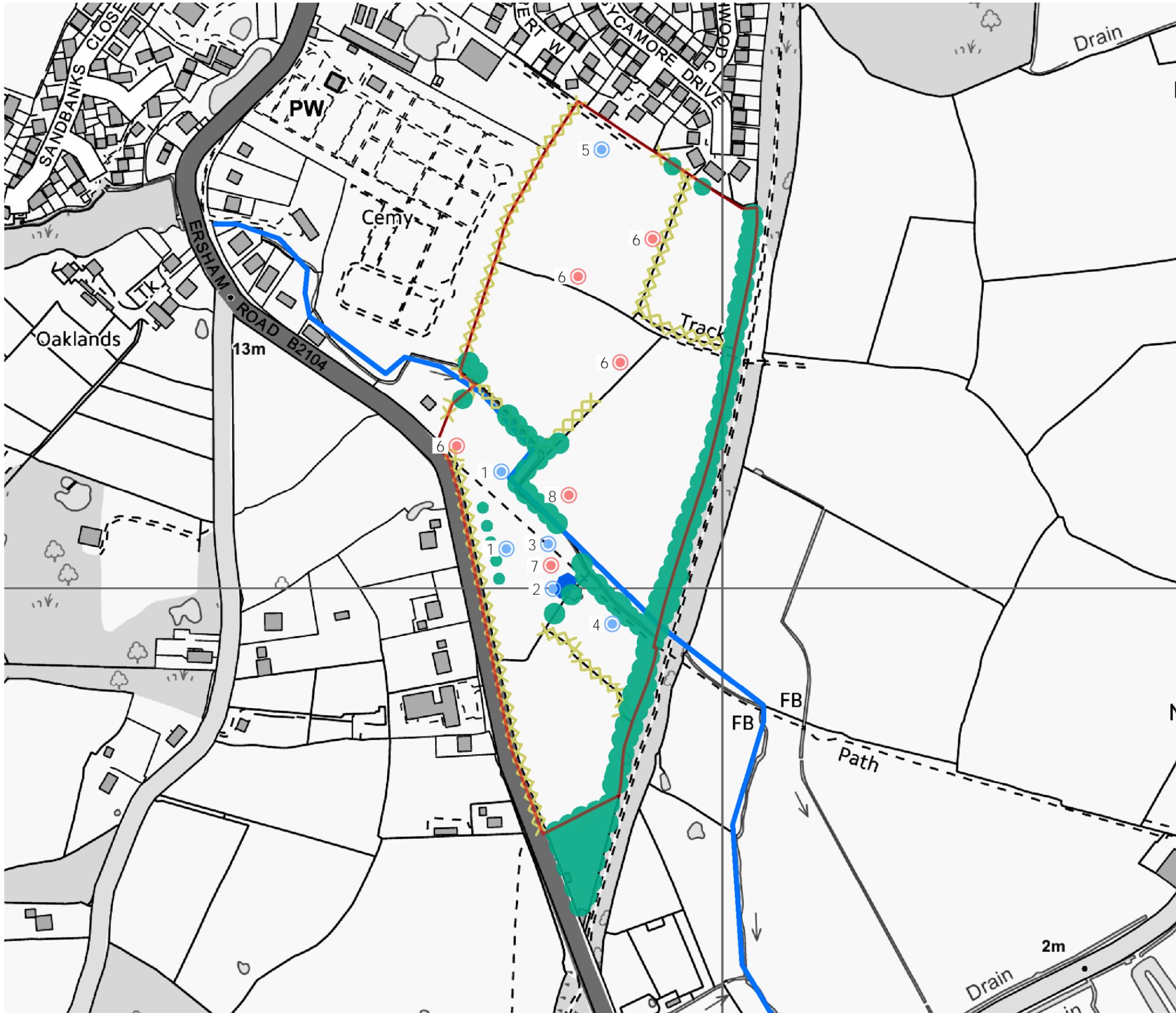
L16416 Hailsham Area Action Plan
 Hailsham South
 245/1310 Land to the west of the Sustrans
 Route, Ersham Farm, Ersham Road

Site Analysis

Figure 245/1310/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 South
 245/1310 Land to the west of the Sustrans
 Route, Ersham Farm, Ersham Road

Landscape Opportunities and Constraints

Figure 245/1310/L04
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283/1310 Land off Sandbanks Close, (South of Hailsham)

Landscape and Visual Assessment

Location and description

The site comprises a small area of dense mature woodland and scrub extending between Ersham Road (B2104) in the east to **Bolney's Wood in the west and connecting with** an extensive area of woodland to the west (which **includes Folkington Wood, Wilmington Wood and Abbot's Wood** much of which is Ancient Woodland). The site forms a strong boundary between the southern edge of the urban area of Hailsham and the undeveloped landscape of the Wooded and Open Clay Vales to the south.

Figure reference: 283/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics of Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 283/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Woodland

Mixed deciduous woodland with no public access extending along the valley bottom of a ditch/stream. Woodland connects with extensive area of woodland to the west (much of which is Ancient Woodland). Area forms strong boundary between urban edge of Hailsham to the north and semi-rural countryside to the north. Eastern edge forms strong vegetated boundary to Ersham Road at entrance point on B2104 to Hailsham

Key features include:

- Dense mixed deciduous tree and shrub vegetation
- Ditch

Figure reference: 283/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is located within an area of generally restricted visibility due to the presence of built development, woodland and other vegetation in the surrounding area and locally undulating topography. The site is most visible where it abuts the Ersham Road (B2104) and from properties adjacent to the northern edge of the site. Elsewhere there are glimpsed views from Coldthorn Lane and Sandbanks Close.

Figure reference 283/1310/L02 – Landscape and Visual Context

283/1310 Land off Sandbanks Close, (South of Hailsham)

Zone of visual influence (ZVI)

ZVI of the site extends to the cemetery in the east, southern end of Southbanks Close in the north, **Bolney's/Coldthorn Wood in the west and the northern end of Coldthorn Lane in the south.**

Refer to Figure 283/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Residential properties on adjacent land – Oaklands, Ersham Road and Sandbank Close (High sensitivity)
- Ersham Road (B2104) (c. 250m stretch at entrance to Hailsham) (Medium sensitivity)
- Coldthorn Lane (c. 300m stretch) (Medium sensitivity)

Refer to Figure 83/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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 the strong sense of place arising from the presence of woodland on the entire site which forms a local landscape feature, provides historic continuity and performs a strong role in containing the existing urban edge. This is balanced against the relative low visibility of the site and its adjacency to the existing urban edge.

Significant variations in sensitivity within the site - Eastern end of site is particularly sensitive due to its direct frontage with Ersham Road. The western end of the site is also sensitive due to its adjacency to an area of Ancient Woodland.

283/1310 Land off Sandbanks Close, (South of Hailsham)

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Woodland planting within the site
Reason – Provides clear definition and containment to the existing urban edge

Opportunities for landscape enhancement

2. Develop and implement management plan for long term protection and enhancement of woodland.

Refer to Figure 283/1310/L04 – Landscape Opportunities and Constraints Plan

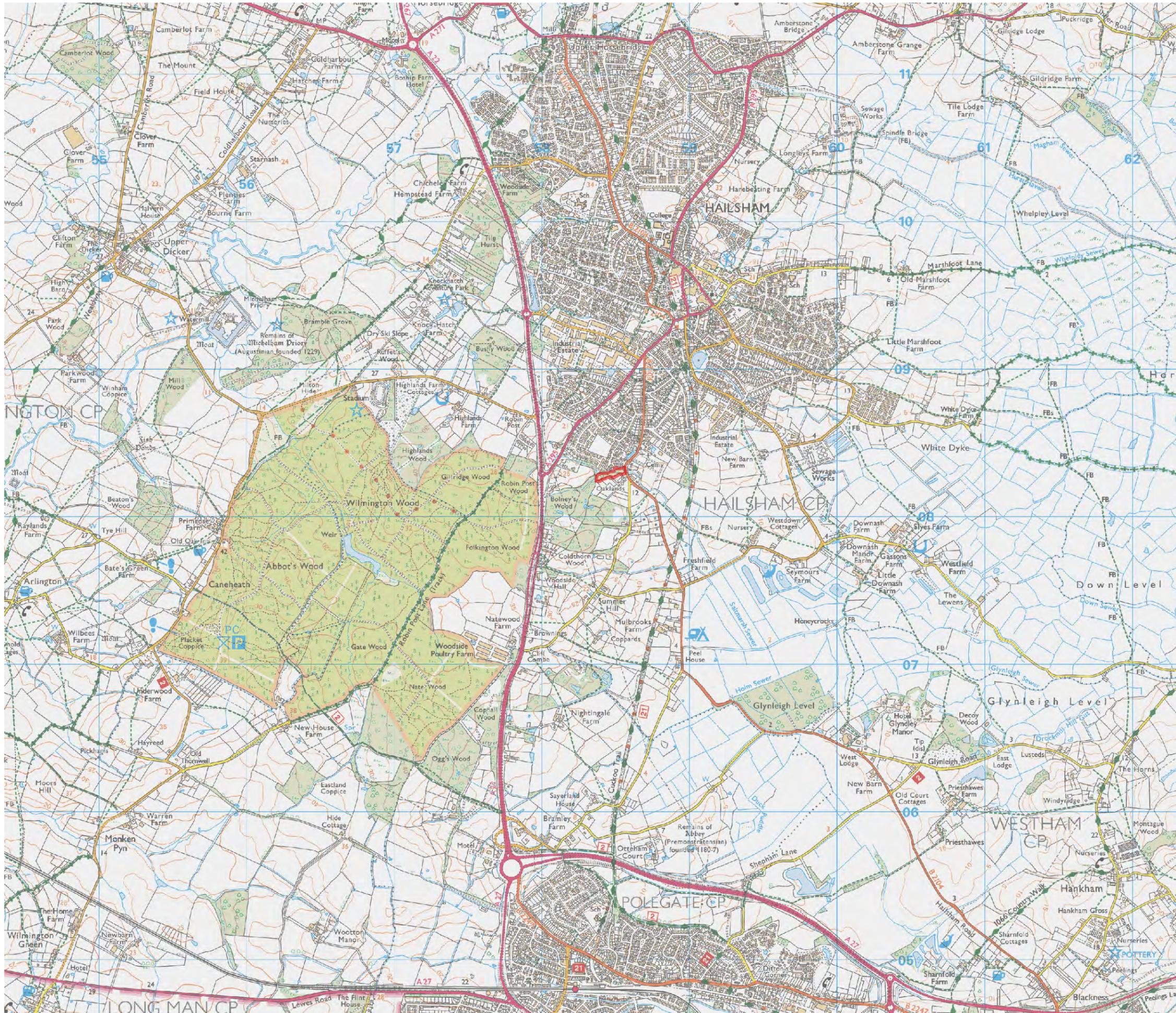
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site could result in the loss of woodland within the site which would erode or weaken the current function of the site in containing the existing urban edge and weaken the semi-rural character of the open land to the south.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: restricting development to a low density development in a small part of the site; retaining a framework of existing trees within the development area; and introducing a programme of long term woodland management to preserve and enhance the retained woodland.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and views from Coldthorn Lane and Ersham Road. Proposed development may be visible in these views and may form an intrusive feature which detracts from the current undeveloped woodland character of views.
- Potential visual effects arising from development on the site could be mitigated to some extent through: restricting development to a low density development in a small part of the central or western end of the site; and, retaining a framework of existing trees within the development area.

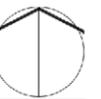


Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham South
 283/1310 Land off Sandbanks Close

Site Location

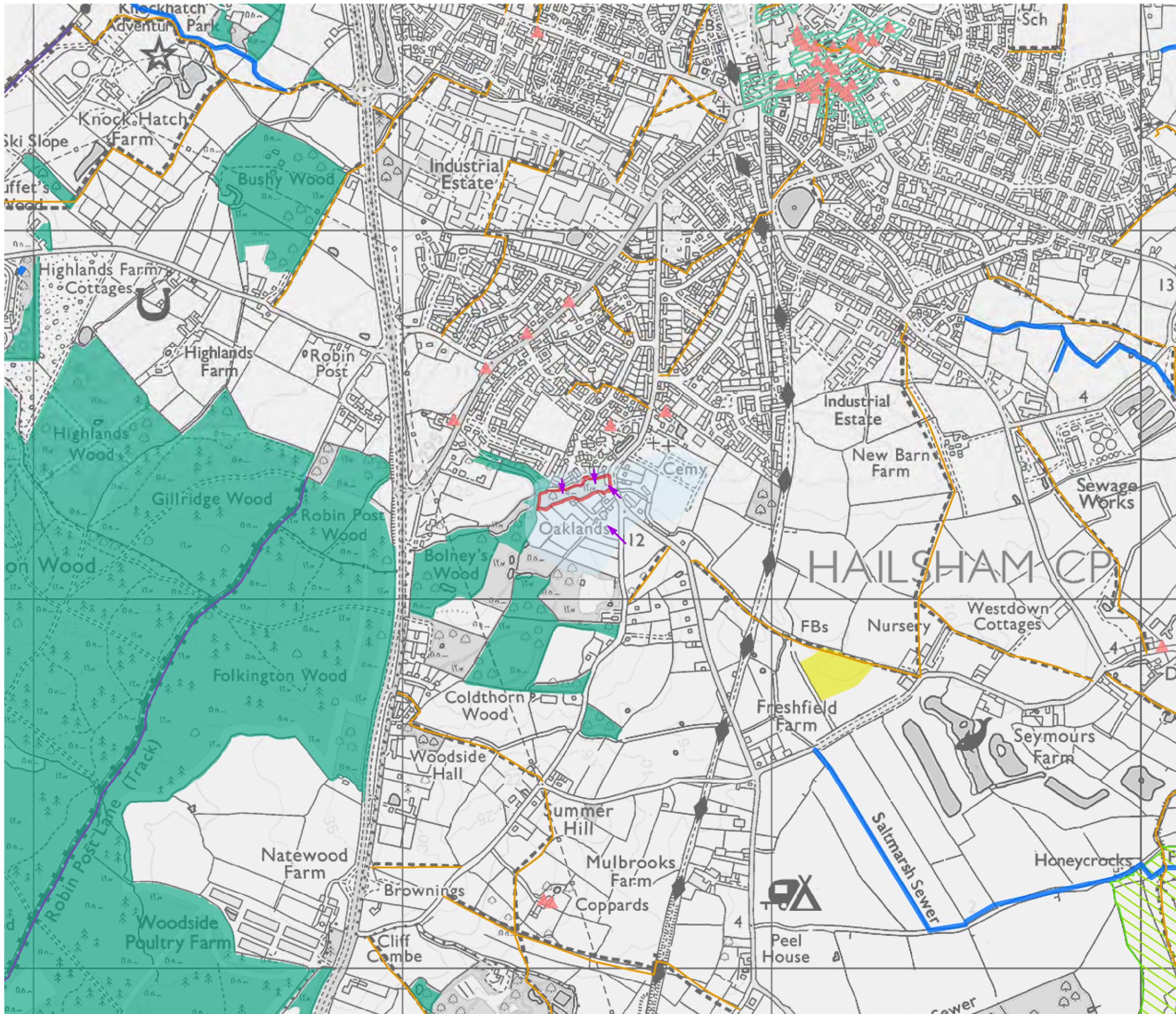
Figure 283/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - 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

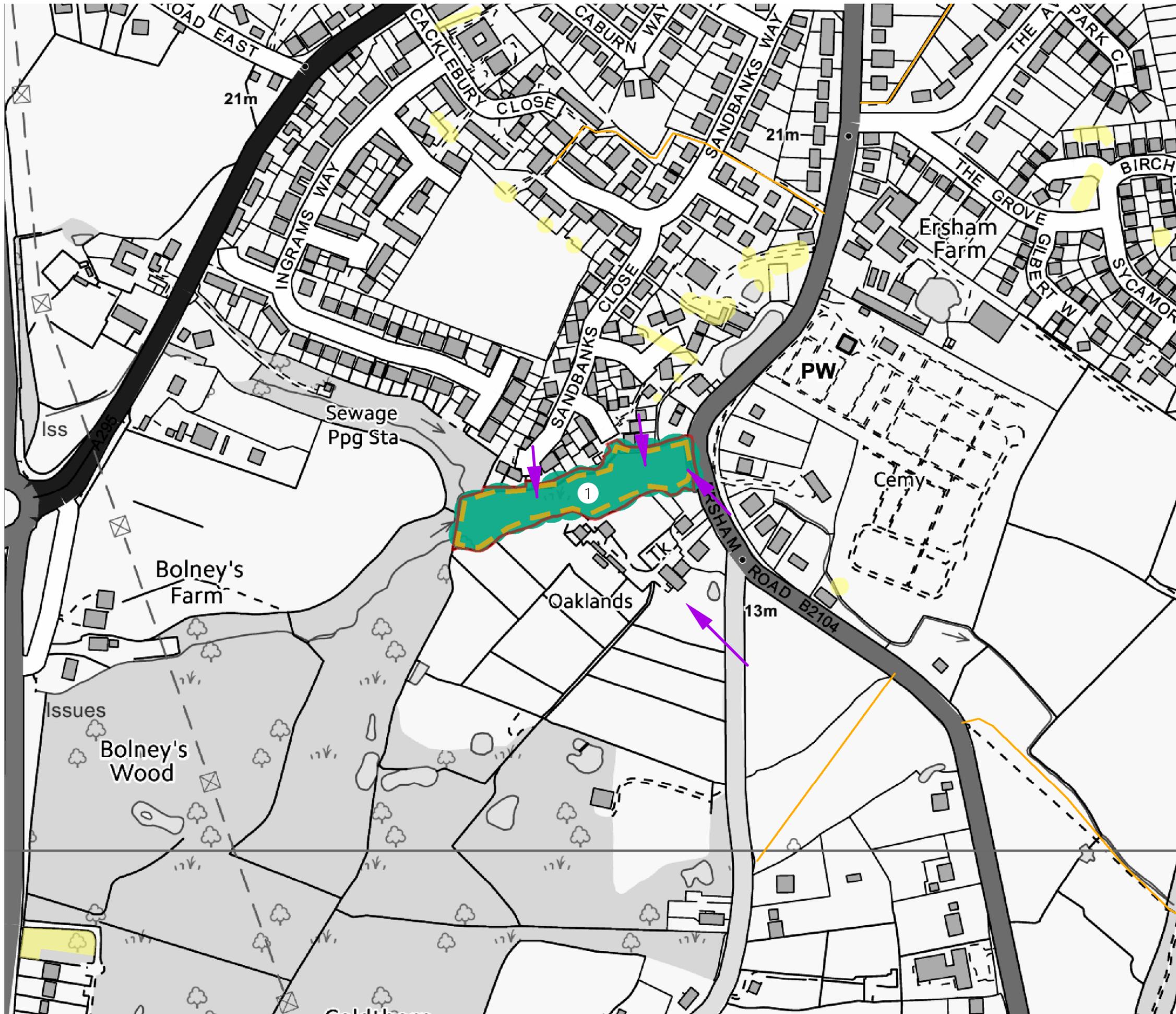
L16416 Hailsham Area Action Plan
 Hailsham South
 283/1310 Land off Sandbanks Close

Landscape and Visual Context

Figure 283/1310/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

L16416 Hailsham Area Action Plan
 Hailsham South
 283/1310 Land off Sandbanks Close

Site Analysis

Figure 283/1310/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 South
 283/1310 Land off Sandbanks Close

Landscape Opportunities and Constraints

Figure 283/1310/L04
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305/1310 Bolneys Farm, South Road

Landscape and Visual Assessment

Location and description

The site is situated on the urban fringe of south Hailsham with land to the east, south and west being dominated by woodland and pasture. The site is in close proximity to the A22 dual carriageway and South Road which meet via a roundabout at the western edge of the site. The site itself is predominantly an area of pasture which is **enclosed by Bolney's Wood which is an area of** primarily dense ancient and/or semi-natural woodland. It forms part of a much larger area of woodland which extends to the west and includes **Folkington Wood, Wilmington Wood and Abbot's Wood. This rural wooded area performs an important role in** providing separation between the settlements of Hailsham and Polegate and makes a significant contribution to the character of the Wooded Clay Vales landscape character area and the setting of the south side of Hailsham.

Figure reference: 305/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics – Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 305/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Farm buildings

This area is primarily pasture and is used for grazing cattle but has an urban fringe character, in parts degraded. The field slopes gently in a predominantly southwards direction. There are remnants of hedgerows and some small areas of tall ruderal vegetation present. To the western boundary there are some notable, mature oak trees.

The area contains two agricultural buildings located in the southwest corner of the site. An electricity pylon and electrical cables extend through the area in a broadly north-south direction. An abandoned caravan is situated adjacent to the pylon. There are open views to a roadside restaurant, a car park and the A22 through a chain link fence on the southern boundary. Noise levels on site from traffic on the A22 are high. Hedgerows and planting (which includes species such as sycamore and Leyland Cypress) screens an industrial site to the north.

Key features include:

- Pylons and electricity cables
- Mature oak trees
- Old agricultural buildings

305/1310 Bolneys Farm, South Road

2. Area enclosed by surrounding woodland

The eastern section of the site is characterised by the adjacent woodland which encloses this area. Oak and ash are the predominant tree species. Oak saplings are present in the northern area of the site. There are glimpsed views through the trees of properties to the north with electricity cables passing overhead at this point. There is a pronounced ridge which extends east – west through the northern part of the site. The ground slopes predominantly southwards to a low point in the south east corner. This part of the site is visually removed from the A22, but the noise can still be heard.

Key features include:

- Electricity cables
- Dense wooded boundary
- Sloping fields

Figure reference: 305/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is largely enclosed by existing, mature vegetation.

The site is enclosed to the eastern and southern edge by the adjacent woodland – Bolneys Wood. The south east corner of the site is exposed to the A22 but the views are limited due to the dense woodland beyond (Bolneys Wood to the south and Folkington Wood to the west) which line the A22.

There are glimpsed views to industrial units to the north and glimpsed views to a housing development on the north.

Figure reference 305/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited due to surrounding woodland and mature planting with localised exceptions as described above.

Refer to Figure 305/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- The A22 (Low Sensitivity)
- Properties to the north on Sandbanks Close (High Sensitivity)
- South Road (Low Sensitivity)

Refer to Figure 305/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of

305/1310 Bolneys Farm, South Road

landscape value include pockets of Ancient Woodland and mature hedgerows.

(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 |
| Landform | Apparent |
| Tree Cover | Enclosed |
| Visibility | Low |
| Landscape Sensitivity | Low |
| Landscape Value | Low |
| Landscape Capacity | High |

The site has a High Landscape Capacity due to the enclosed nature of the site, its low visibility in the wider landscape and its connectivity with the urban fringes of Hailsham.

Significant variations in sensitivity within the site - The eastern section of the site is of higher landscape quality and sensitivity due to its adjacency with **Bolney's Wood** (Ancient Woodland).

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees and adjacent Ancient Woodland
Reason – Existing trees help enclose the site. A variety of mature trees are also scattered through the site adding diversity and interest.
2. Boundary hedgerow
Reason – The hedgerow helps screen the site from the road to the west and the industrial units to the north

Opportunities for landscape enhancement

3. Replacement of chain link fence to the south with planting
4. Introduction of woodland edge planting to increase connection with woodland and enhance ecological value of the site
5. Removal of redundant caravan, any redundant buildings and clutter related to them

Refer to Figure 305/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

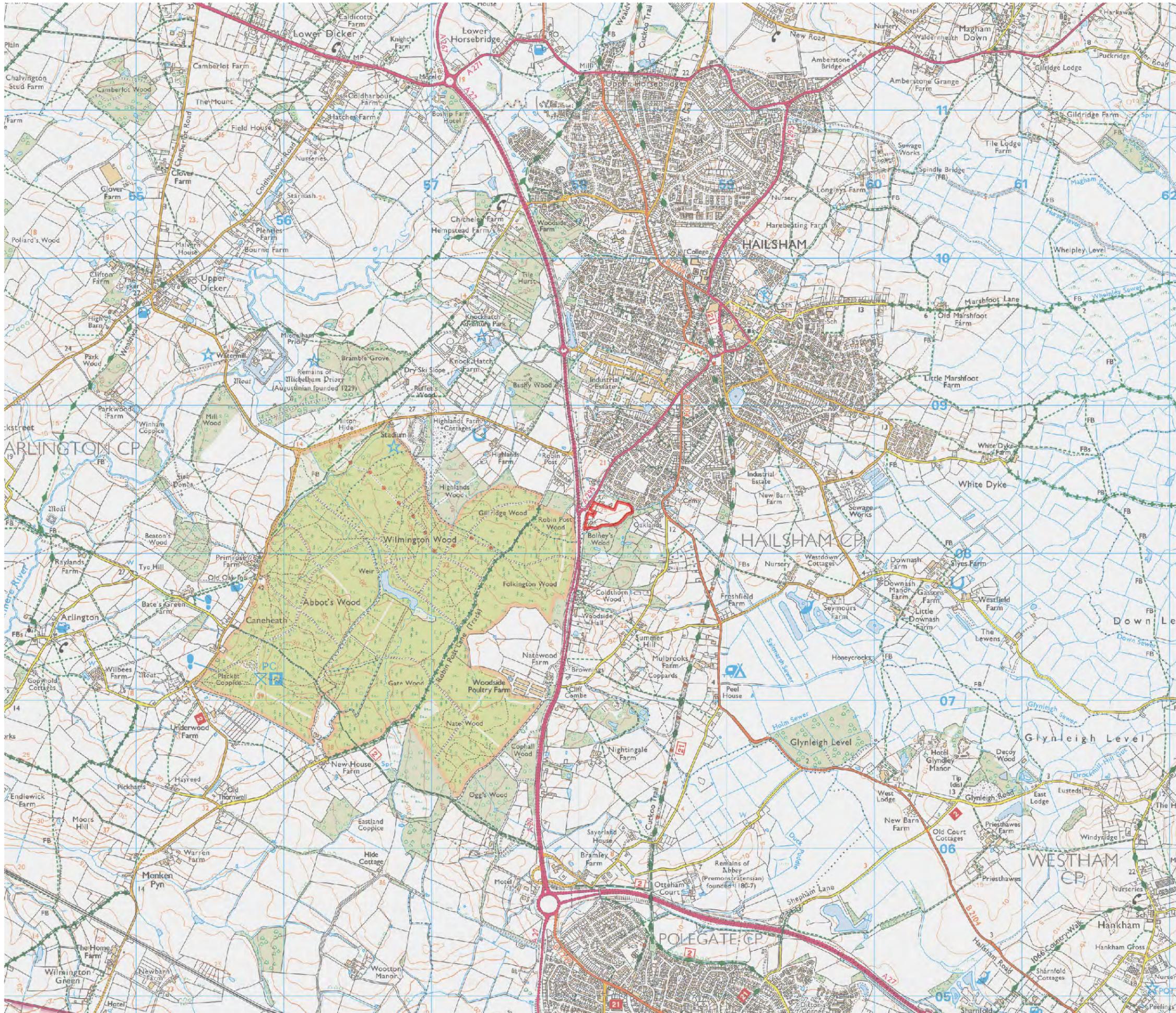
- Development on the site could be integrated with the existing urban edge of Hailsham and it is likely that development could be incorporated on the site without significant adverse landscape effects on the wider area.

305/1310 Bolneys Farm, South Road

- Potential measures that could mitigate landscape effects include the creation of a landscape buffer between the development edge and Bolneys Wood ancient woodland along the eastern edge of the site together with the measures identified above under landscape features to be safeguarded and opportunities for landscape enhancement.

Key visual effects

- Development on the site could affect the character and quality of views from properties on Sycamore Drive. Development on the site may be visible in these views and may form an intrusive feature which detracts from the current views across pasture to the woodland edge.
- Potential visual effects arising from development on the site could be mitigated through: the retention and strengthening of the existing vegetation on the northern edge of the site.



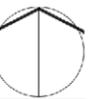
Key
 Site Boundary

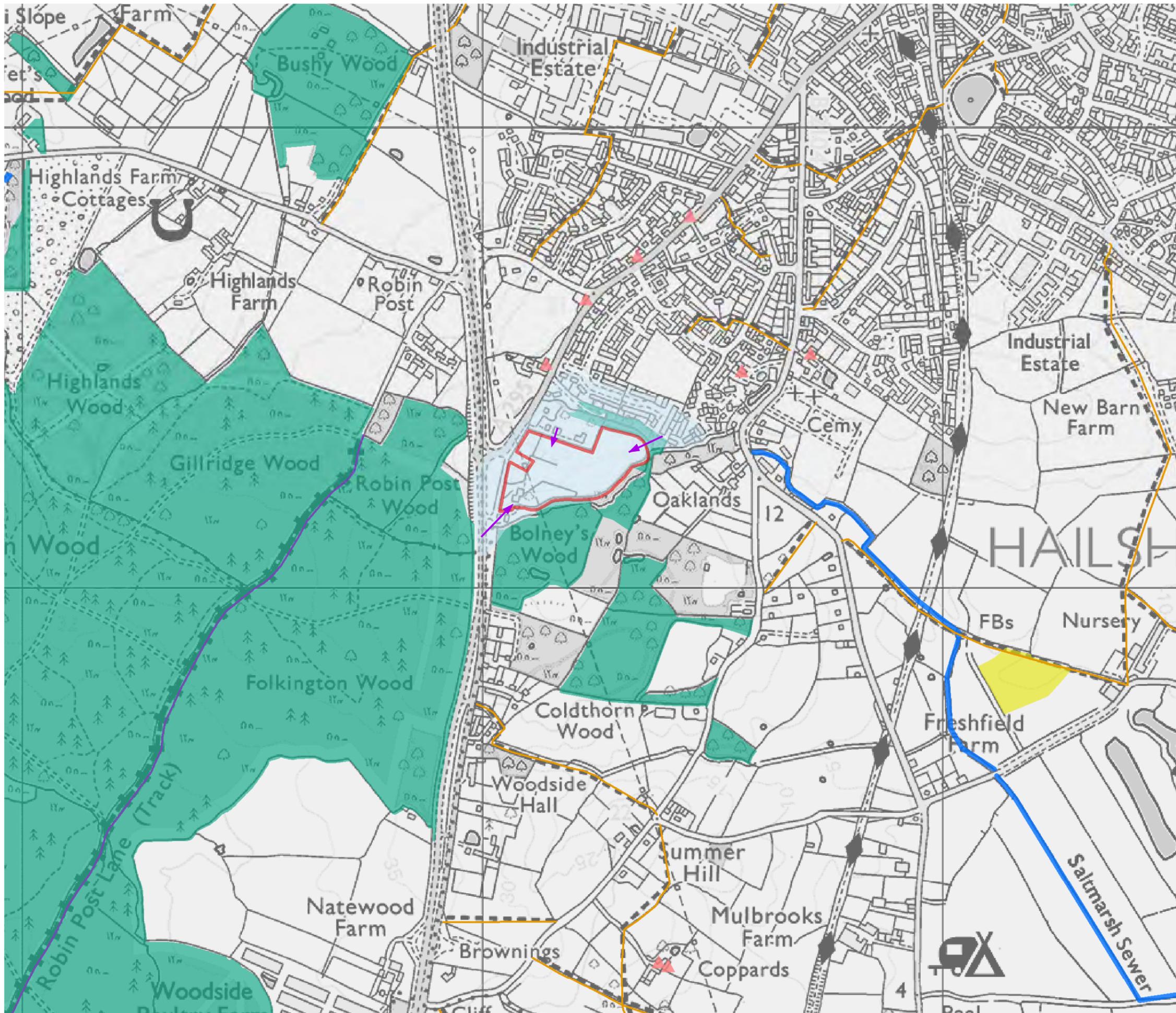
L16416 Hailsham Area Action Plan
 Hailsham South
 305/1310 Bolneys Farm, South Road

Site Location

Figure 305/1310/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

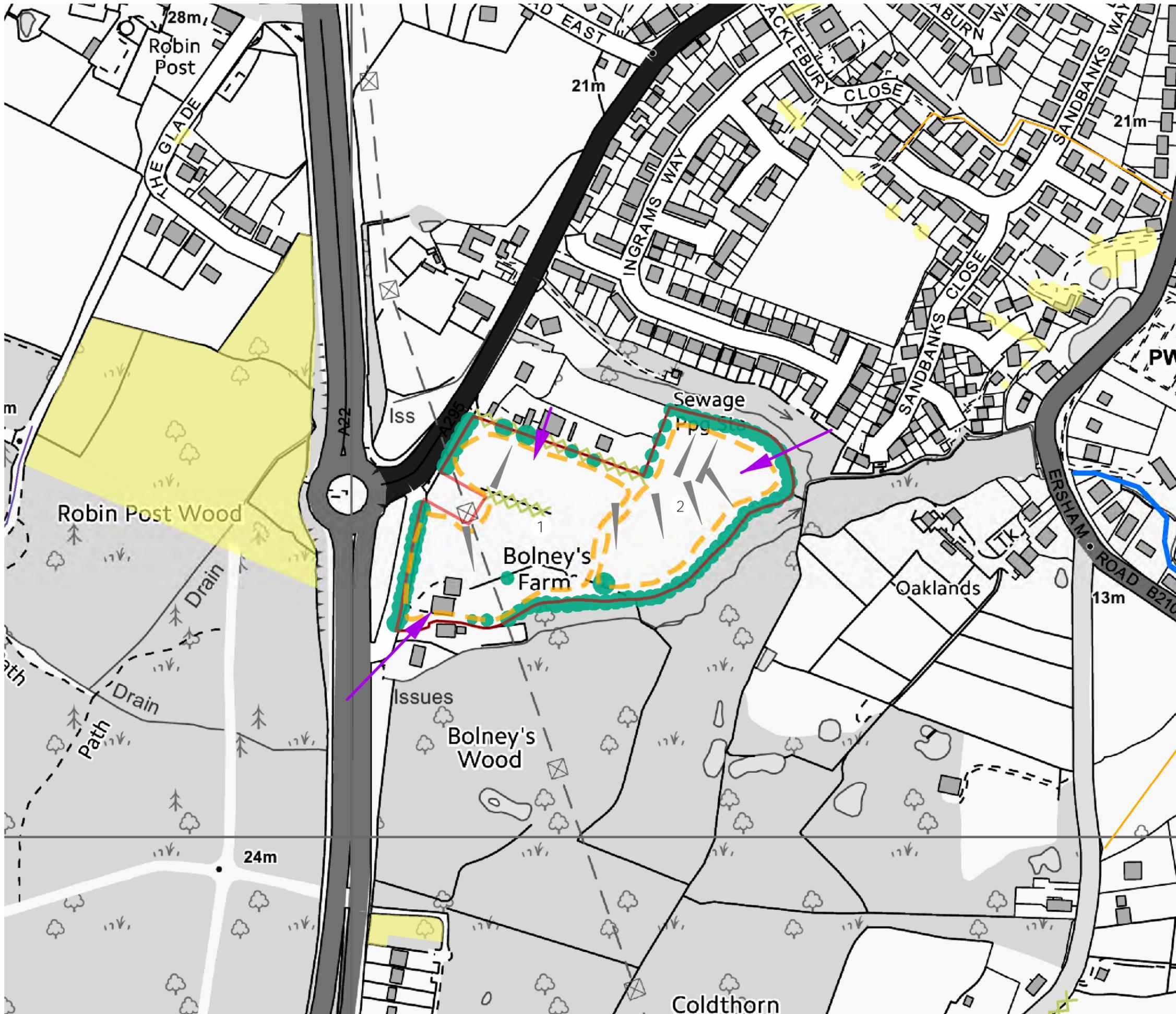
L16416 Hailsham Area Action Plan
 Hailsham South
 305/1310 Bolneys Farm, South Road

Landscape and Visual Context

Figure 305/1310/L02
 1:10 000@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

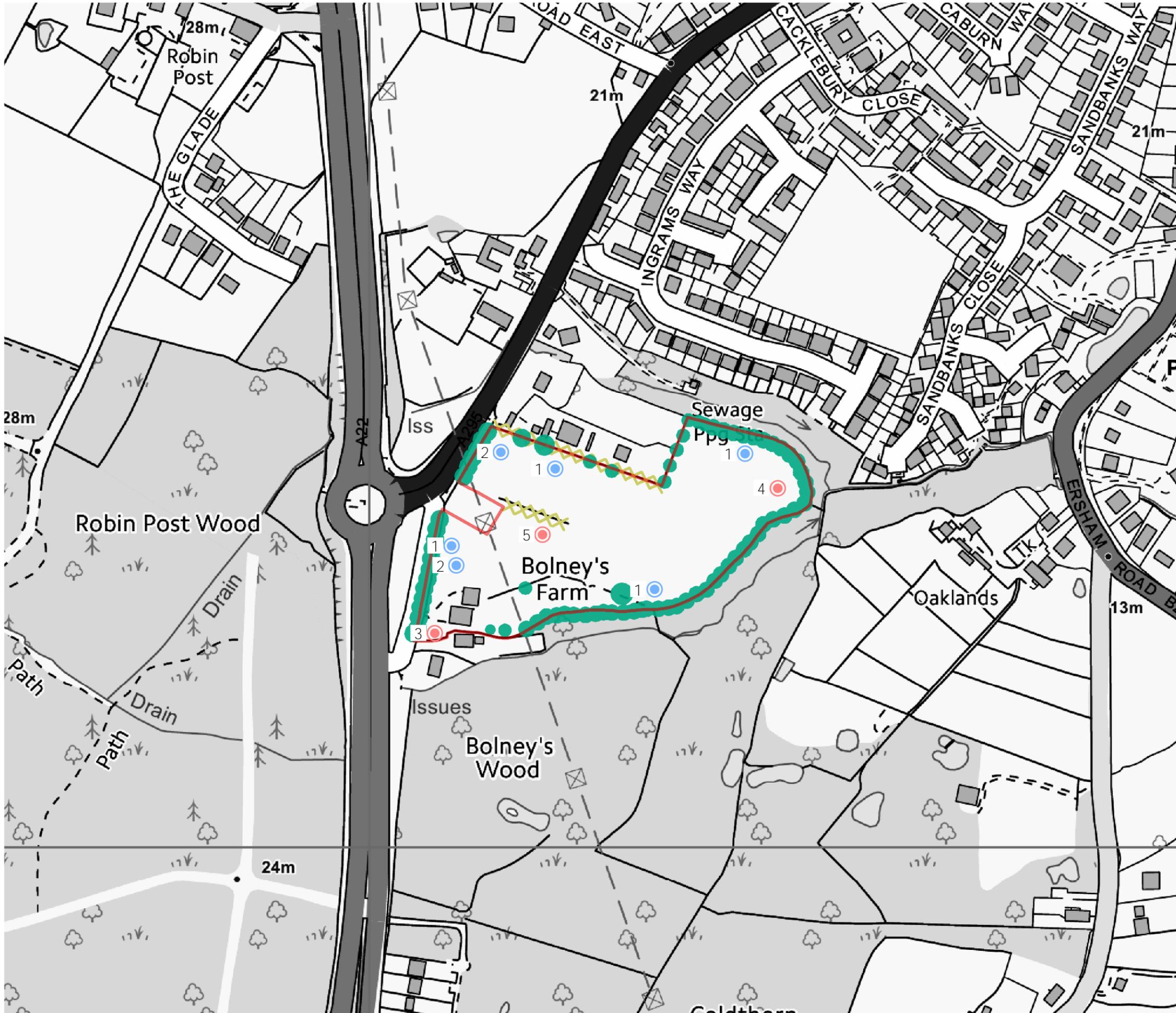
L16416 Hailsham Area Action Plan
 Hailsham South
 305/1310 Bolneys Farm, South Road

Site Analysis

Figure 305/1310/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 South
 305/1310 Bolneys Farm, South Road

Landscape Opportunities and Constraints

Figure 305/1310/L04
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696/1310 Land adjoining Summerhill Lane, Hailsham South

Landscape and Visual Assessment

Location and description

The site is situated c. 0.5km to the south of Hailsham within a rural area. The site comprises a number of fields divided by hedgerows and two small woodlands (one of which is Ancient Woodland). The site is divided in two by Summerhill Lane.

To the west is Bolney's Wood, and beyond this is the A22 and Folkington Wood. The Cuckoo Trail, a long distance cycle (Sustrans) route, passes adjacent to the eastern boundary of the site and a PRoW passes through the southern part of the site.

The site is within the Open Clay Vales landscape character area which is an area of higher land which overlooks the Pevensey Levels to the east and comprises woodland blocks and small fields with an ancient field pattern. This rural area performs an important role in providing separation between the settlements of Hailsham and Polegate.

Figure reference: 696/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

Local Landscape Character Type and sensitivity: Majority is Open Clay Vales (High Sensitivity), small section is Wooded Clay Vales (High Sensitivity)

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge/ D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics – Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 696/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Undulating fields

A collection of undulating fields with boundaries formed by mature hedgerows. The fields comprise grazed and mown grass fields and paddocks. The fields to the north of Summer Hill Lane are larger in scale than those to the south. From the highest points there are attractive long distance panoramas of tree-covered hills to the north and views of the South Downs to the south.

The majority of the area has a distinctly rural character. The southernmost parts of the site share a boundary with neighbouring dispersed residential properties. In the north east area of the site, noise from the traffic on the B2104 can be heard and a small section of the road is visible. The Cuckoo Trail passes adjacent to the eastern site boundary but is screened by a dense belt of trees. A short length of PRoW (c.100m) bisects the south west corner of the site.

Key features include:

- A line of pylons and overhead cables bisects the south west corner of the site
- Strong, mature hedgerow
- Rolling fields

696/1310 Land adjoining Summerhill Lane, Hailsham South

- Large, mature oak trees within the hedgerow
- Small streams and vegetated ditches
- PRoW

2. Woodland

Two dense, small pockets of woodland are present; one of which is Ancient Woodland and is located at the western boundary on Coldthorn Lane, close to Coldthorn Wood, and another smaller area which is adjacent to Summer Hill Lane on the south side.

Key features include:

- Dense canopy
- Predominantly oak woodland

Figure reference: 696/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is relatively enclosed to the east and west. The western site edge to the north of Summer Hill Lane is bounded by mature vegetation and woodland. Coldthorn Wood to west of Coldthorn Lane further limits the views. Three farm houses (one of which is a Listed Building) are situated beyond the north west boundary and experience glimpsed views of the site.

The north east corner of the site is the highest part of the site and there are attractive long views south wards towards the South Downs. The north east boundary is quite exposed with a low hedge separating the site from a neighbouring caravan site and residential property, both of which have open views in to the site. The B2104 forms part of the boundary and this can be glimpsed through the mature vegetation.

There is a dense tree belt between the eastern edge of the site and the Cuckoo Trail which limits views.

There are long distance views eastward towards a green, treed horizon from the elevated position in the south west corner of the section of the site immediately to the north of Summer Hill Lane.

There are some open views into the site from Little Mullbrooks Farm to the east due to a break in the hedgerow in the south east part of the site.

On the southern boundary there are filtered views into the adjacent Coppards site.

At the south west edge of the site, a small collection of properties at the corner of Summer Hill Lane and Coldthorn Lane have direct views into this corner of the site.

Figure reference 696/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is largely constrained due to surrounding woodland and mature hedgerows with some localised exceptions as described above.

There are also substantial elevated areas of the South Downs from which the site will be clearly visible.

Refer to Figure 696/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

696/1310 Land adjoining Summerhill Lane, Hailsham South

- Residential properties at the junction of Coldthorn Lane and Summer Hill Lane (High Sensitivity)
- Caravan park and properties to the north east boundary (High Sensitivity)
- Public right of way in the south west corner of the site (High Sensitivity)
- Various elevated viewpoints from within the South Downs AONB (High Sensitivity)

Refer to Figure 696/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-----------------------|---|
| Distinctiveness | Distinct |
| Continuity | Historic (southern part) Ancient (northern part) |
| Strength of Place | Moderate - Strong |
| Landform | Apparent |
| Tree Cover | Intermittent |
| Visibility | Moderate |
| Landscape Sensitivity | Moderate - High |
| Landscape Value | Moderate |
| Landscape Capacity | Low-Moderate |

The site has a **Low-Moderate Landscape Capacity**. **The site's elevated areas, strongly rural** character, strong field boundaries, significant oak trees and woodland and role in providing separation between Hailsham and Polegate contribute to its value and sensitivity.

Significant variations in sensitivity within the site - The area of ancient woodland has a higher sensitivity, due to its significance as an important ecological, landscape and heritage feature.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Ancient Woodland
Reason – important habitat and landscape feature which cannot be replaced or offset
2. PRow from Summerhill Lane

696/1310 Land adjoining Summerhill Lane, Hailsham South

Reason – legal and historic right of way has important leisure value providing accessible route to the countryside from Hailsham

3. Water course

Reason – important ecological feature and drainage feature

4. Tree belt adjacent Cuckoo Trail

Reason – to ensure separation between site and recreational corridor

5. Mature trees and hedgerows throughout the site

Reason – hedgerows reflect historic field pattern of the area and provide enclosure for the site

6. Long views towards the South Downs

Reason – attractive panoramic views that provide a strong sense of place

Opportunities for landscape enhancement

7. Improve PRoW with signage and maintenance to styles

8. Extension of the existing woodland to incorporate woodland edge planting to create a transition from fields to woodland

9. Develop and implement long term management plan for woodland areas

10. Reinforce existing hedgerows and improve eroded, poor quality areas particularly those to the north east site boundary near the road and the caravan park

11. Landscape and ecological improvements to pond/water course (including long term programme for regular management)

Refer to Figure 696/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

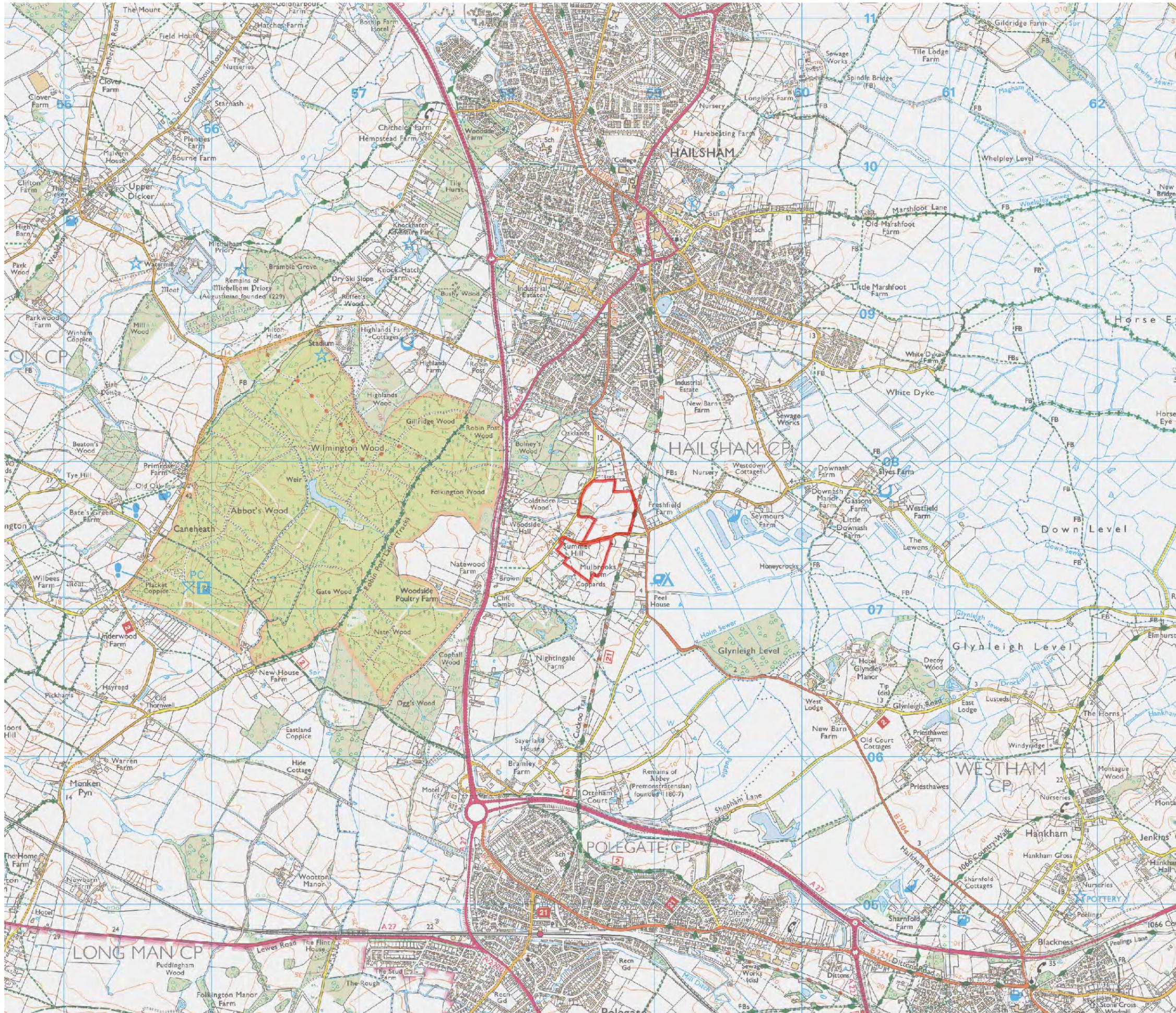
- The introduction of development across the site could potentially affect the character of the Open Clay Vales and weaken the sense of separation between Hailsham and Polegate. Development of the whole site could result in a built form which is contrary to the existing settlement pattern of the local landscape and would create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of the Cuckoo Trail and Summerhill Lane with both becoming more urban and less tranquil in character. The character of the PRoW which passes through the site is also likely to be similarly affected.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and views from the Cuckoo Trail, PRoW and Summerhill Lane as they pass through/adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral character of views. In clear conditions, development on the site may also be noticeable in the distance in views from the South Downs National Park forming a new area of development unconnected to Hailsham or Polegate and potentially forming an intrusive feature in the view
- Potential visual effects arising from development on the site could be mitigated to some extent

696/1310 Land adjoining Summerhill Lane, Hailsham South

through: the retention of existing mature planting within and round the site; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRow which passes through the site; and integrating strategic tree planting within the development areas



Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham South
 696/1310 Land adjoining Summerhill Lane

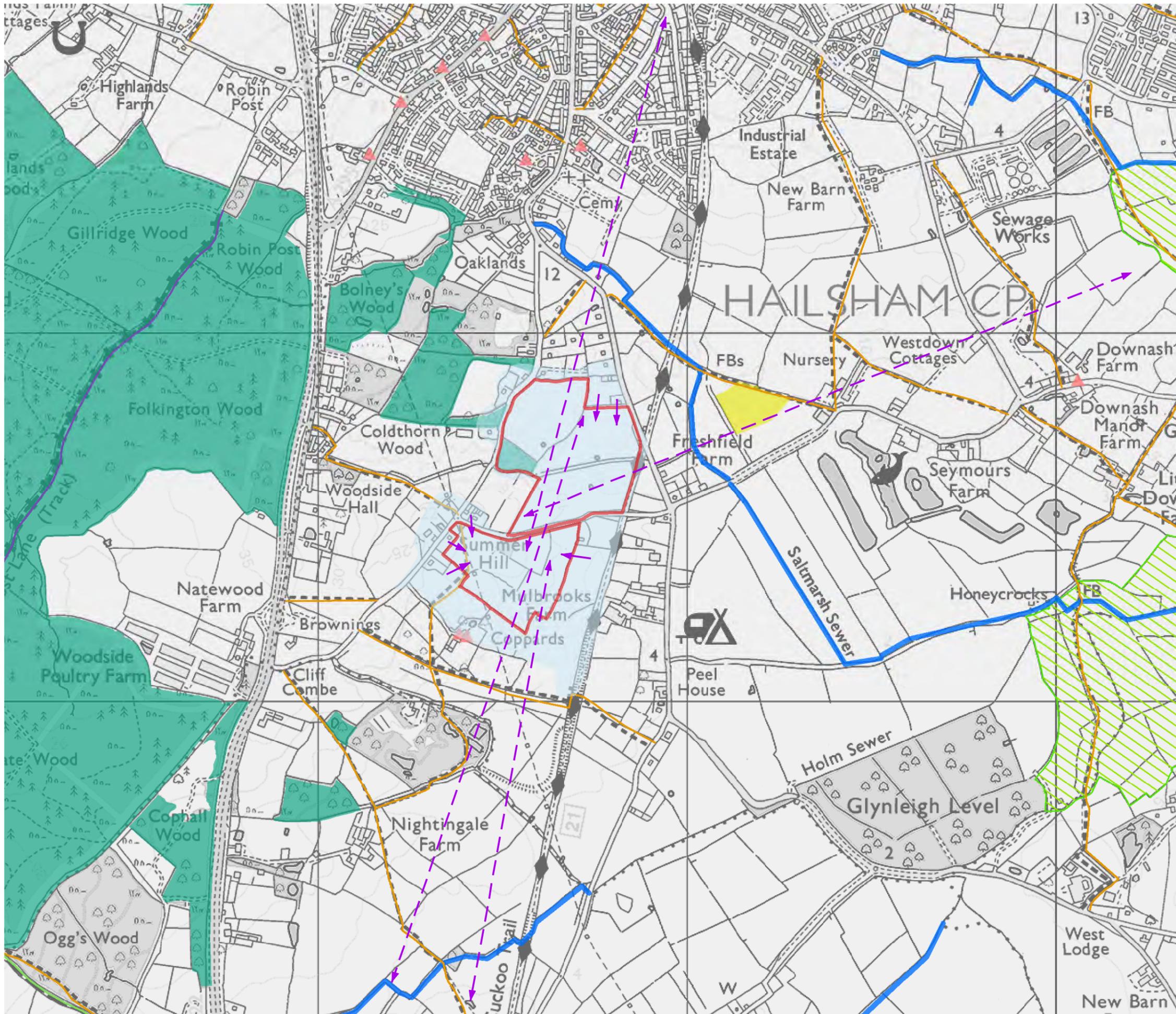
Site Location

Figure 696/1310/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
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 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ← Key Views towards the site
 - ↔ Long Distance Views

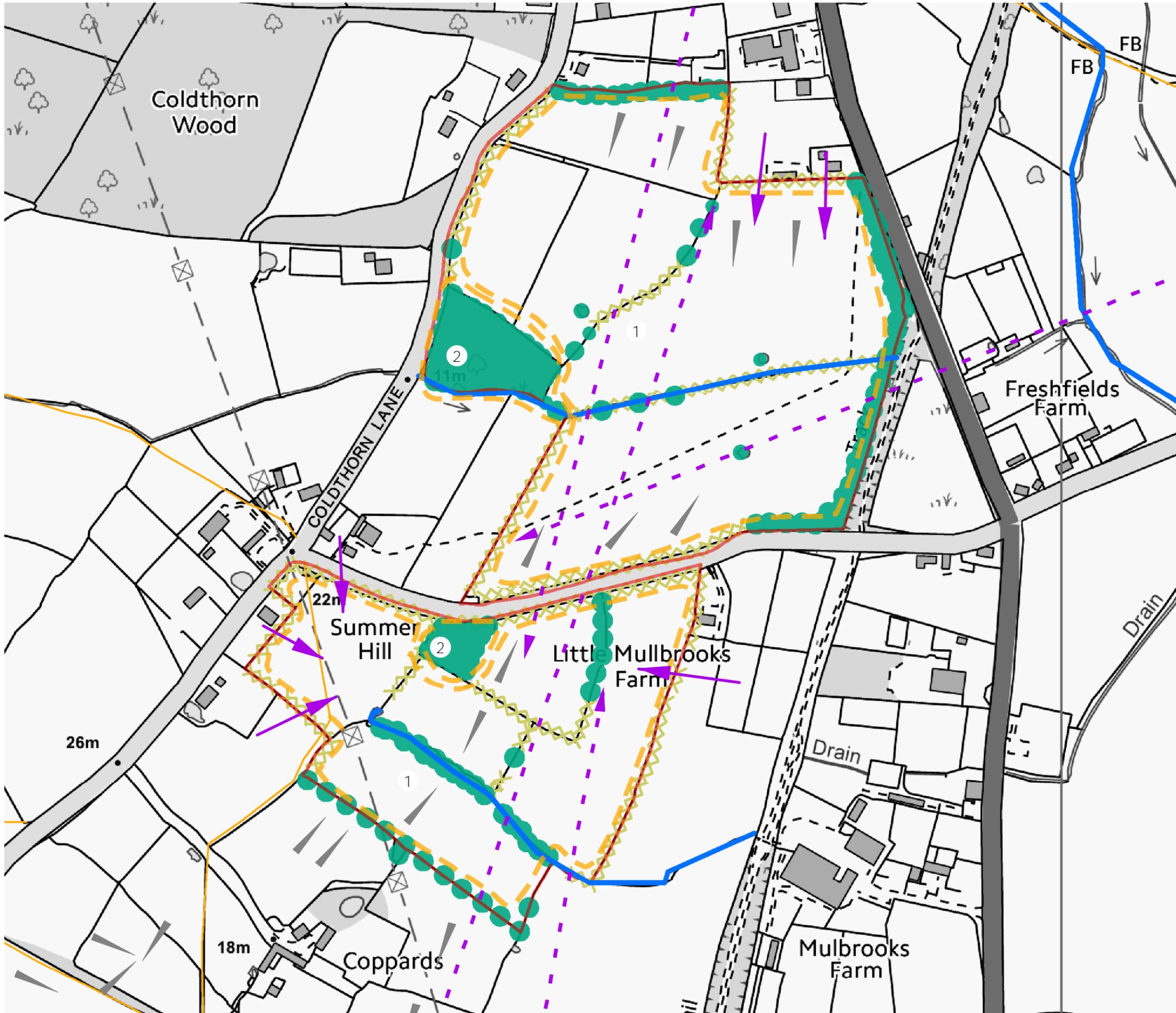
L16416 Hailsham Area Action Plan
 Hailsham South
 696/1310 Land adjoining Summerhill Lane

Landscape and Visual Context

Figure 696/1310/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

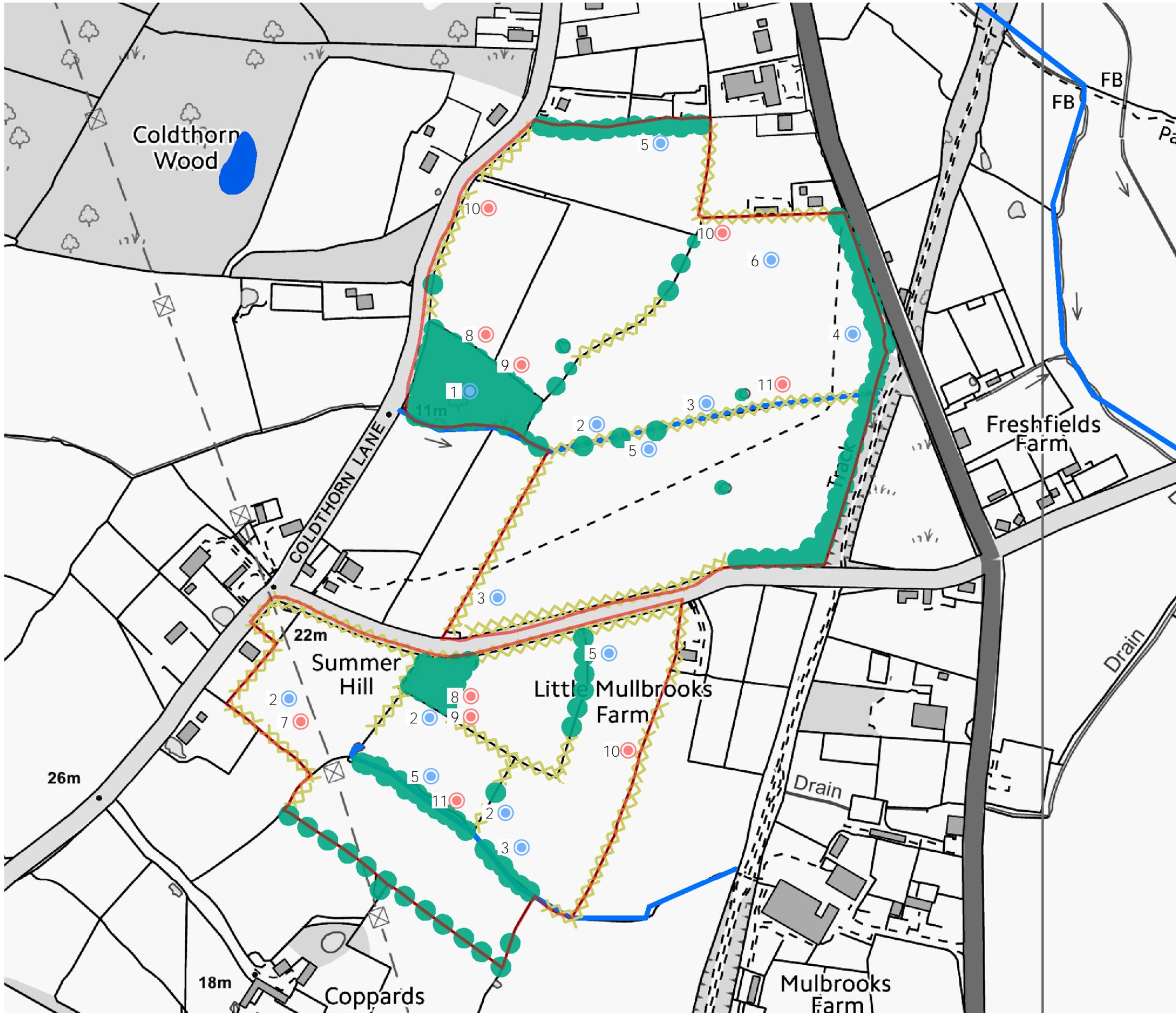
L16416 Hailsham Area Action Plan
 Hailsham South
 696/1310 Land adjoining Summerhill Lane

Site Analysis

Figure 696/1310/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 South
 696/1310 Land adjoining Summerhill Lane

Landscape Opportunities and Constraints

Figure 696/1310/L04
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701/1310 Land at Coppards, Hailsham South

Landscape and Visual Assessment

Location and description

The site is situated within a rural area approximately half way between Hailsham and Polegate. It comprises a number of grazed fields and mature hedgerow. The site is bounded by the Cuckoo Trail (Sustrans route) to the east and Summer Hill Lane to the west and a farm and agricultural buildings (including two Grade II Listed Buildings). Two PRow cross the site. To both the north and south there are further agricultural fields. **Amazon Wood is situated just beyond the site's southern boundary.**

The site is within the Open Clay Vales landscape character area which is an area of higher land which overlooks the Pevensey Levels to the east and comprises woodland blocks and small fields with an ancient field pattern, This rural area performs an important role in providing separation between the settlements of Hailsham and Polegate.

Figure reference: 701/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Hailsham Area 6 (for the northern part of the site, the southern part of the site is outside the landscape setting assessment.)

Distinctive characteristics - Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 701/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Undulating fields

A series of gently undulating fields bounded by mature hedgerow with a strongly rural character. Some attractive long views out to the east, north and south can be gained from the highest points within the area. The area slopes gently from west to east and fields vary from grazed improved and semi improved to mown. Two PRow's cross the area with north to south and east to west routes. A depot on land adjacent to the southern boundary generates a constant hum of noise in the south western corner of the site. A belt of new tree planting extends along the southern edge of the site.

Key features include:

- Some excellent oak trees within the field boundaries
- New tree planting
- The presence of pylons and overhead cables
- PRow

701/1310 Land at Coppards, Hailsham South

2. Small Enclosed valley

A sunken area enclosed by mature tree planting to the edges, secluded in character. A mix of scrub, brambles and scattered small trees extend across the area.

Key features include:

- Large oak trees
- Valley topography

3. Farm houses

The area contains a group of red brick farm houses with associated gardens, parking and driveway. It is domestic in scale, secluded and ornamental in character. Two of the buildings ~~have a listed status~~ are Grade II Listed.

Key features include:

- Ornamental, manicured planting
- Amenity grass
- Garden features (pergolas, pool etc.)

Figure reference: 701/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed along the extent of the eastern site boundary by a dense mature hedgerow which visually separates the site from the Cuckoo Trail.

Mature hedgerow also entirely screens the site to the western edge along Summerhill Lane.

To the northern site edge there are gaps in the hedgerow which enables filtered views into the fields to the north. There are three properties on Summer Hill Lane that have views of the site. Two properties have glimpsed views. The closest property, to the north west site boundary has an open view into the site.

The southern boundary comprises hedgerow which terminates abruptly before it reaches the south west corner of the site, leaving this area open and exposed with some views of warehouses and access routes which form part of a depot just beyond the site to the south.

There are long distance views towards the site from the hills of the South Downs to the south and also from the elevated areas to the east and north of the site.

Figure reference 701/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is largely contained by mature vegetation and hedgerow with localised views from neighbouring sites. There are also substantial elevated areas of the South Downs from which the site is visible.

Refer to Figure 701/1301/L02 for approximate ZVI

Key views and principal visual receptors

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

- PRowS through the site and Cuckoo Trail (High Sensitivity)
- Residential properties within the site (Grade II listed) (High Sensitivity)

701/1310 Land at Coppards, Hailsham South

- The neighbouring properties on Summer Hill Lane (High Sensitivity)
- The Depot to the south (Medium Sensitivity)

Refer to Figure 701/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6 (for the northern part)

The northern site area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value.

There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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 | High |
| Landscape Capacity | Low-Moderate |

The site has a Low-Moderate Landscape Capacity. **The site's elevated areas, strongly rural character and** role in providing separation between Hailsham and Polegate together with its strong field boundaries, significant oak trees and listed farm buildings contribute to its value and sensitivity.

Significant variations in sensitivity within the site – the western site edge to Summer Hill Lane is slightly less sensitive due to the presence of a limited number of existing properties situated along this road and the existing settlement pattern of dispersed detached dwellings along the lane.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees to the field boundaries and site boundaries
Reason - trees help enclose the site, provide interest and contribute to the rural character of the site
2. Group of farm buildings and their setting
Reason – Listed Buildings

701/1310 Land at Coppards, Hailsham South

3. The PRoW
Reason – legal and historic right of way has important leisure value connecting the countryside around Hailsham and making it accessible
4. The attractive long views to the south and west
Reason – these have important amenity value particularly those from the PRoW

Opportunities for landscape enhancement

5. Improved maintenance to the public right of way to clear brambles and improved signage
6. Manage the new tree planting – opportunity to manage this as woodland to connect with and relate to surrounding woodland - Amazon Wood, **Bolney's Wood and Folkington Wood**
7. Reinforce the southern boundary by continuing the hedgerow to screen views towards the depot to the south

Refer to Figure 701/1310/L04 – Landscape Opportunities and Constraints Plan

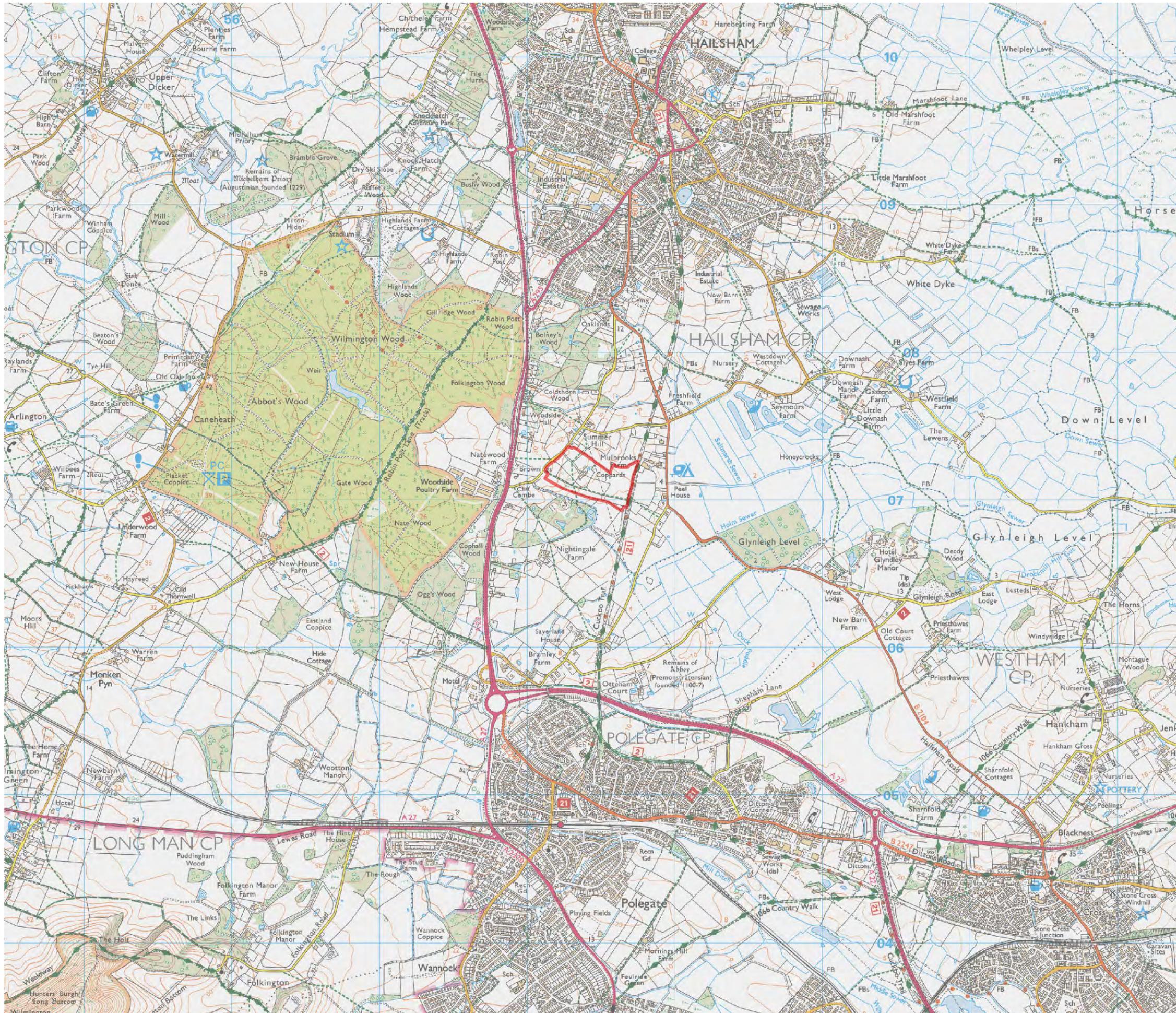
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Open Clay Vales and weaken the sense of separation between the settlements of Hailsham and Polegate. Development of the site could result in a built form which is contrary to the existing settlement pattern of the local landscape and would create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of the PRoW which pass through the site, the Cuckoo Trail and Summerhill Lane with all of them becoming more urban and less tranquil in character. Development could also affect the setting of the Grade II Listed Buildings within the site.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and views from the Cuckoo Trail, PRoW and Summerhill Lane as they pass through/adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral character of views. In clear conditions, development on the site may also be noticeable in the distance in views from the South Downs National Park forming a new area of development unconnected to Hailsham or Polegate and potentially forming an intrusive feature in the view
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention of existing mature planting within and round the site; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; and integrating strategic tree planting within the development areas.



Key
 Site Boundary

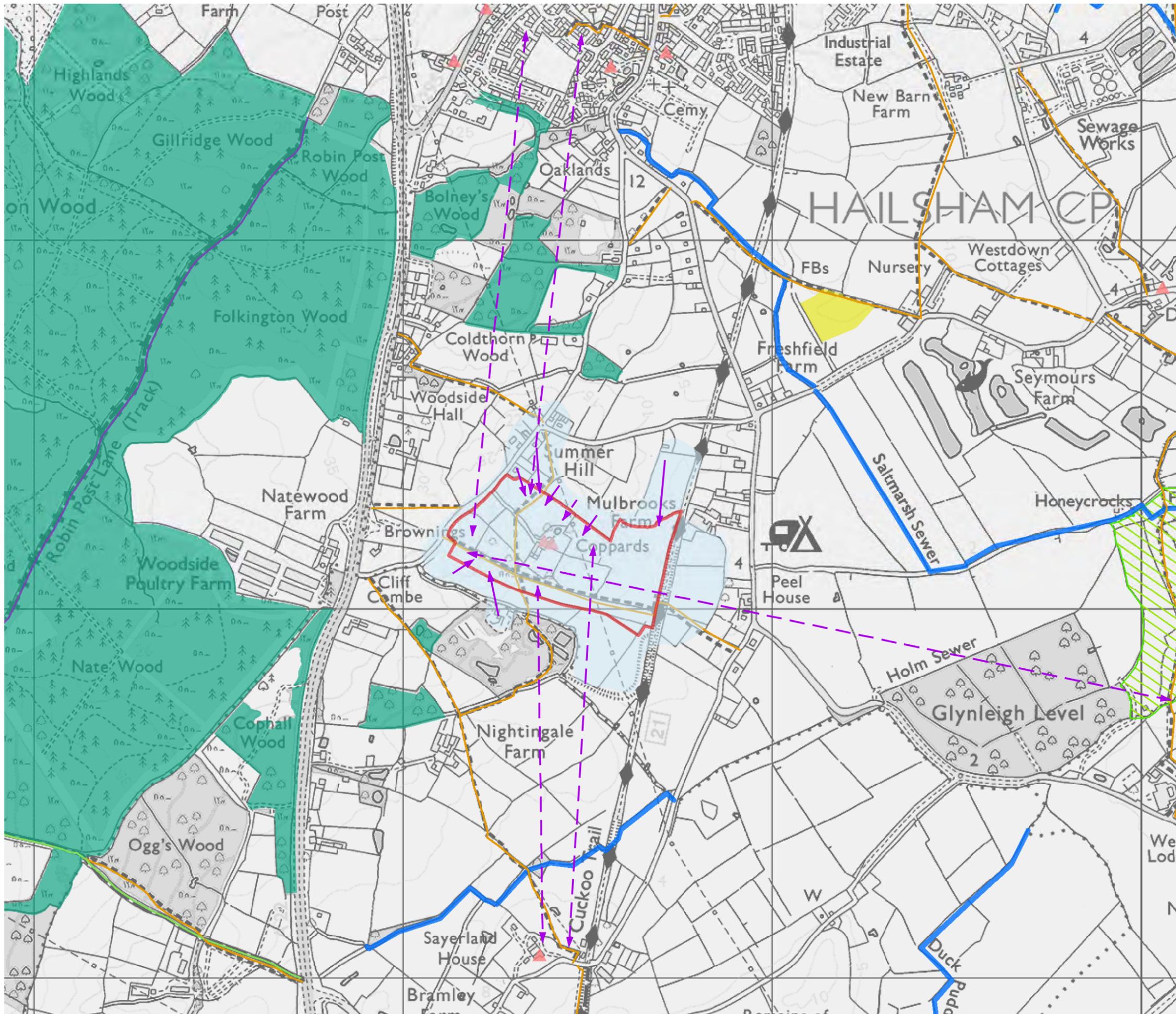
L16416 Hailsham Area Action Plan
 Hailsham South
 701/1310 Land at Coppards

Site Location

Figure 701/1310/L01
 1:25 000@A3

Aug 2016

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

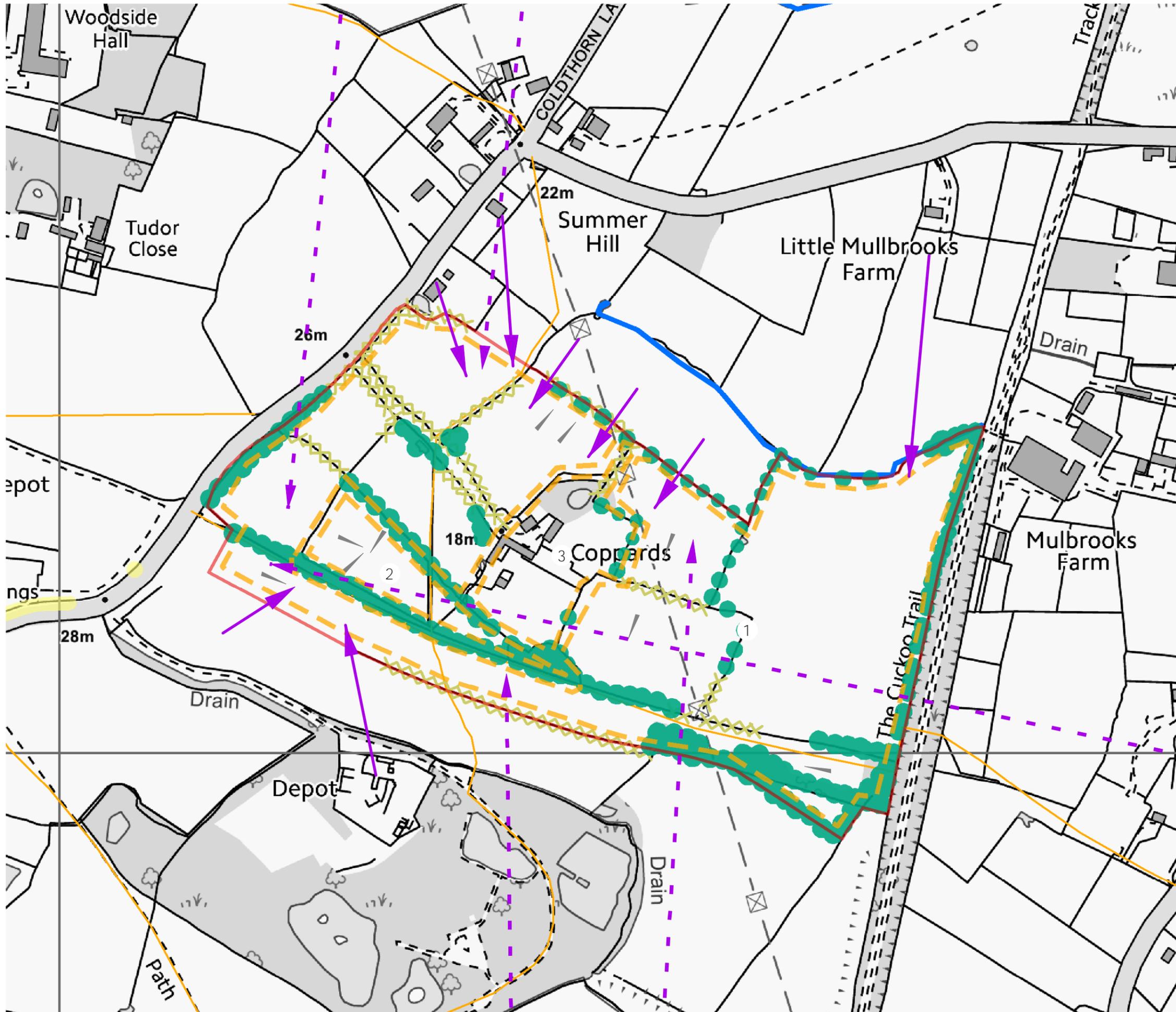
L16416 Hailsham Area Action Plan
 Hailsham South
 701/1310 Land at Coppards

Landscape and Visual Context

Figure 701/1310/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

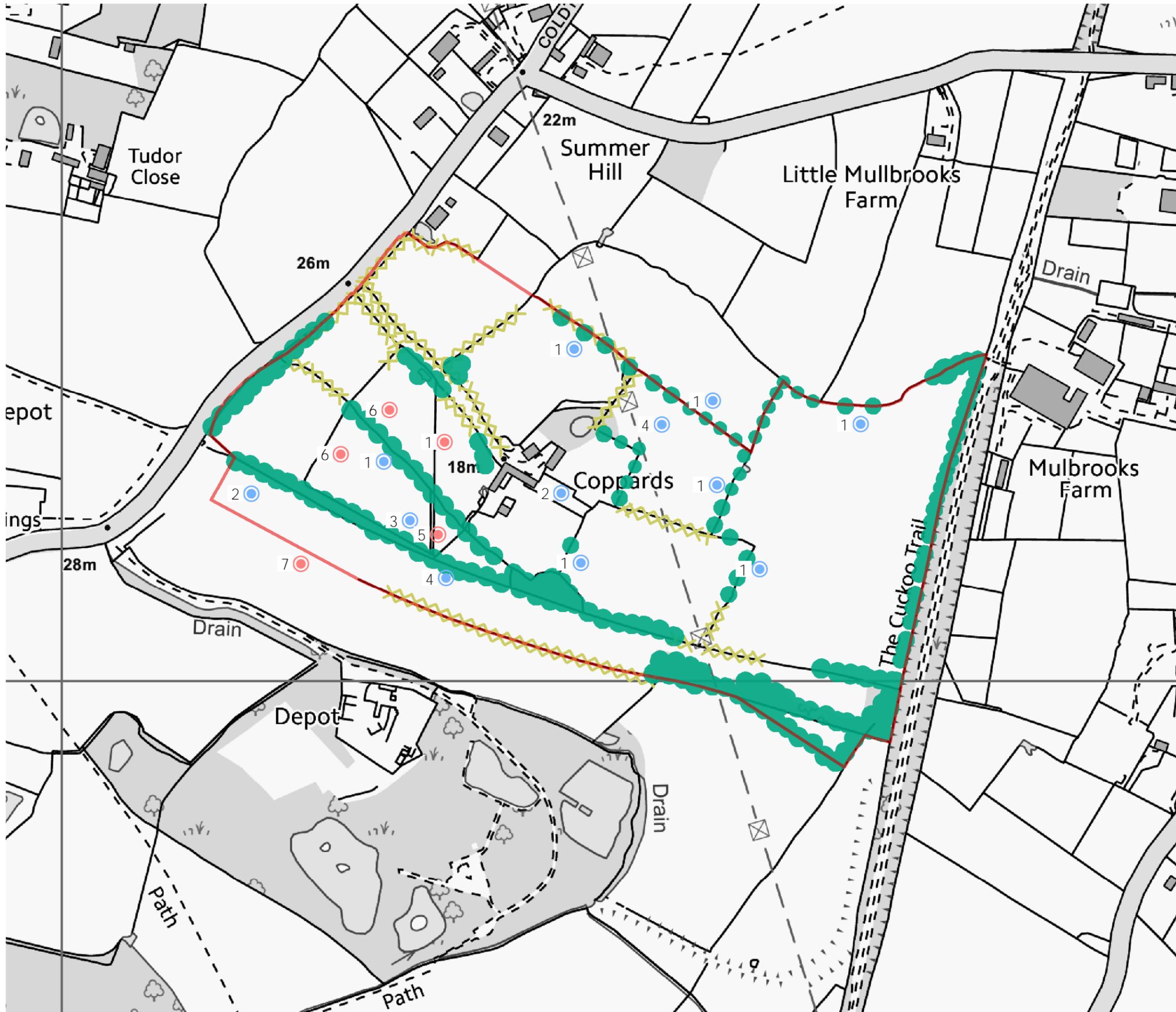
L16416 Hailsham Area Action Plan
 Hailsham South
 701/1310 Land at Coppards

Site Analysis

Figure 701/1310/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 South
 701/1310 Land at Coppards

Landscape Opportunities and Constraints

Figure 701/1310/L04
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711/1510 Land at Bramley Farm, Baytree Lane

Landscape and Visual Assessment

Location and description

The site is situated to the north of Polegate and lies in a rural area, dominated by grassland and pasture. The site is bounded by the A22 dual carriageway to the west, Bay Tree Lane to the south, and field boundaries, to the north and east. The A27 is to the south of the site, beyond which is the urban edge of Polegate. Sayerlands House (Listed Building – Grade II) is c. 200m to the east of the site.

The site is within the Open Clay Vales landscape character area which is an area of higher land which overlooks the Pevensey Levels to the east and comprises woodland blocks and small fields with an ancient field pattern. This rural area performs an important role in providing the landscape setting for Polegate and a sense of separation between the settlements of Hailsham and Polegate.

Figure reference: 711/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Outside landscape setting assessment but adjacent to Polegate Area 1

Distinctive characteristics: Polegate Area 1

- A small-scale patchwork of ancient fields of drained alluvial grazing marsh, lined with reed-fringed ditches
- A strong sense of openness throughout
- Urban fringe land uses (including roadside services and a hotel) associated with the A27 main road corridor which reduces overall sense of remoteness and tranquillity

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

Figure reference 711/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Mown grass fields

This area is a collection of three fields bounded by hedgerow and gently sloping east –west. The area is largely maintained as amenity grass. The site is used to host car boot sales and the site is characterised by parking cordons and temporary structures and macadam/ hardcore tracks. The weekend use for car boot sales means the character will vary from a busy and bustling scene to an empty site depending on whether it is operational. The site is enclosed on all sides by planting of varying density and quality. The western most corner is exposed to the A22 with loud, constant traffic noise. The northern section of the site provides views of the South Downs to the south.

Key features include:

- Reed fringed drainage ditches and ponds engulfed with planting
- Noise from the adjacent roads – the A22 and the A27
- Temporary structures – toilets, lorries, kiosk, signs
- Substantial oak trees
- Dense planting to the northern site edge with some large, mature species including oak and ash

711/1510 Land at Bramley Farm, Baytree Lane

2. Sheds

A small corner in the south east of the site is enclosed by dense planting. The area is degraded in quality with scrap piles, parked vehicles and informal hardstanding. Corrugated metal sheds are used as workshops which generate noise. This area has a dilapidated, urban fringe character.

Key features include:

- Metal sheds
- Dense planted buffer
- Hardstanding, overgrown with weeds

Figure reference: 711/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed in several directions by existing vegetation.

To the north a dense mature tree belt screens the site, some glimpsed long views of two properties are possible. A hedgerow extends along the eastern and southern boundary with some gaps allowing glimpsed views from Bramley Farm and Sayerlands House.

The site is visually exposed to the A22 and Bay Tree Lane at the western site edge. There are open views across the majority of the site because the site is lower than these adjacent roads and the existing vegetation lacks the density and height to provide screening.

Long views towards the site are possible from the hills of the South Downs to the south.

Figure reference 711/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited to a short stretch of the A22 and Bay Tree Lane with some glimpsed views from surrounding properties. There are also some elevated areas of the South Downs between Wilmington and Willingdon from which the site is clearly visible.

Refer to Figure 711/1510/L02 for approximate ZVI and figure 6.7 for areas of the South Downs with longer distance views towards the site

Key views and principal visual receptors

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

- The roads - A22 and Bay Tree Lane (Low Sensitivity)
- Residential properties - Oldfield House, Nightingale Farm House and Sayerlands House. (High Sensitivity)
- PRoW within the South Downs National Park (High sensitivity)

Refer to Figure 711/1510/L03 key views to and from the site

711/1510 Land at Bramley Farm, Baytree Lane

Landscape sensitivity and capacity

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

Area is considered to have a Moderate Landscape Capacity as a result of its Moderate Sensitivity and its Moderate Landscape Value. It is adjacent to and similar in character to areas which are assessed as being of moderate landscape capacity.

(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 landscape sensitivity and a Moderate landscape value. The landscape value assessment is the result of the presence of other dwellings in the vicinity, its proximity next to a busy road and its use for car boot sales characteristic of an edge of settlement site. Balanced against this, there is a strong field pattern with mature tree planting, ponds and drainage ditches and the site is separated from the existing edge of Polegate by the A27 which forms a strong boundary between the urban area of Polegate to the south and the open countryside to the north.

Significant variations in sensitivity within the site - The southern corner of the site (character area 2) is considered less sensitive due to its degraded nature. The south and south west edge of the site along Bay Tree Lane are also less sensitive due to the presence of urban fringe type activities.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature oak trees to the north of the entrance to the site
Reason – these are important, attractive features and provide landscape value
2. Existing mature trees to the site boundaries and field hedgerows
Reason – an attractive feature that screens the site and provides landscape value
3. Ponds and drainage ditches
Reason – these are important ecological, landscape and drainage features

711/1510 Land at Bramley Farm, Baytree Lane

Opportunities for landscape enhancement

4. Landscape and ecology improvements to the ponds and drainages ditches (including long term programme for regular management)
5. The removal of the temporary structures and abandoned vehicle containers
6. Reinstatement to gaps in the hedgerow between fields and to the eastern edge

Refer to Figure 711/1510/L04 – Landscape Opportunities and Constraints Plan

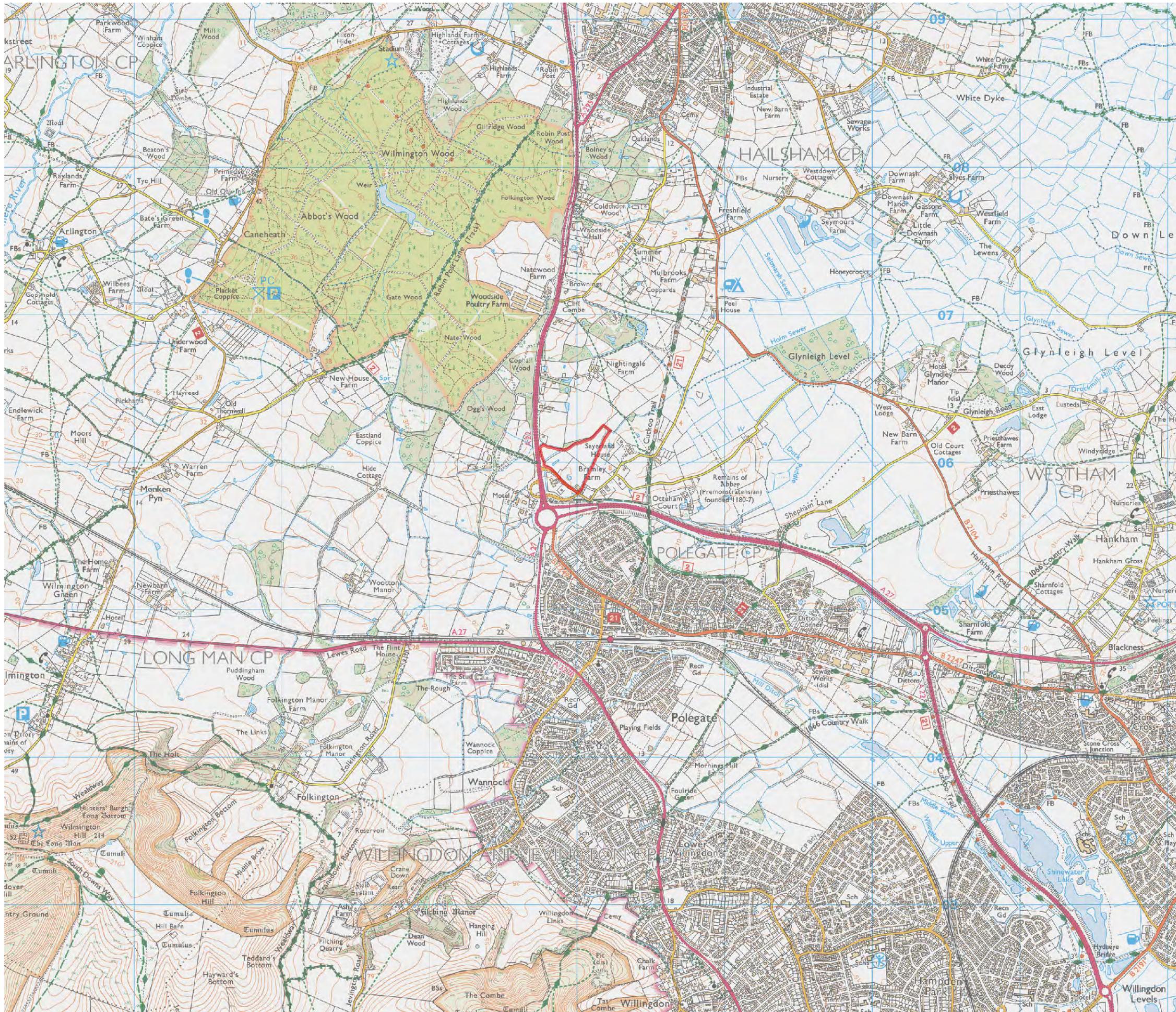
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Open Clay Vales by detracting from its open rural character and introducing a more urban or urban fringe character. This could affect the setting of Sayerland House (Listed Building – grade II) particularly if the northern part of the site were developed. The site is also part of a strategic stretch of countryside that separates Polegate from Hailsham with an existing settlement pattern of dispersed farmsteads. Development on this site could weaken the clear sense of separation between the two settlements and be contrary to the existing settlement pattern. Development on the site would also extend Polegate to the north side of the A27 which could result in a weaker settlement edge compared to the existing edge which is clearly defined and contained by the A27.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; restricting development areas to the southern part of the site away from Sayerlands House; providing a landscape buffer between the development edge and the pastoral landscape to the north; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could have minor effects on the character and quality of views from properties which surround the site (including Sayerlands House – Listed Building – grade II). There may be glimpsed views of development in these views and built development may detract from the current pastoral character of views. In views from the A22, development could be a prominent feature in the foreground of the view, forming a substantial area of built development in the foreground of the view and detracting from the existing views across fields to a wooded horizon. In clear conditions, development on the site may also be noticeable in the distance in views from the South Downs National Park, forming a new area of development to the north of Polegate and potentially forming an intrusive feature in the view (depending on the scale of development proposed)
- Potential visual effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; restricting development areas to the southern part of the site away from Sayerlands House; providing a landscape buffer between the development edge and the pastoral landscape to the north and adjacent to the A22; and the retention of the existing landscape features within the site noted above to be safeguarded.



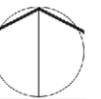
Key
 Site Boundary

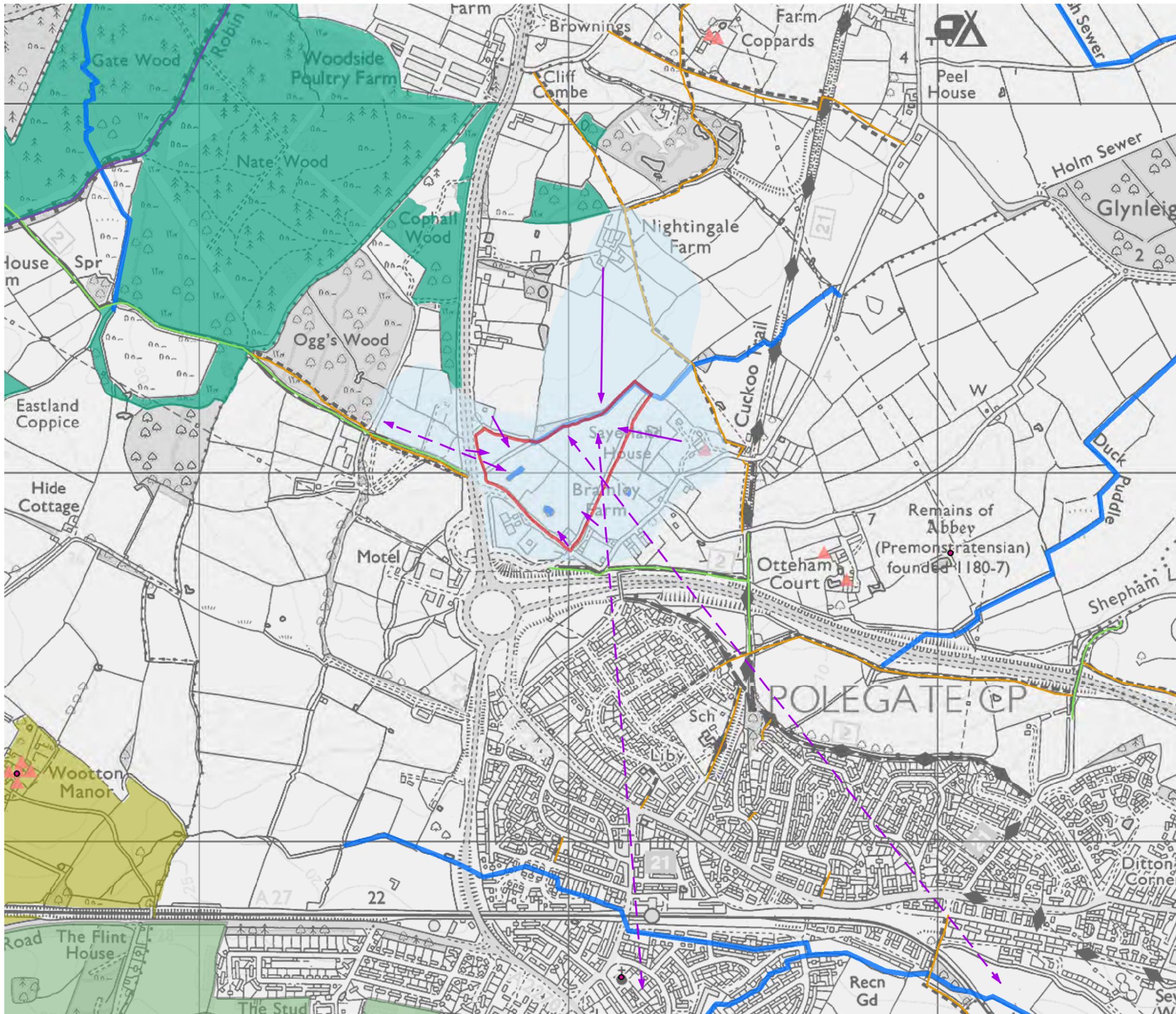
L16416 Hailsham Area Action Plan
 Hailsham South
 711/1510 Land at Bramley Farm, Baytree Lane

Site Location

Figure 711/1510/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

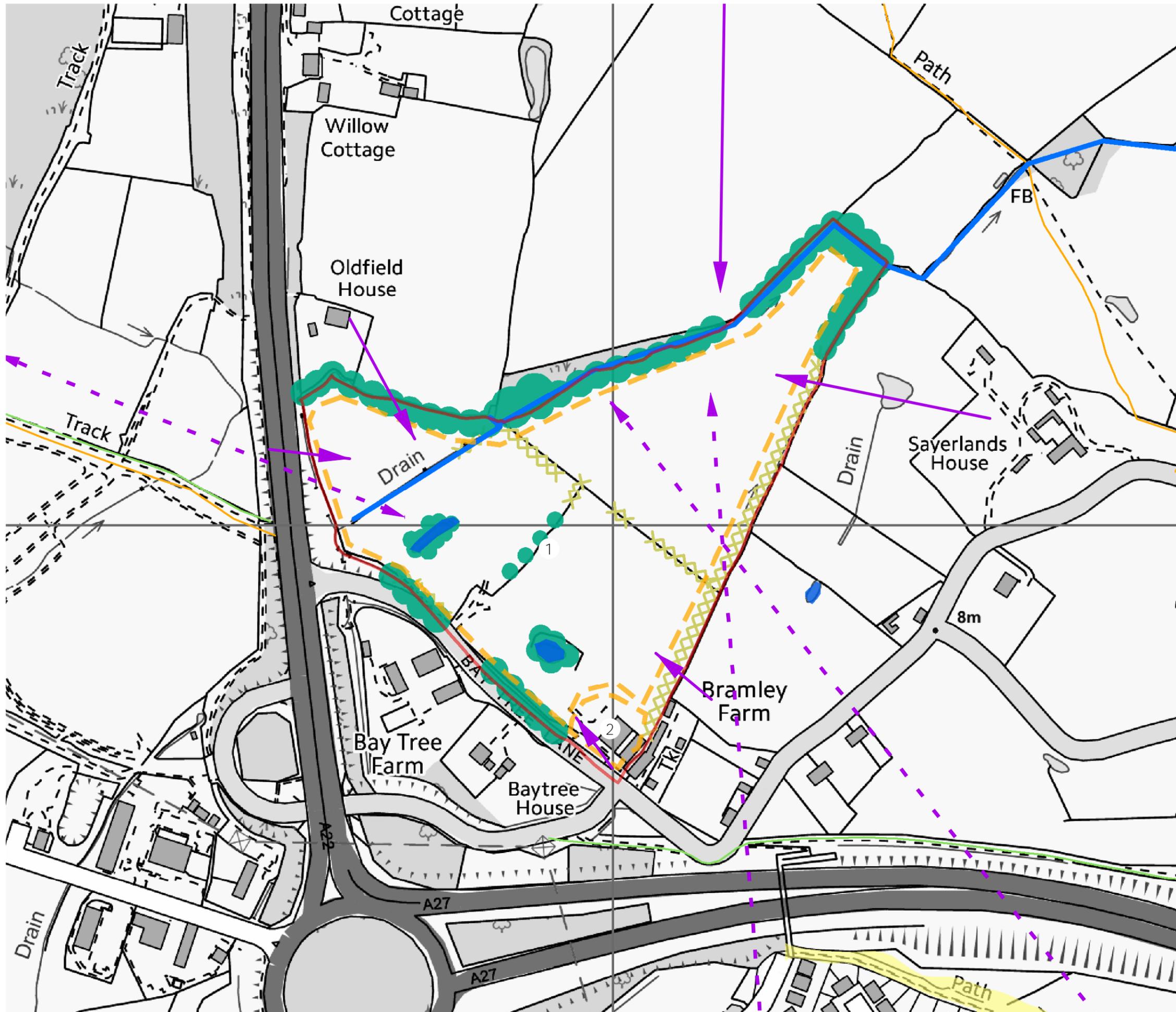
L16416 Hailsham Area Action Plan
 Hailsham South
 711/1510 Land at Bramley Farm, Baytree Lane

Landscape and Visual Context

Figure 711/1510/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 South
 711/1510 Land at Bramley Farm, Baytree Lane

Site Analysis

Figure 711/1510/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 South
 711/1510 Land at Bramley Farm, Baytree Lane

Landscape Opportunities and Constraints

Figure 711/1510/L04
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719/1510 Land at Little Bramley Farm, Hailsham South

Landscape and Visual Assessment

Location and description

The site comprises a small area of land situated to the north of Polegate. The site lies in a rural area, bordering fields of pasture, adjacent residential gardens, and a large field used for car boot sales. Sayerland Lane lies adjacent to the east and south, though access is gained via Bay Tree Lane to the southwest corner of the site. A number of detached residential dwellings are present along Sayerland Lane. The A27 corridor is to the south of the site, beyond which is the urban edge of Polegate. Sayerlands House (Listed Building – grade II) is c. 200m to the east of the site.

The site is within the Open Clay Vales landscape character area which is an area of higher land which overlooks the Pevensey Levels to the east and comprises woodland blocks and small fields with an ancient field pattern. This rural area performs an important role in providing the landscape setting for Polegate and a sense of separation between the settlements of Hailsham and Polegate.

Figure reference: 719/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Polegate Area 1

Distinctive characteristics of Polegate Area 1

- A small-scale patchwork of ancient fields of drained alluvial grazing marsh, lined with reed-fringed ditches
- A strong sense of openness throughout
- Urban fringe land uses (including roadside services and a hotel) associated with the A27 main road corridor which reduces overall sense of remoteness and tranquillity

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

Figure reference 719/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Enclosed field

A broadly rectangular, flat field, grazed by horses. There is constant noise from the A27 (south of the site) and the A22 (west of the site). The noise and views of neighbouring properties, detract from the otherwise rural character of the site. The site is bounded by hedgerow which varies in quality around the perimeter. The eastern edge is consistent and largely comprises hawthorn, the western edge provides a denser planted buffer and to the northern and southern boundary, the hedgerow is largely eroded but some notable oak trees are present.

Key features include:

- Drainage ditch extending north to south through the centre of the site terminating in a small, shallow pond
- A significant oak tree on the northern boundary
- A line of oak trees to the southern boundary

719/1510 Land at Little Bramley Farm, Hailsham South

Figure reference: 719/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the east and west by hedgerows. To the north the hedgerow is largely eroded which enables oblique views into the site from Sayerlands House (Listed Building, Grade II). Longer views into the site are limited by an attractive, mature line of trees to the northern boundary of the adjacent field. The site is largely exposed to the southern edge, where a line of oak trees punctuate views into adjacent gardens and sheds/workshop areas. Four properties located around the north, east and southern edge of the site can be discerned from the site.

Figure reference 719/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited due to the vegetation which bounds the site and is within close proximity to the site.

Refer to Figure 719/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- Glimpsed views from the two properties on the east side of Bay Tree Lane (High sensitivity)
- Oblique view from the property on the northern boundary (High sensitivity)
- Open view from the garden of the property to the south of the site on Bay Tree Lane (High sensitivity)
- Glimpsed views from Sayerland Lane (Medium sensitivity)

Refer to Figure 719/1510/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and its Moderate Landscape Value. There is a strongly recognisable pattern of ancient drained fields, lined with reed fringed ditches (which are valuable landscape features), however human influences are present in the form of road corridors and associated service areas, detracting from the value of the landscape and reducing the overall sense of remoteness and tranquillity.

(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 |
| Landform | Insignificant |

719/1510 Land at Little Bramley Farm, Hailsham South

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

The site has a High-Moderate Landscape Capacity due to the presence of other dwellings and urban fringe activities in the vicinity, its low visibility in the wider landscape, its size and the limited importance of landscape features/ characteristics. However, the role of the site in the wider strategic gap between Polegate and Hailsham and its proximity to Sayerlands House Listed Building (grade II) contribute to the landscape value of the site.

Significant variations in sensitivity within the site – The northern edge of the site is of higher sensitivity due to its proximity to Sayerlands House (Listed Building – grade II).

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing hedgerow
Reason - the existing hedgerow retains a field boundary to the west and screens road and neighbouring properties to the east
2. Pond and drainage ditch
Reason – these are valuable landscape and ecological feature
3. Existing mature oak trees to the north and south boundaries
Reason – these are important, attractive features and provide landscape value

Opportunities for landscape enhancement

4. Reinstating the eroded hedgerow to the north and south boundary and implement long term programme of maintenance
5. Fringe planting to the pond with reeds and aquatic plants and long term programme for maintenance to increase biodiversity and improve appearance of pond
6. Strengthen vegetation along northern boundary to create strong visual containment of the site from Sayerlands House and minimise potential adverse effects on setting and views of Sayerlands House.

Refer to Figure 719/1510/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially have effects on the character of the Open Clay Vales by detracting from its open rural character and creating a more urban or urban fringe character. However, the site already has urban fringe uses and the significance of these changes is therefore reduced. The site is also part of a strategic stretch of countryside that separates Polegate from Hailsham with an existing settlement pattern of dispersed farmsteads. Development of this site could weaken the clear sense of separation between the two settlements and be contrary to the existing settlement pattern. Development on the site would also extend Polegate to the north side of the A27 which could result in a weaker settlement edge compared to the existing edge which is clearly defined and contained by the A27. Development could also affect the setting of Sayerland House (Grade II listed Building). However, if development was low density and located in the

719/1510 Land at Little Bramley Farm, Hailsham South

southern part of the site along Sayerland Lane, this could form a continuation of the existing pattern of development along Sayerland Lane and would be less likely to result in significant effects on the landscape character of the wider area

- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and Sayerlands House; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could have minor effects on the character and quality of views from properties which surround the site along Bay Tree Lane (including Sayerlands House – Grade II Listed Building). There may be glimpsed views of development in these views and built development may detract from the current pastoral character of views. In clear conditions, development on the site may also be noticeable in the distance in views from the South Downs National Park forming a new area of development to the north of Polegate.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and Sayerland House and the pastoral landscape to the north; and the retention of the existing landscape features within the site noted above to be safeguarded.

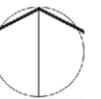


Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham South
 719/1510 Land at Little Bramley Farm

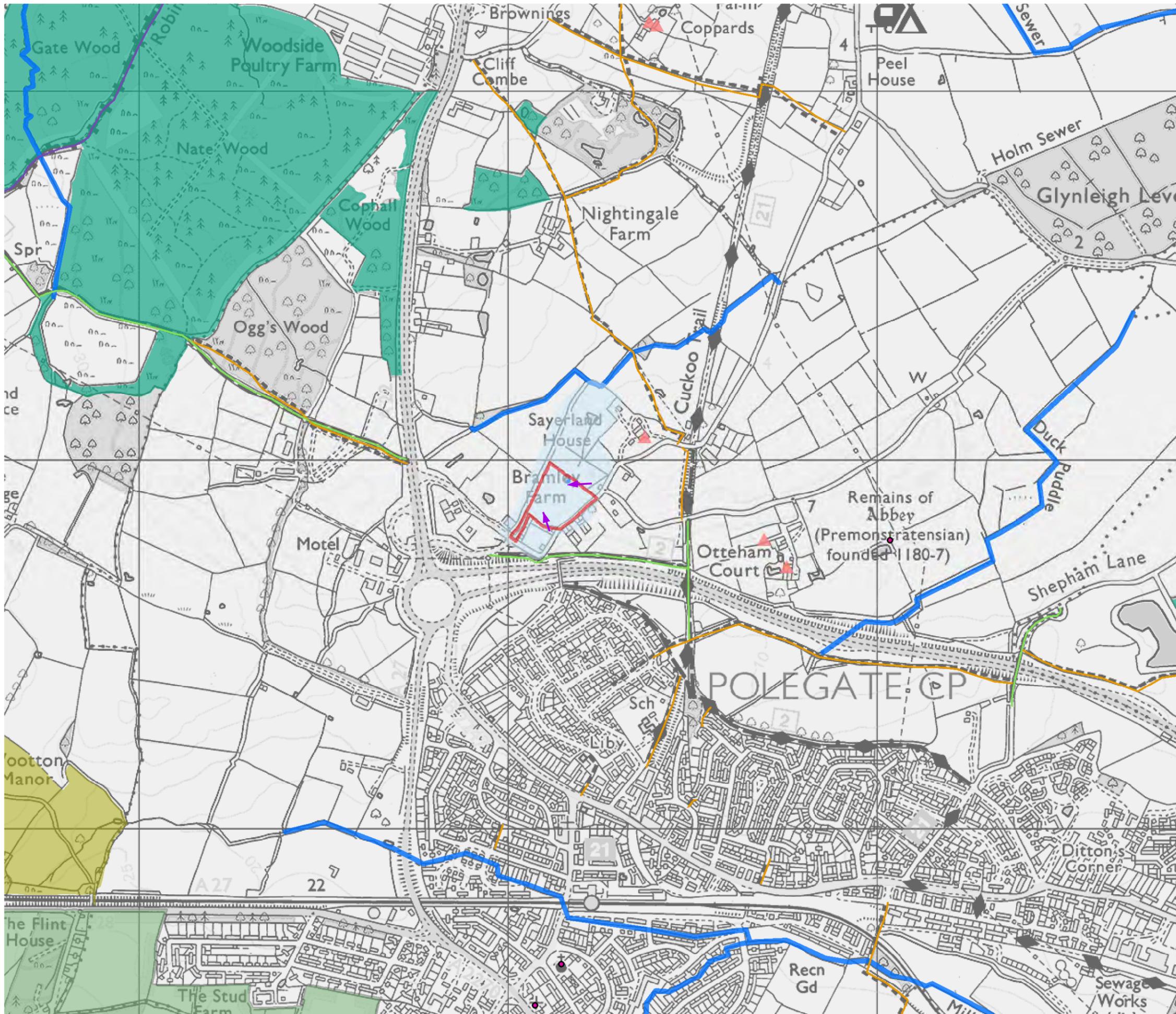
Site Location

Figure 719/1510/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

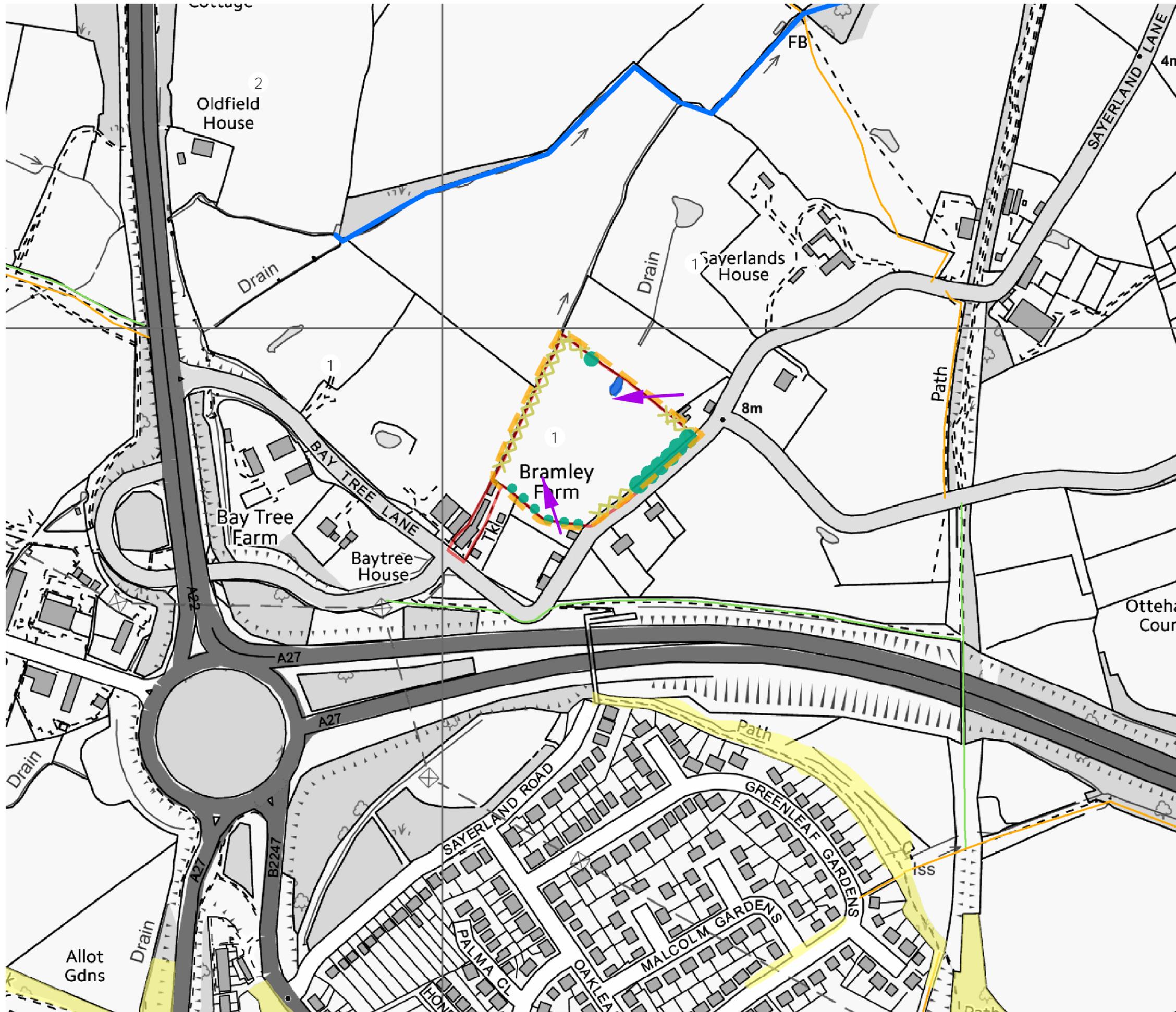
L16416 Hailsham Area Action Plan
 Hailsham South
 719/1510 Land at Little Bramley Farm

Landscape and Visual Context

Figure 719/1510/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 South
 719/1510 Land at Little Bramley Farm

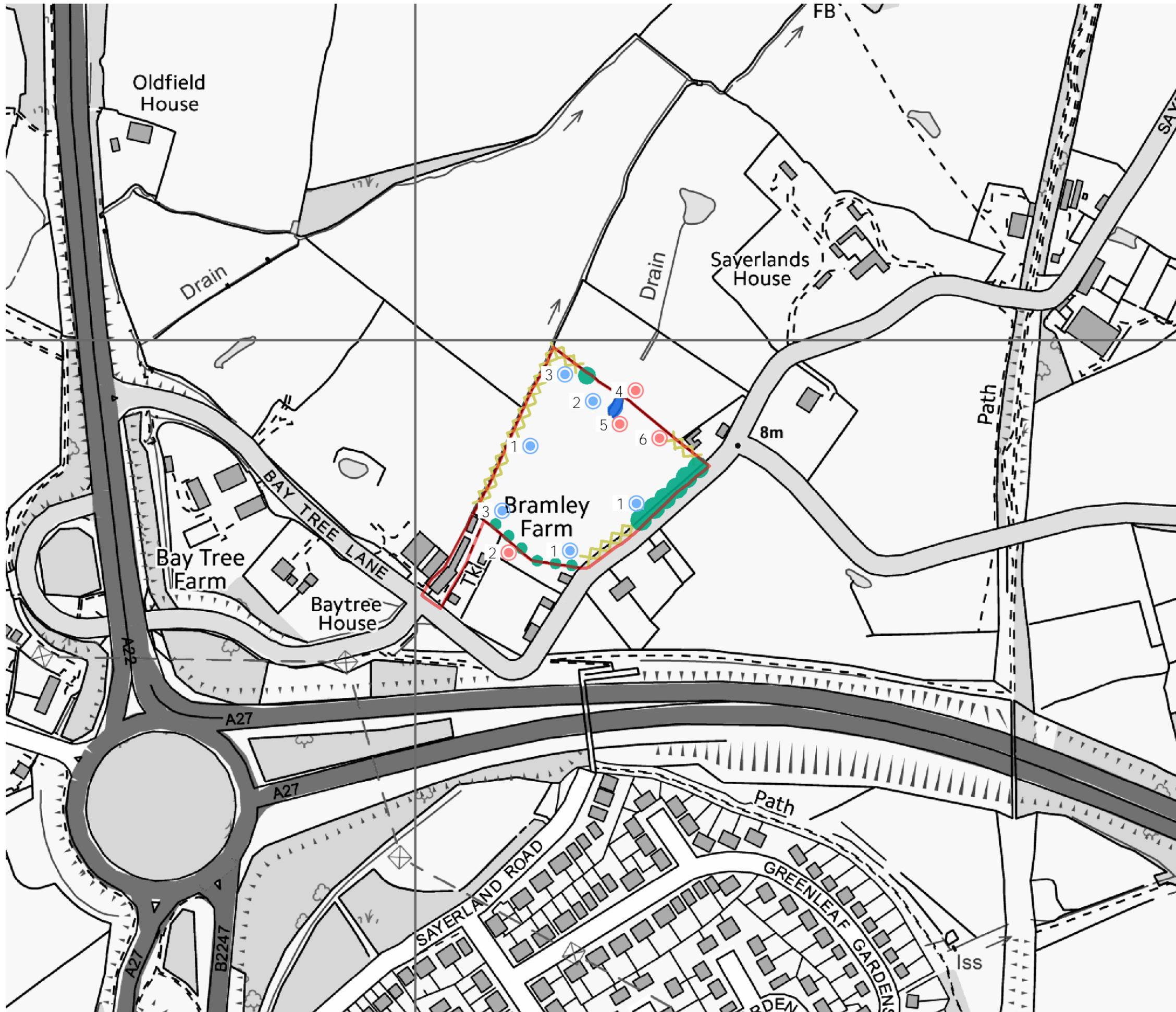
Site Analysis

Figure 719/1510/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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 Hailsham South
 719/1510 Land at Little Bramley Farm

Landscape Opportunities and Constraints

Figure 719/1510/L04
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728/1310 Land South of Hailsham, Hailsham South

Landscape and Visual Assessment

Location and description

The site comprises a large area of land situated immediately to the south of the urban edge of Hailsham on the slopes of higher ground which rises up from the Pevensey Levels to the east.. It is accessed from Station Road to the east. The surrounding area to the east, south and west comprises woodland and pasture. The site is formed of 15-20 fields/plots of land in a variety of shapes and sizes, and includes the farm buildings associated with New Barn Farm. A PRoW crosses north-south through the site and two further PRoWs pass along the southern edge of the site.

The site is adjacent to the Cuckoo Trail (Sustrans route) to the west, and Hailsham industrial estate to the north. The wider landscape to the south-east of the site is the open low-lying landscape of the Pevensey Levels whilst to the south-west the land is higher and comprises the gently sloping landscape of the Open Clay Vales.

Figure reference: 728/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels / Hailsham

Local Landscape Character Type and sensitivity: The majority of the site falls within the Open Clay Vales (High Sensitivity), a small area at the northern most tip is classified as Urban Dominated Landscapes

Local Landscape Character Area: E5 - Hailsham and Lower Horsebridge and I- Urban Dominated Landscapes

Landscape setting area: Hailsham Area 5

Distinctive characteristics of Hailsham Area 5

- Several isolated farmsteads and houses
- A patchwork of predominantly pastoral fields with an ancient field pattern
- 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 728/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. New Barn Farm and Northern Site Area

This area contains a cluster of working farm buildings with associated machinery, tracks and adjacent fields. This is the lowest and flattest part of the site. The fields here are smaller in scale and typically divided by post and wire fences. The site boundaries are poor in quality - Leyandii hedges and tree planting feature at the northern site boundary and there is some eroded hedgerow. Glimpses of adjacent industry to the north and east and views into residential gardens on the northern boundary create an edge of settlement character. The fields are predominantly used for keeping ponies. One of the fields is used for horse riding and another is used as a caravan site. Overall, this part of the site is lower in landscape in quality than the rest of the site. A public right of way extends through the site from the northern corner towards the farm buildings.

Key features include:

- Farm buildings
- Eroded hedgerow with some fine mature oak trees
- Poor quality boundaries and field divisions

728/1310 Land South of Hailsham, Hailsham South

- PRow

2. Southern rolling fields

This area is characterised by rolling fields which generally slope southwards. From the highest point, there are attractive long distance, panoramic views to the south of the South Downs. There is a stronger hedgerow pattern in this part of the site. This western edge of the site is quite enclosed due to the dense, mature planting which extends along the boundary with the Cuckoo Trail to the west and the pocket of woodland to the north. This area of the site has a rural and pastoral character.

Key features include:

- Some fine, large oak trees
- Excellent view of the South Downs
- Rolling fields

3. South east corner

This area is characterised by undulating, pastoral fields. There are long views of Hailsham to the north highlighting the proximity to the urban settlement. There are also long views of the South Downs to the south. To the east, the site is bounded by Station Road. This part of the site experiences noise both from the road and the industry to the east. The fields are divided by hedgerows, which are generally intact and of good quality. The public right of way extends through this part of the site in a south west direction.

Key features include:

- Views to the north and the south
- Larger scale fields divided by hedgerow
- PRow

Figure reference: 728/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the western edge by mature, dense planting along the Cuckoo Trail and by a small wooded area. A hedgerow extends around the south and east boundary. Gaps in the hedgerow and an elevated position means there are open views into the site from Westdown Cottages, just beyond the boundary at south east corner. To the eastern edge, there are occasional, glimpsed views of the road, the neighbouring industry and properties. Bands of planting beyond to the east help limit views. However, the northern most part of the site is exposed. There are open views into the properties that back on to this site edge. There are some glimpsed views into the industrial estate at the north west corner, which is largely screened by Leyland Cypress planting.

There are long distance views of Hailsham to the north, the South Downs to the south and to a treed horizon to the east.

A significant portion of the site is open to view from the PRow which passes through the site.

Figure reference 728/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is largely limited to the west and south, with some views to the east while a section of the

728/1310 Land South of Hailsham, Hailsham South

northern boundary is exposed as described above.

There are also substantial elevated areas of the South Downs from which the site is discernible and also some views from the centre of Hailsham which is at an elevated position in relation to the site.

Refer to Figure 728/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Properties to Station Road on the northern site edge (High Sensitivity)
- Station Road to the eastern site boundary (Low Sensitivity)
- Westdown Cottages (High Sensitivity)
- Swan Business Centre (Medium Sensitivity)
- The PRoW within the site (High Sensitivity)
- The existing farm buildings (High Sensitivity)
- The Cuckoo Trail (High Sensitivity)

Refer to Figure 728/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 5

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Low Landscape Value. There are few valuable landscape features within this area, however the patchwork of predominantly pastoral fields with an ancient field pattern and open views southwards across the Open Levels contribute to recognisable strength of place.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-----------------------|--|
| Distinctiveness | Distinct |
| Continuity | Majority is ancient, the south west corner is Historic |
| Strength of Place | Moderate - Strong |
| Landform | Apparent |
| Tree Cover | Intermittent |
| Visibility | Moderate |
| Landscape Sensitivity | Moderate - High |
| Landscape Value | Moderate - Low |
| Landscape Capacity | Moderate |

The site has a Moderate Landscape Capacity due to its proximity to the urban edge of Hailsham and the limited importance of landscape features within the site.

728/1310 Land South of Hailsham, Hailsham South

Significant variations in sensitivity within the site - The rolling fields in the southern part of the site are of higher sensitivity due to their greater strength of character, higher landscape quality and higher visibility and their distance from the urban edge of Hailsham. The western edge of the site adjacent to the Cuckoo Trail and the southern corner adjacent to the Scheduled Monument are also of higher sensitivity. The northern part of the site is less sensitive due to its lower elevation, lower visibility from the wider area and lower landscape quality together with its proximity to the existing urban edge of Hailsham.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. PRoW
Reason - legal and historic right of way has important leisure value providing an accessible route to the countryside from Hailsham.
2. Views to the South Downs
Reason – attractive panoramic views that provide a strong sense of place
3. Hedgerow pattern and mature oak trees
Reason – these are important, attractive features and provide landscape value and continuity

Opportunities for landscape enhancement

4. Improved signing for the Public Right of Way
5. Replacement of the Leyland Cypress hedge with a mixed native species hedge appropriate to the local landscape character
6. Improved screening and boundary treatment to the Industrial Estate to the north
7. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance

Refer to Figure 728/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

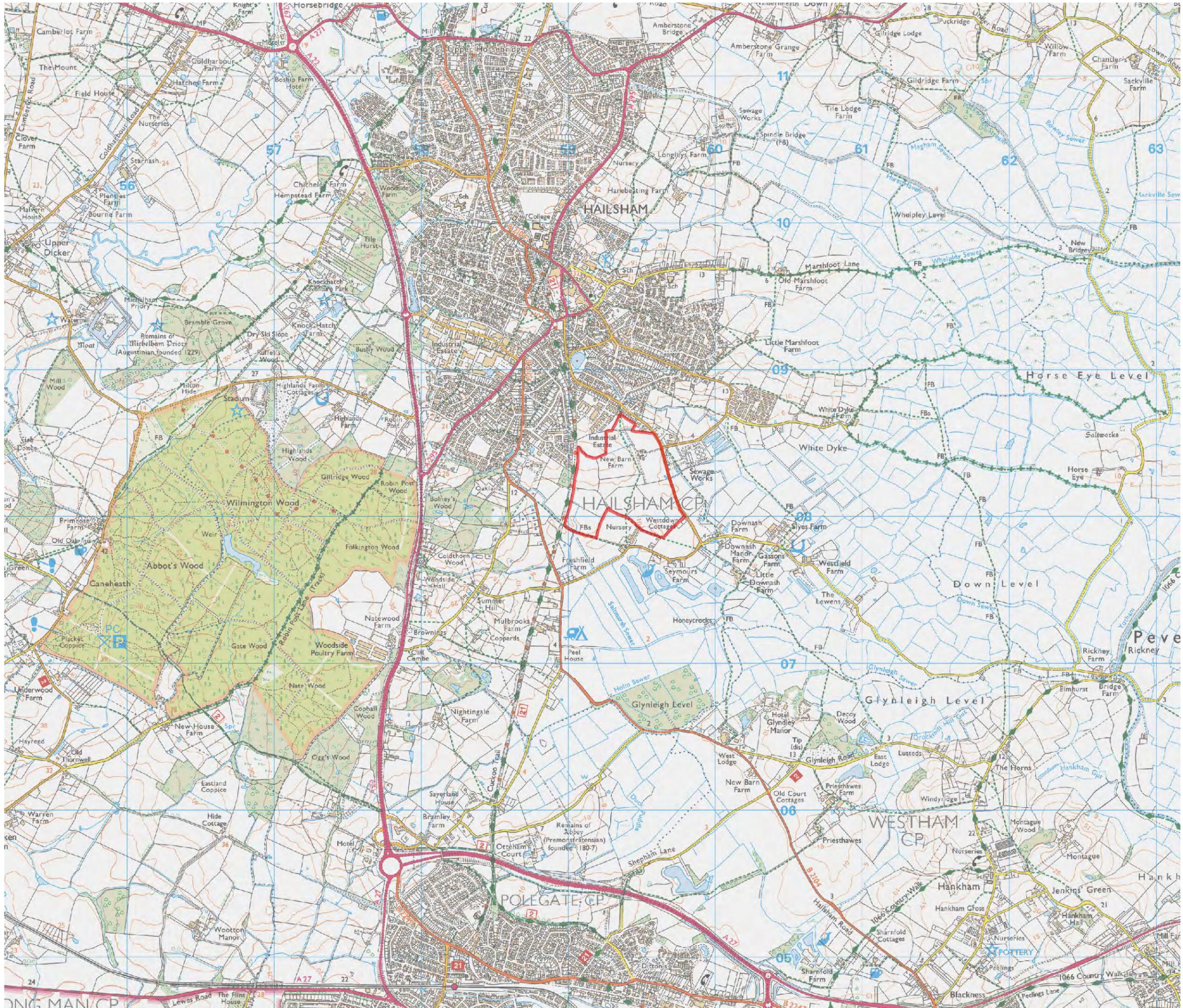
Key landscape effects

- The introduction of development across the site could potentially affect the Open Clay Vales character on the southern edge of Hailsham. Extending development southwards would create a new urban edge in an area which currently forms an area of undeveloped pastoral landscape which acts as a transition between the open landscape of the Pevensey Levels to the east and the existing urban edge of Hailsham to the west. Urban encroachment into this pastoral landscape could result in the loss of Ancient/Historic field pattern and could erode the pastoral character of the landscape. Development on the site could also affect the character of the Cuckoo Trail as this predominantly rural cycle/walking path would extend through a greater proportion of suburban areas. The character of the PRoW which passes through the site is also likely to be similarly affected and there is potential for the setting of the Scheduled Monument to the south of the site to be affected. However, landscape effects are likely to be less significant if development is restricted to the northern part of the site.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting including restricting development to the northern part of the site; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

728/1310 Land South of Hailsham, Hailsham South

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and views from the Cuckoo Trail, and the PRoWs which pass through and adjacent to the site. Development around/at the edge of the site may be visible in these views and may form an intrusive feature which detracts from the current pastoral character of views. In clear conditions development on the site may be discernible in the distance in views from the South Downs National Park. However, it would be a very small element within the view and would be seen in the context of the existing developed area of Hailsham, so is unlikely to significantly affect the overall character or quality of long distance views from the South Downs.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting including restricting development to the northern part of the site; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; and integrating strategic tree planting within the development areas.



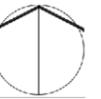
Key
 Site Boundary

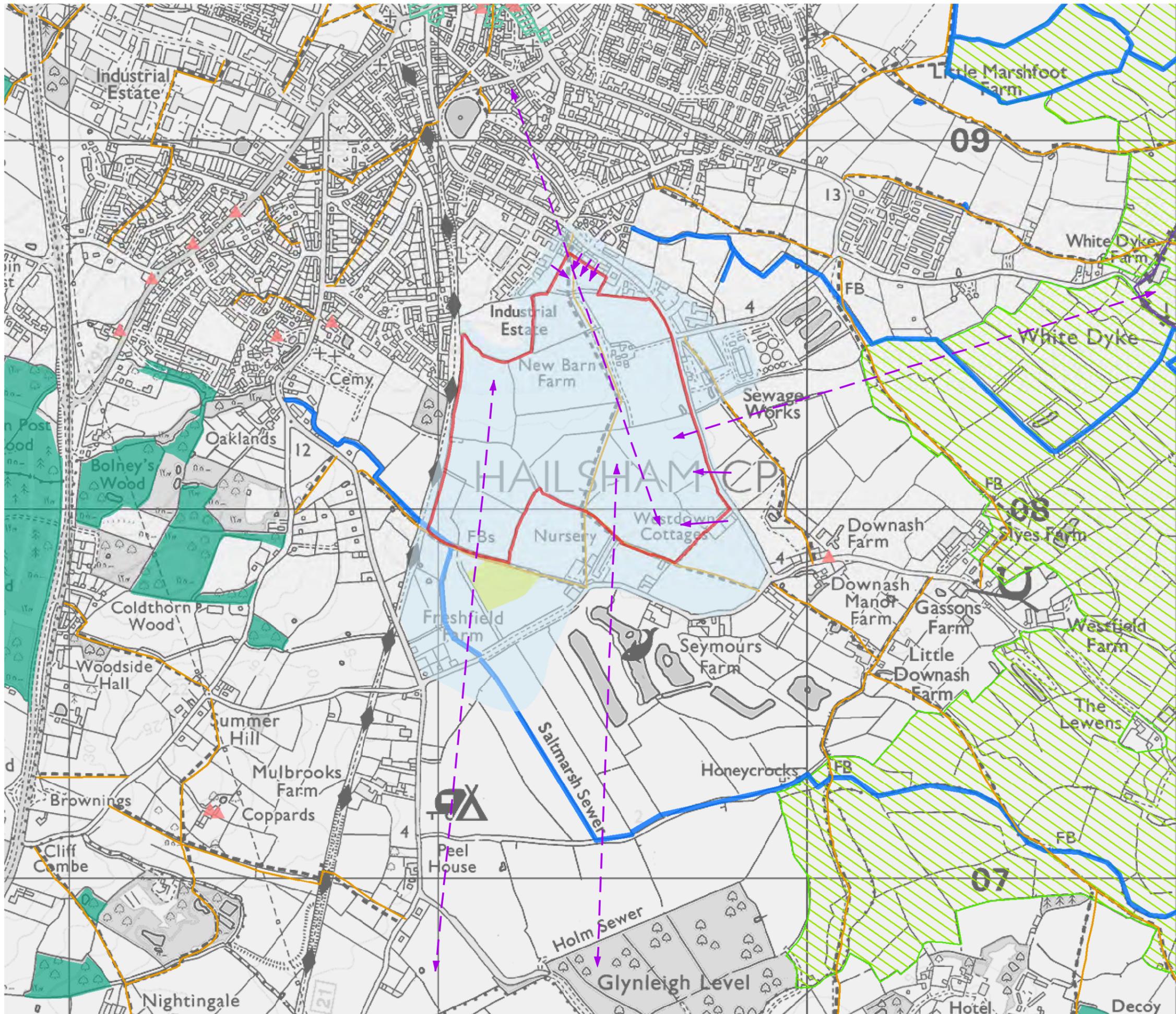
L16416 Hailsham Area Action Plan
 Hailsham South
 728/1310 Land south of Hailsham

Site Location

Figure 728/1310/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

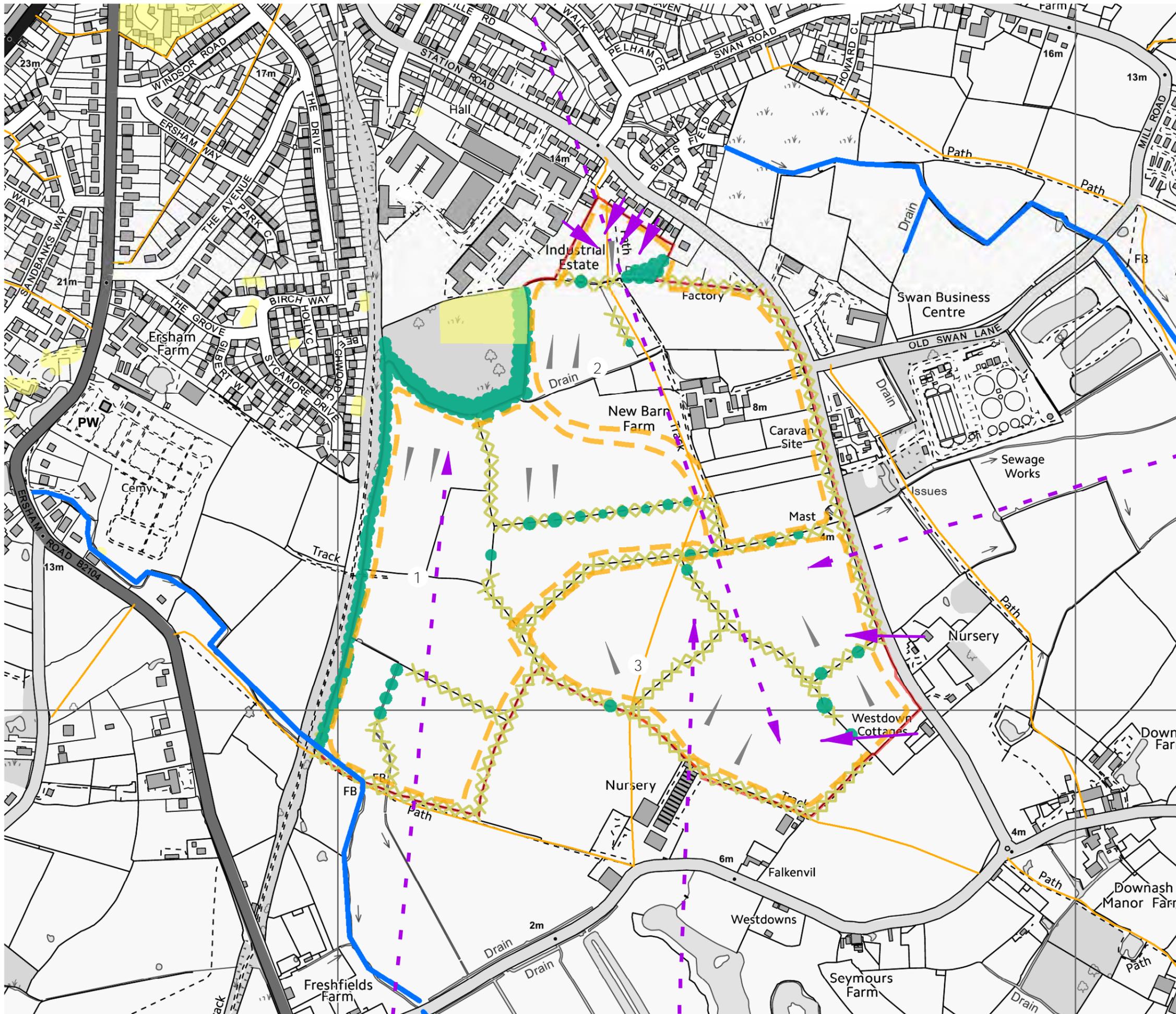
L16416 Hailsham Area Action Plan
 Hailsham South
 728/1310 Land south of Hailsham

Landscape and Visual Context

Figure 728/1310/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

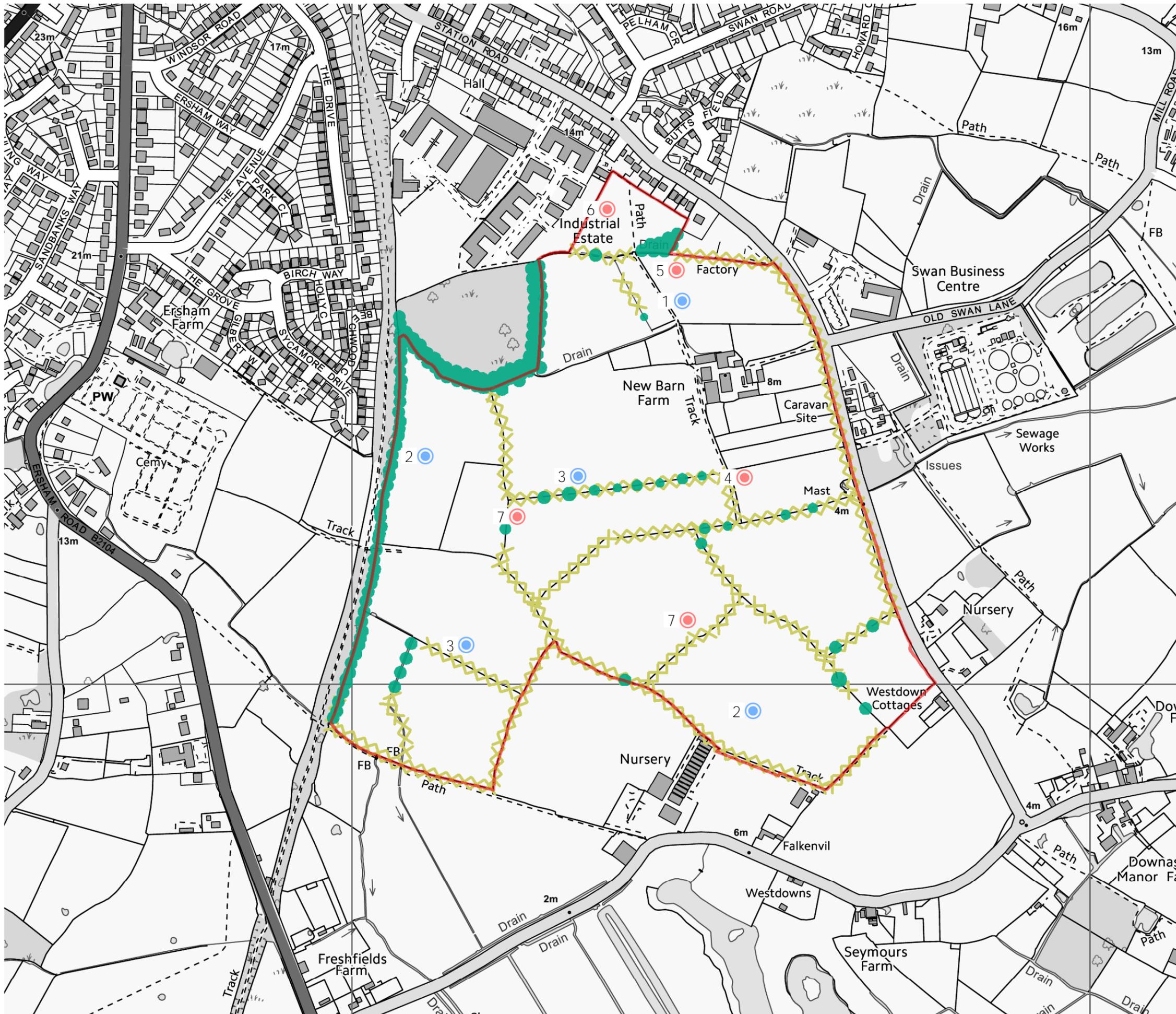
L16416 Hailsham Area Action Plan
 Hailsham South
 728/1310 Land south of Hailsham

Site Analysis

Figure 728/1310/L03
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Key

Site Boundary

Landscape Target Notes (refer to text for details)

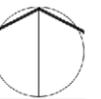
● Landscape Features to be safeguarded/retained

● Landscape Opportunities

L16416 Hailsham Area Action Plan
Hailsham South
728/1310 Land south of Hailsham

Landscape Opportunities and Constraints

Figure 728/1310/L04
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808/1310 Coldthorn Barn, Coldthorn Lane (South of Hailsham)

Landscape and Visual Assessment

Location and description

The site is located on Coldthorn Lane within a rural area c. 0.5km from the southern edge of Hailsham. It is on the edge of an area of elevated land which rises up from the Pevensey Levels to the east. The site comprises a residential dwelling, meadow area and an area of woodland - Coldthorn Wood, which is an area of primarily dense ancient and/or semi-natural woodland. This wood forms part of a much larger area of **woodland which extends to the west and includes Folkington Wood, Wilmington Wood and Abbot's Wood.** This rural wooded area performs an important role in providing separation between the settlements of Hailsham and Polegate and makes a significant contribution to the character of the Wooded Clay Vales landscape character area and the setting of the south side of Hailsham.

Figure reference: 808/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics - Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 808/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Coldthorn Barn

The area comprises a detached residential property (formerly a barn) with associated outbuildings, gardens and large meadow area. The property has long distance views across the open countryside to the east (particularly from upper floor windows). The garden area includes lawns with ornamental planting and a mature orchard. Beyond this, a meadow area with mown grass paths forms a large open area in the centre of the site. Overall, the area has a quiet, rural character.

Key features include:

- Orchard
- Existing buildings (not Listed but contribute to character of Coldthorn Lane)
- Dense well-maintained hedgerow and wide grass verge to Coldthorn Lane

2. Coldthorn Wood

An area of Ancient Woodland (mainly oak, ash and hornbeam) to the west of the site but including two narrow belts of woodland (also Ancient) which extend to Coldthorn Lane. Woodland appears well-managed with a network of cleared paths. A large pond is present on the east side close to the meadow and a power line crosses the western corner with a cleared corridor beneath. Traffic noise from the A22 is audible in the background. Southern edge of woodland overlooks small open valley to the south.

808/1310 Coldthorn Barn, Coldthorn Lane (South of Hailsham)

Key features include:

- Ancient Woodland
- Large pond

Figure reference: 808/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is located within a relatively enclosed area with predominantly short distance views but with some intermittent longer distance views as well. Several blocks and lines of vegetation (including woodland within the site itself) restrict views in various directions. Woodland within the site on three sides encloses the central open area of the site and screens most of this from sight. The southern edge of the woodland is clearly visible in views from the south from Coldthorn Lane, the rear of properties on Coldthorn Lane, the PRoW to the south of the site, and a few of the properties on Woodside Way. There are direct views of the site from Coldthorn Lane as it passes the site and there are long distance views to the east from the entrance to Coldthorn Barn and from upper floor windows of the two properties. In summer the site is screened from view from the B2104 by vegetation in the intervening area. In winter, the site is likely to be more visible.

Figure reference 808/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends between the rear of Woodside Hall and properties on Woodside Way to the west, the adjoining woodland to the north, the B2104 to the east and Summer Hill to the south.

Refer to Figure 808/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Coldthorn Lane (c. 600m stretch) and junction with Summerhill Lane (Medium sensitivity)
- Residential properties on north side of Coldthorn Lane (High sensitivity)
- PRoW between Summer Hill and A22 (High sensitivity)

Refer to Figure 808/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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 |

808/1310 Coldthorn Barn, Coldthorn Lane (South of Hailsham)

| | |
|-----------------------|---------------|
| 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 the strong sense of place arising from the presence of Ancient Woodland on much of the site which forms a local landscape feature and provides strong historic continuity balanced with the relatively low visibility of the site in the wider area.

Significant variations in sensitivity within the site - The central meadow area is the least sensitive part of site. The eastern edge of the site (which incorporates the existing dwellings) is more sensitive due to its visibility from Coldthorn Lane and in long distance views from the east. The western side of the site is sensitive due to the presence of Ancient Woodland.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Ancient woodland
Reason – the woodland provides strong historic continuity and is a local landscape feature.
2. Pond
Reason – the pond is a valuable landscape and ecological feature
3. Orchard
Reason – the orchard is a valuable landscape, cultural and ecological feature
4. Existing residential properties and outbuildings
Reason – the building group represents the original farmstead of Coldthorn Farm
5. Hedgerow and grass verge adjacent to Coldthorn Lane
Reason - provide a positive contribution to the character and quality of Coldthorn Lane

Opportunities for landscape enhancement

6. Develop and implement management plan for long term protection and enhancement of orchard.

Refer to Figure 808/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

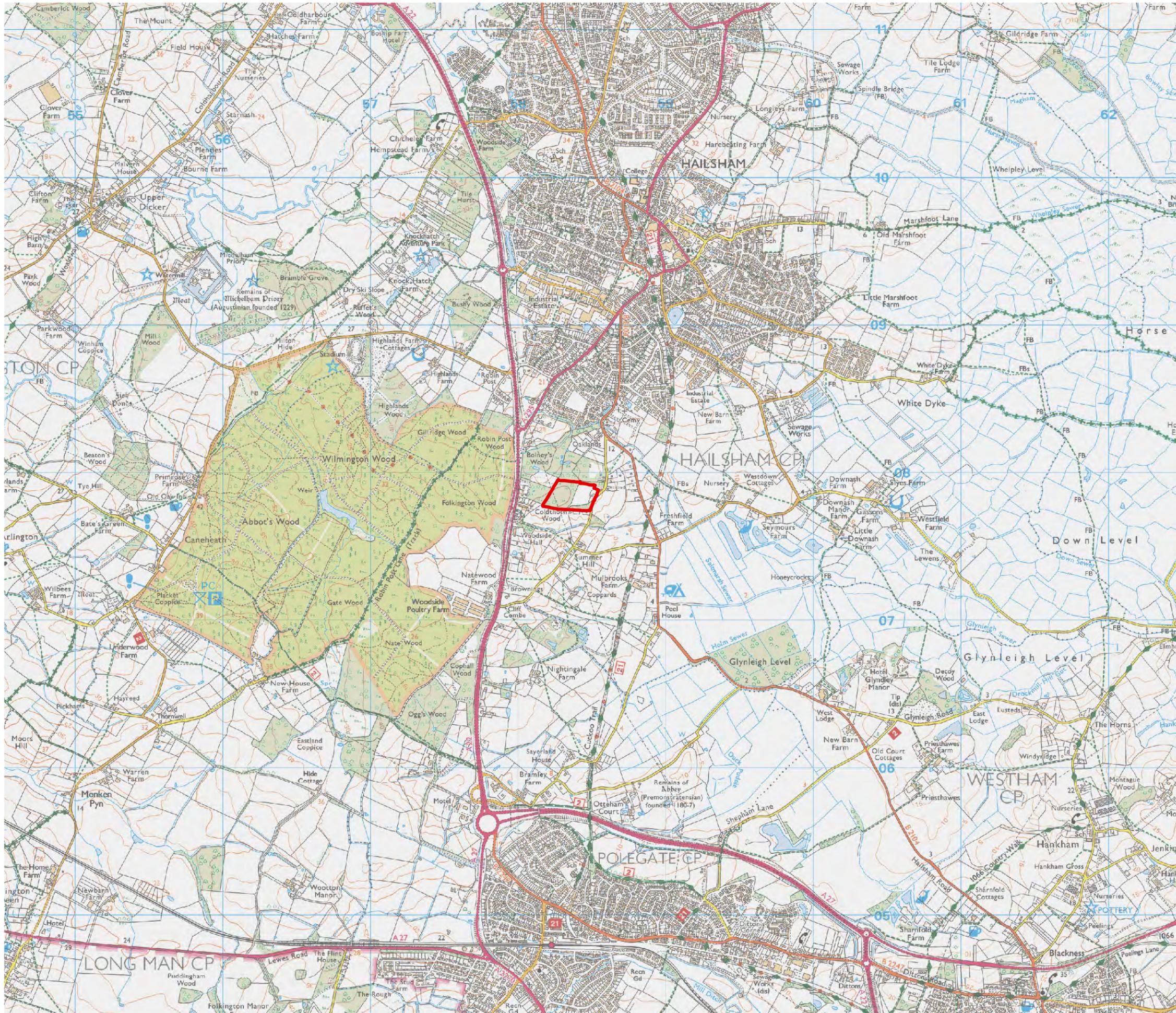
- If development is restricted to the central meadow area and is low density residential development of a rural style and character, landscape effects could potentially be limited. The main landscape effects, without appropriate mitigation measures, would be local loss of openness and weakening of the rural character of the area (particularly along Coldthorn Lane). Landscape effects would be greater if development was introduced across the whole site at a high density. This would be contrary to the settlement pattern and character of the rural area and could result in the loss of Ancient Woodland.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: restricting development to a low density development in the central part of the site; retaining a framework of existing trees around the perimeter of the development area; and

808/1310 Coldthorn Barn, Coldthorn Lane (South of Hailsham)

introducing a programme of long term woodland management to preserve and enhance the retained woodland.

Key visual effects

- Development on the site could affect the character and quality of views from the PRoW to the south of the site, from Coldthorn Lane and from properties on the north side of Coldthorn Lane. Development may be visible in these views and may form an intrusive feature which detracts from the current woodland character of views.
- Potential visual effects arising from development on the site could be mitigated to some extent through: restricting development to a low density development in the central part of the site; and retaining a framework of existing trees around the perimeter of the development area.



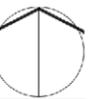
Key
 Site Boundary

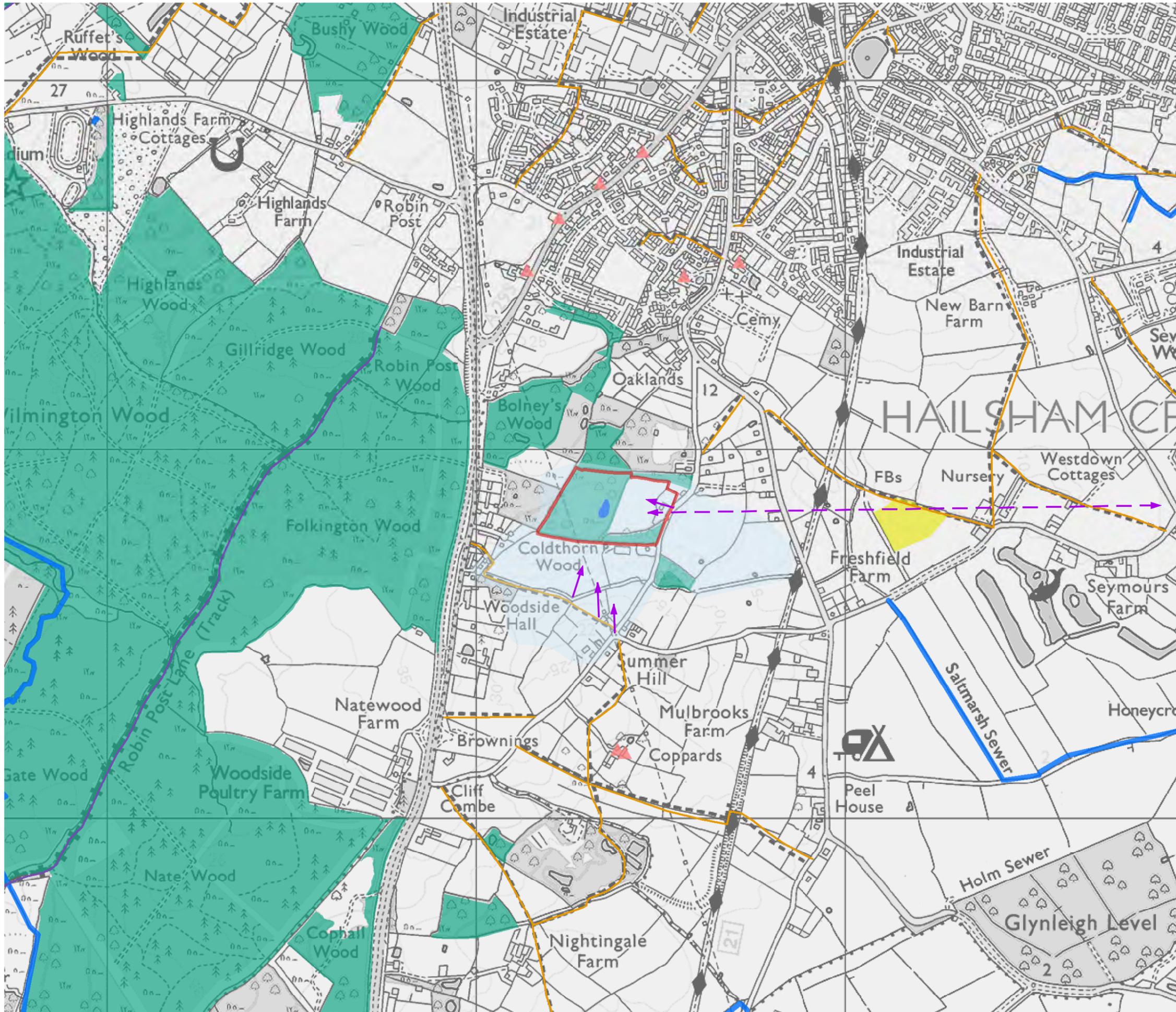
L16416 Hailsham Area Action Plan
 Hailsham South
 808/1310 Coldthorne Barn, Coldthorne Lane

Site Location

Figure 808/1310/L01
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Sept 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

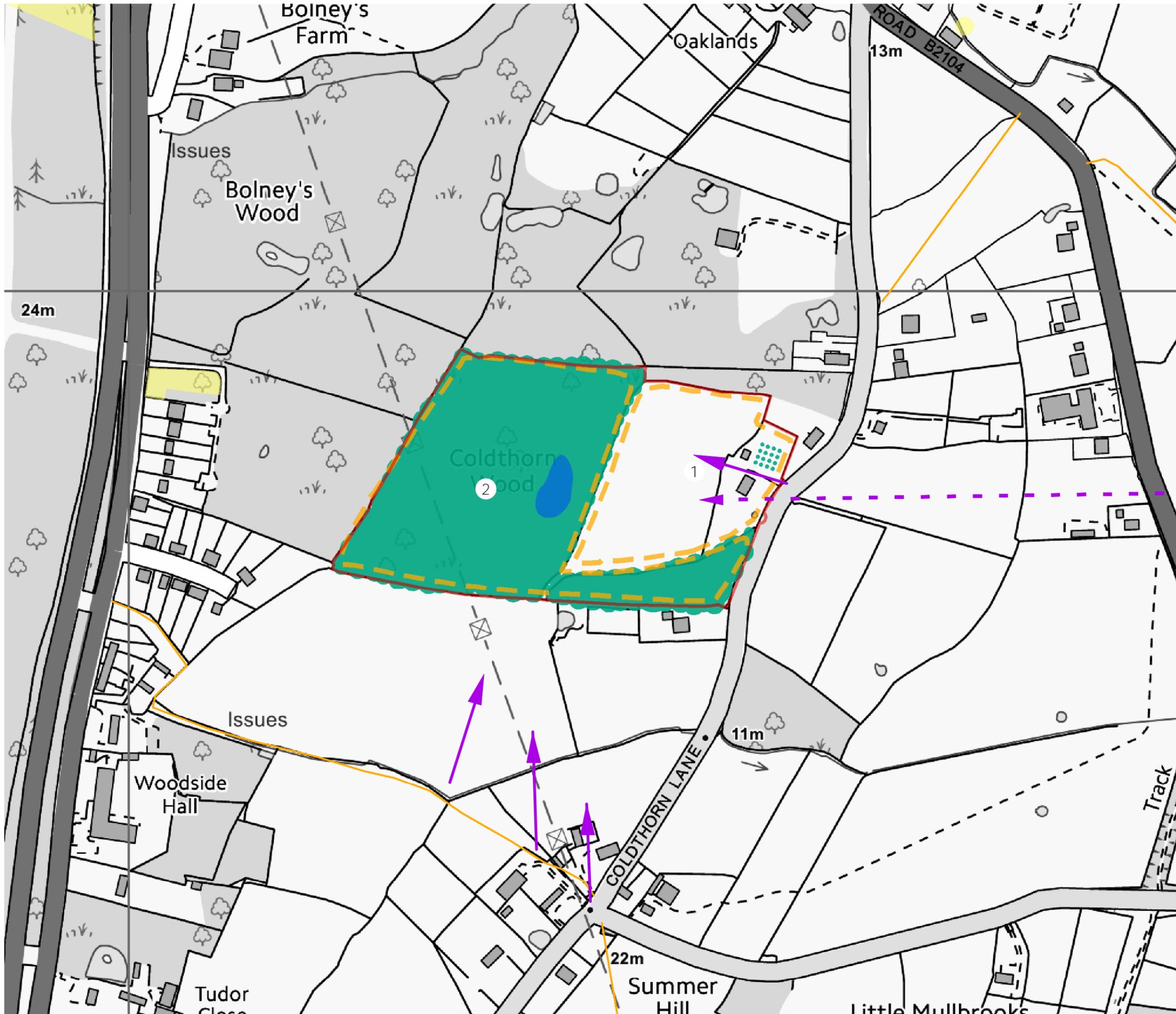
L16416 Hailsham Area Action Plan
 Hailsham South
 808/1310 Coldthorne Barn, Coldthorne Lane

Landscape and Visual Context

Figure 808/1310/L02
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Sept 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

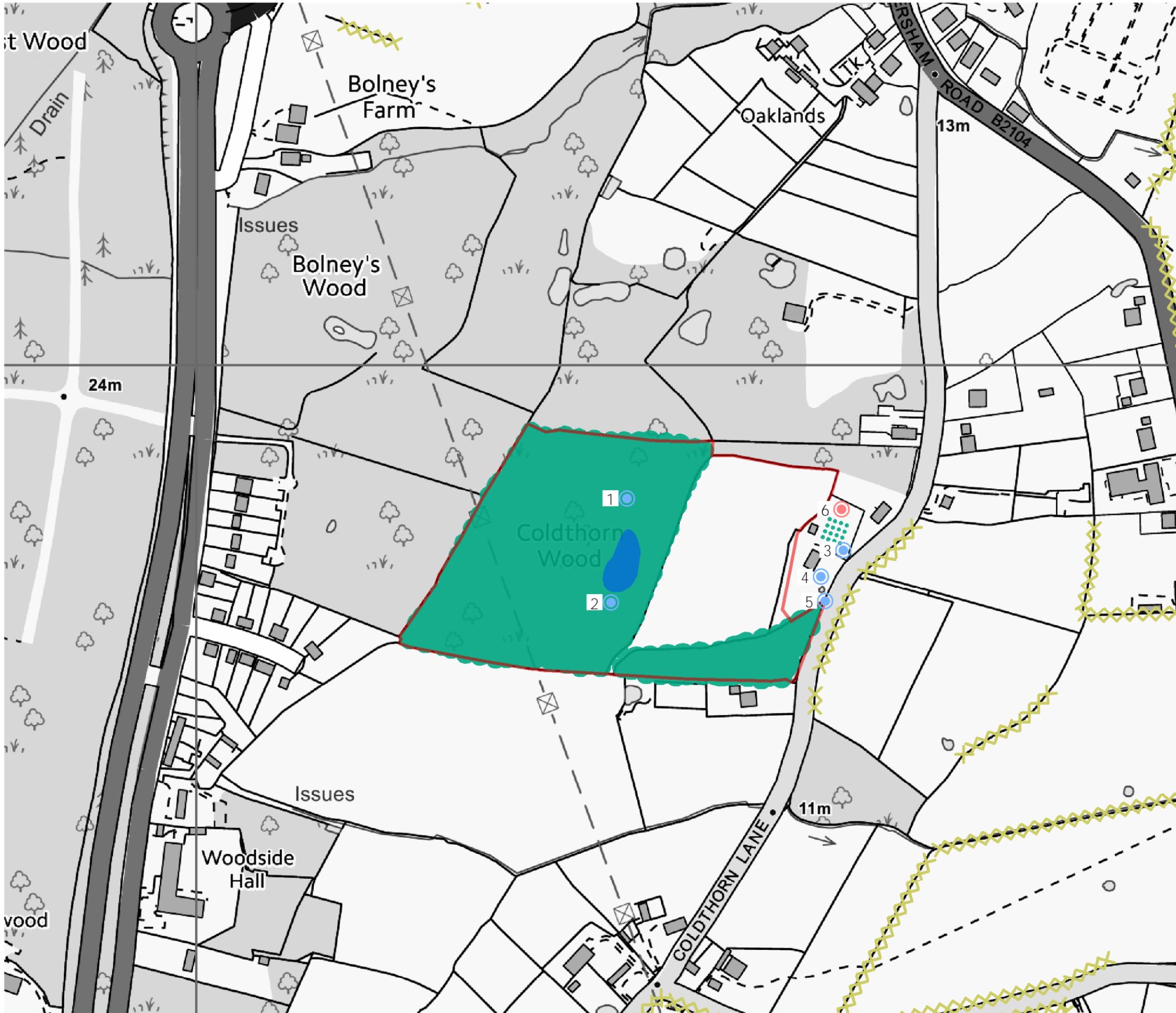
L16416 Hailsham Area Action Plan
 Hailsham South
 808/1310 Coldthorne Barn, Coldthorne Lane

Site Analysis

Figure 808/1310/L03
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Sept 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 South
 808/1310 Coldthorne Barn, Coldthorne Lane

Landscape Opportunities and Constraints

Figure 808/1310/L04
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Aug 2016



833/1310 Land South of Summerhill Lane

Landscape and Visual Assessment

Location and description

The site is located adjacent to the junction of Summerhill Lane with the A22, approximately half way between Hailsham and Polegate. It comprises a single grass field enclosed by trees and clipped hedgerows with a PRoW passing through the middle of it. The site is within a wider area of small fields with an ancient field pattern and woodland blocks which overlooks the Pevensey Levels to the east. This rural area performs an important role in providing separation between Hailsham and Polegate. An area of woodland (known locally as Amazon Wood) is situated adjacent to the **site's south**-eastern boundary. This contains a depot site and a group of small lakes which form the Amazon Wood Fishery. Part of this wood is Ancient Woodland and it connects with the extended woodland area of Abbots and Wilmington Wood which is located beyond the A22 to the west. The depot area is located within Amazon Wood but this is predominantly screened from the site by the surrounding woodland. A mobile phone receptor mast on the west side of the site is visually prominent.

Figure reference: 833/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Close to Hailsham Area 6

Distinctive characteristics - Hailsham area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 833/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Field

The site comprises a sloping grass field enclosed by mature vegetation. A well-maintained clipped hedge forms the boundary between the site and Summerhill Lane to the north-west and to the A22 to the west. Summerhill Lane has the character of a country lane. Mature trees in the adjacent Amazon Wood depot site and along the access road to the wood enclose the eastern side of the site. There are further mature trees along the boundary with Nightingale Place (a large private house) to the south of the site. The eastern side of the site slopes steeply towards the site boundary. Traffic noise from the A22 is loud and intrusive on the western side of the site and larger vehicles are visible as they pass the site. Visibility and audibility of the road diminishes towards the eastern side with distance from the site. Despite the detracting features of the A22, the site has a strong rural character and is typical of the local landscape character.

Key features include:

- Well-maintained clipped roadside hedgerows
- PRoW through the centre of the site
- Mature tree lines around the perimeter of the site

833/1310 Land South of Summerhill Lane

Figure reference: 833/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is strongly enclosed by mature vegetation adjacent to the site and by a number of mature woodlands in the local area. Consequently, the site is not prominent in the wider landscape. However there are significant close proximity views of the site from the A22, Summerhill Lane and the PRoW which pass by or through the site. There are no significant long distance views from within the site although in winter there are likely to be some glimpsed views through the trees towards the Pevensy Levels in the east and there may be occasional glimpsed views towards the South Downs National Park in the south-west..

Figure reference 833/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The ZVI of the site is contained by dense vegetation along Summerhill Road to the north, Amazon Wood to the east, Megan Wood (north of Nightingale Farm) to the south and Cophall Wood to the west.

Refer to Figure 833/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- A22 (Low sensitivity)
- Summerhill Lane (Medium sensitivity)
- PRoW (High sensitivity)
- Nightingale Place – private dwelling (High sensitivity)

Refer to Figure 833/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: (for adjacent Hailsham Area 6)

The northern site area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value.

There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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 |

833/1310 Land South of Summerhill Lane

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

The site has a Low-**Moderate Landscape Capacity**. The site's rural character, good condition, role in providing separation between Hailsham and Polegate together with its strong field hedgerows and perimeter tree belt (forming part of an ancient field pattern) contribute to its value and sensitivity.

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. PRow
Reason - legal and historic right of way has important leisure value connecting the countryside around Hailsham and Polegate and making it accessible.
2. Field hedgerows and adjacent tree belts
Reason – hedgerows form part of ancient field pattern and vegetation helps to enclose site, providing wildlife habitat and contributing to the rural character of the site
3. Country Lane character of Summerhill Lane
Reason – hedged country lanes are an important feature of the local landscape character
4. Group of oak trees adjacent to PRow and Summerhill Lane
Reason – trees form a local landscape feature

Opportunities for landscape enhancement

5. Create woodland belt along western boundary to strengthen tree corridor along A22 and form buffer between A22 and remainder of the site

Refer to Figure 833/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

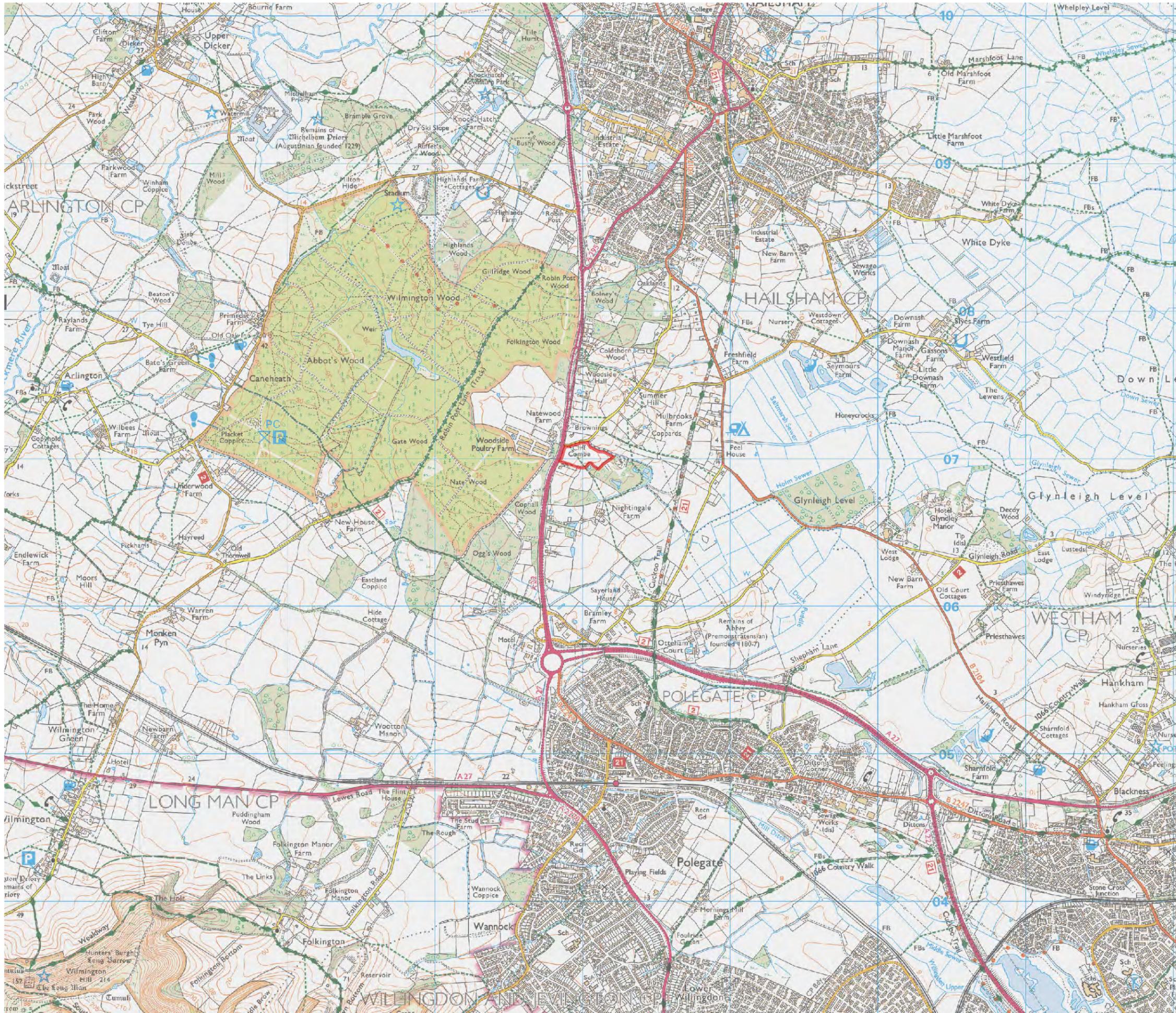
Key landscape effects

- The introduction of development across the site could potentially affect the character of the Wooded Clay Vales and weaken the sense of separation between Hailsham and Polegate. Development on the site could result in a built form which is contrary to the existing settlement pattern of the local landscape and would create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of the PRow which passes through the site, and the country lane character of Summerhill Lane. Both of these could become more urban and less tranquil in character.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a green corridor and set-back between the development edge and the PRow which passes through the site; creating a landscape buffer between the A22 and the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

833/1310 Land South of Summerhill Lane

Key visual effects

- Development on the site could affect the character and quality of views from properties at Nightingale Place which overlook the site and the PRow and Summerhill Lane as they pass through/adjacent to the site. (In winter there may also be glimpsed views from the A22.) Development may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral and wooded character of views.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention of existing planting around the perimeter of the site; design of development with an appropriate scale and character to complement the existing landscape setting; providing a green corridor and set-back between the development edge and the PRow which passes through the site; creating a landscape buffer between the A22 and the site; and integrating strategic tree planting within the development areas.



Key
 Site Boundary

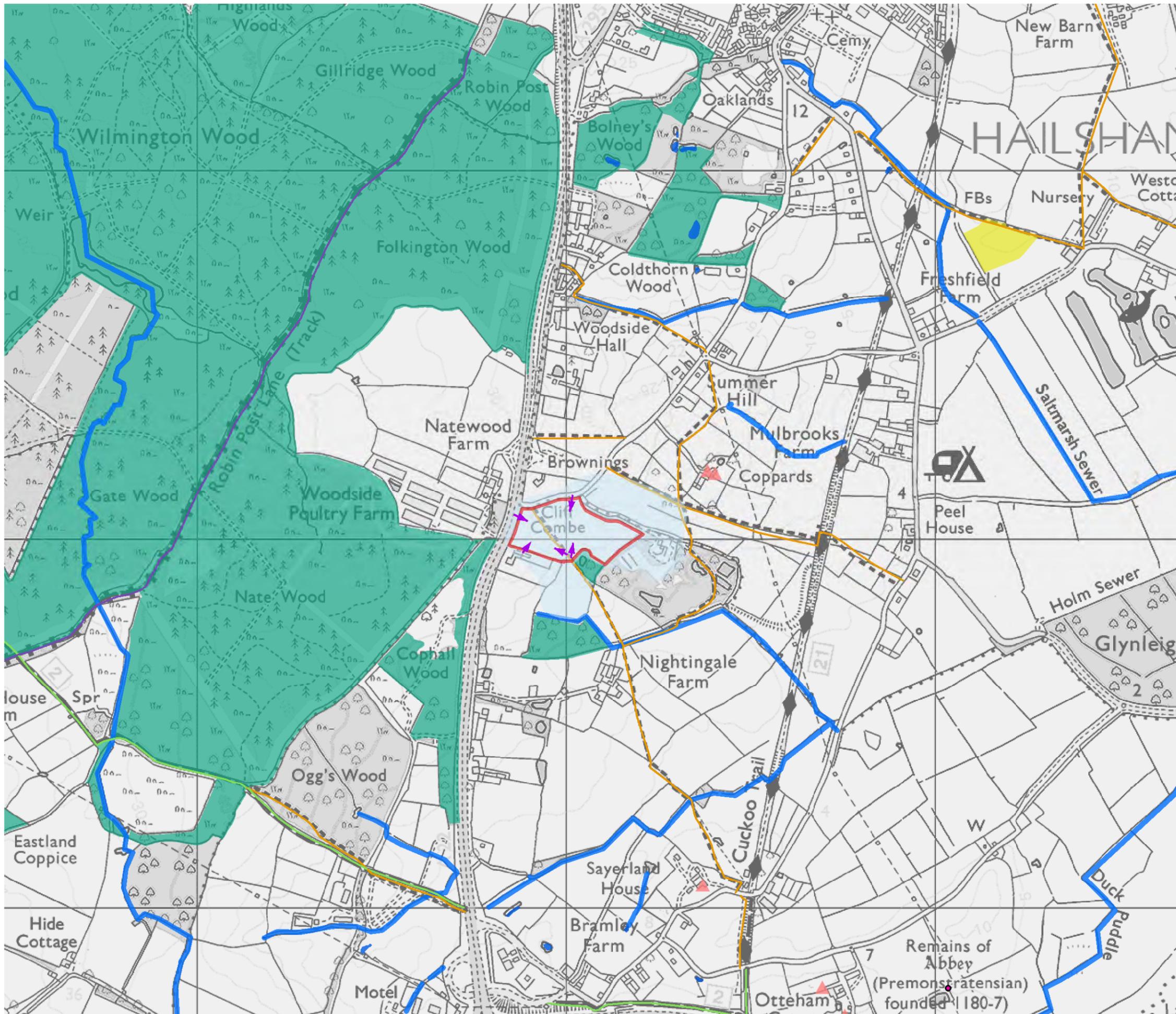
L16418 Hailsham Area Action Plan
 Hailsham South
 833/1310 Land at Summerhill Lane, Polegate

Site Location

Figure 833/1310/L01
 1:25 000@A3

Nov 2016





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

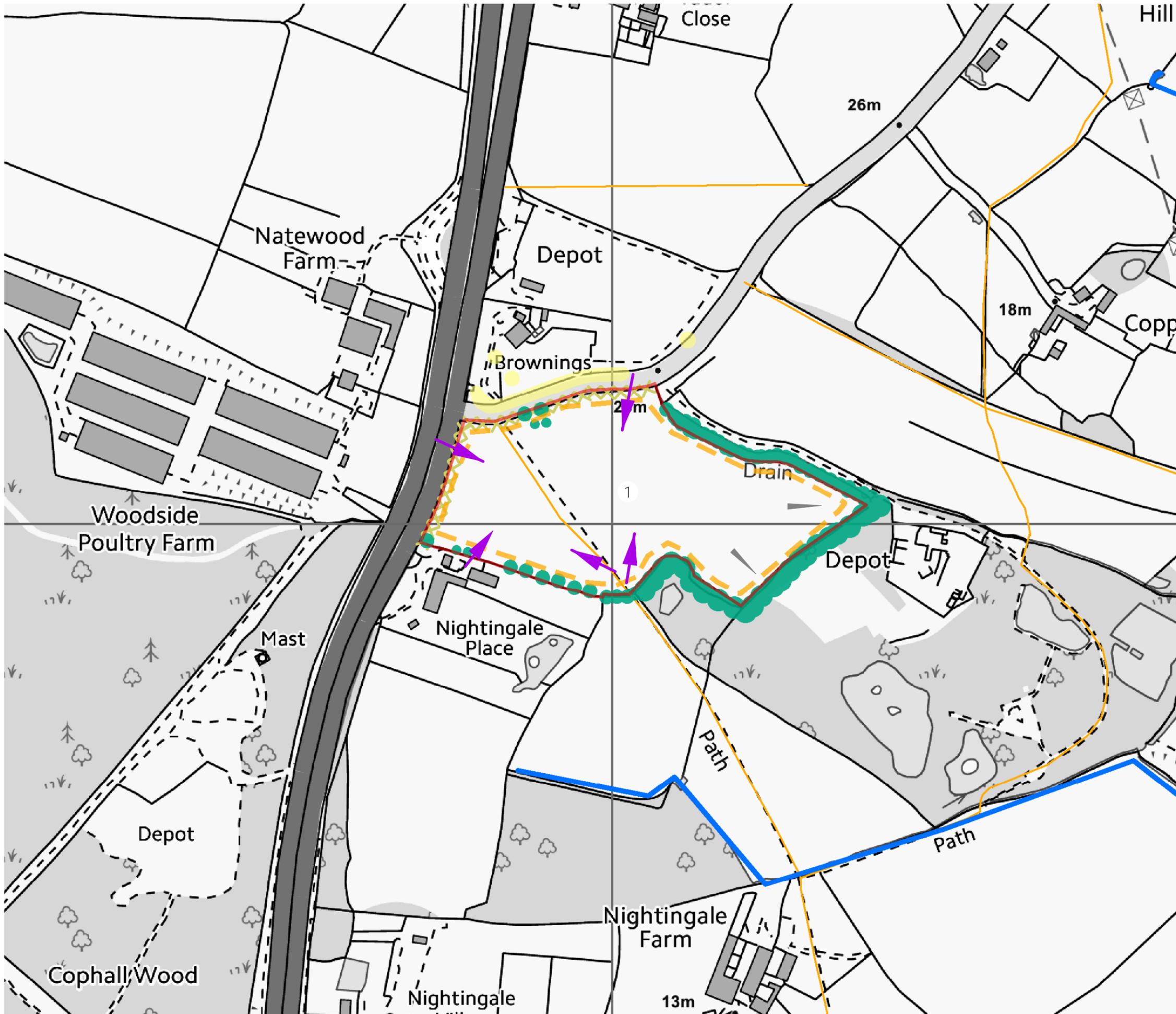
L16418 Hailsham Area Action Plan
 Hailsham South
 833/1310 Land at Summerhill Lane, Polegate

Landscape and Visual Context

Figure 833/1310/L02
 1:10 000@A3

Nov 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

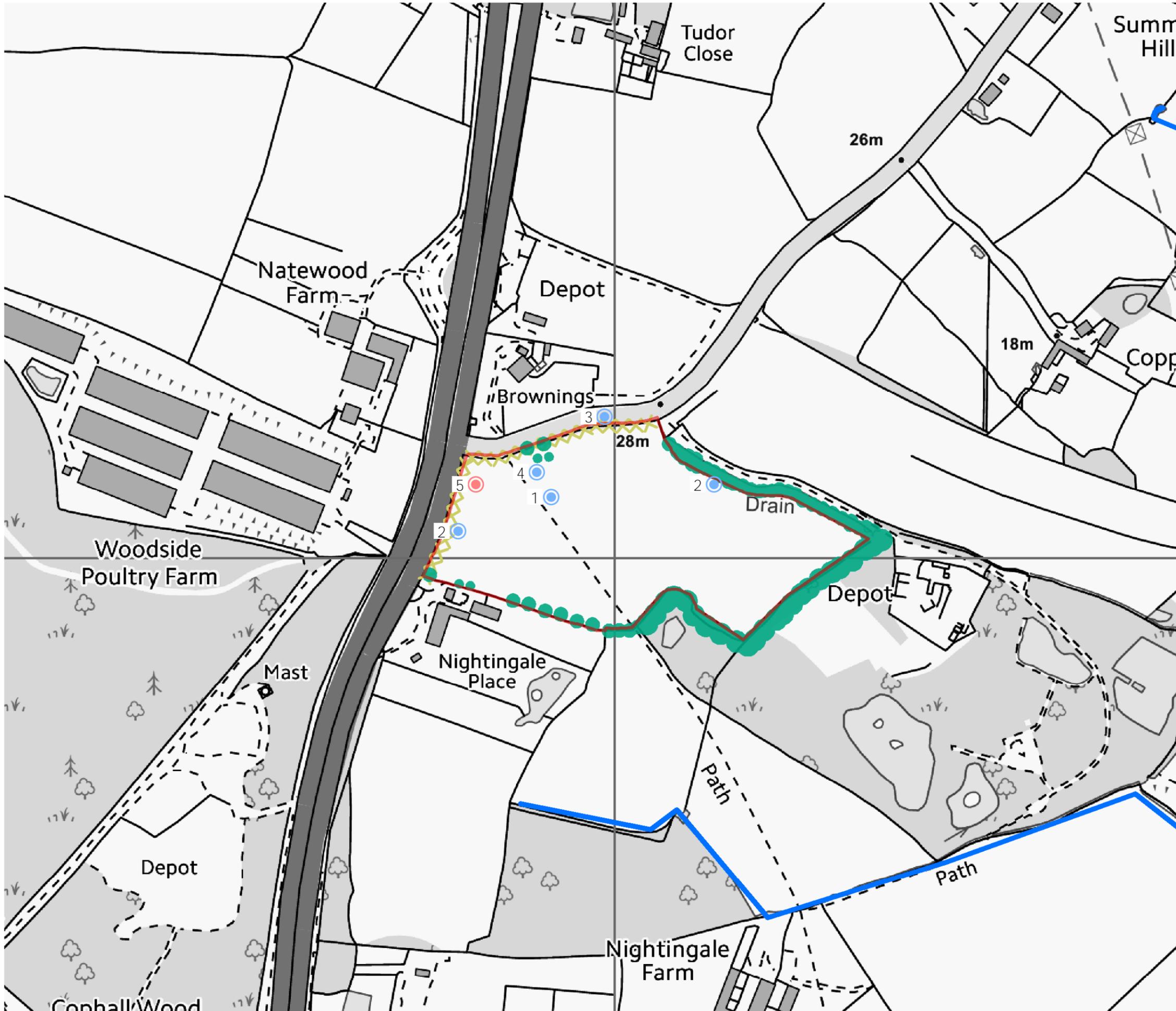
L16418 Hailsham Area Action Plan
 Hailsham South
 833/1310 Land at Summerhill Lane, Polegate

Site Analysis

Figure 833/1310/L03
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Nov 2016



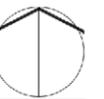


- Key
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 833/1310 Land at Summerhill Lane, Polegate

Landscape Opportunities and Constraints

Figure 833/1310/L04
 1:3 000@A3



Nov 2016



845/1310 2 Summerhill Cottages, Summerhill Lane

Landscape and Visual Assessment

Location and description

The site is a small site located close to the junction between Summerhill Lane and Coldthorn Lane, c. 0.5km to the south of Hailsham within a rural area. It comprises a single residential property with front and rear garden, outbuildings and a paddock area.

The site is situated on a local high point at the edge of an area of elevated land which rises up from the Pevensey Levels to the east. The surrounding area is primarily an undulating area of small and medium sized fields of pasture which forms part of a larger area of rural landscape which separates the settlements of Hailsham from Polegate. A small woodland block (Ancient Woodland) is located adjacent to the north of the site and there are further extensive areas of woodland to the west of the site (incorporating **Wilmington Wood and Abbot's Wood**). **The site adjoins a further residential property immediately to the east and west of the site.**

Figure reference: 845/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Hailsham Area 6

Distinctive characteristics - Hailsham area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 845/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House and gardens

The area comprises a two storey semi-detached dwelling with a small front garden and larger rear garden. The area is domestic in scale and character.

2. Stable and paddock

The area comprises a timber stable building and two paddocks. A small paddock area is located by the stable block and a larger paddock is to the north of this, separated by a timber post and rail fence. The larger paddock slopes down steeply towards the north. It is enclosed to the west by a dense mature hedgerow along Coldthorn Road and to the north by a small mature woodland block. The area has a strong rural character.

Key features include:

- Dense hedgerow along Coldthorn Lane
- Mature tree line along eastern boundary
- Pronounced slope to the north

845/1310 2 Summerhill Cottages, Summerhill Lane

Figure reference: 845/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is in an elevated position with the southern side of it forming part of a local high point. There are likely to be viewpoints from the landscape to the east with views towards the upper part of the site (particularly in winter when vegetation is not in leaf). Glimpsed views of the site from the Cuckoo Trail are likely to be visible. Woodland blocks and mature hedgerows and trees provide some enclosure to the site and screen it from view from most points on the adjacent Summerhill Lane and Coldthorn Lane and viewpoints to the south.

Figure reference 845/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is constrained to the north and west by existing mature woodland (including Coldthorn Wood and the small adjacent woodland block). To the south and east the upper part of the site is more exposed with long distance views across the surrounding landscape to the east. The extent of visibility of the site in these directions will vary depending on the amount of leaf cover on vegetation and the scale and nature of any development proposed on the site.

Refer to Figure 845/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Surrounding residential properties including adjacent properties and Creepers Cottage to the north (High sensitivity)
- Cuckoo Trail (High sensitivity)
- Summerhill Lane and Coldthorn Lane (Medium sensitivity)

Refer to Figure 845/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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 |

845/1310 2 Summerhill Cottages, Summerhill Lane

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

The site has a Moderate-**Low Landscape Capacity to accommodate development**. The site's elevated position, strongly rural character, strong field boundaries, significant tree line and role in providing separation between Hailsham and Polegate contribute to its value and sensitivity.

Significant variations in sensitivity within the site - The southern, more elevated part of the site is of highest sensitivity due to its visibility from the wider area (particularly in long distance views from the east).

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Mature trees and hedgerows along site boundaries
Reason – hedgerows and tree line reflect historic field pattern of the area and provide enclosure for the site
2. Long views towards the east
Reason – attractive long distance views that provide a strong sense of place
3. Hedgerow along boundary with Coldthorn Lane
Reason - Hedgerow makes positive contribution to character and quality of Coldthorn Lane as a country lane

Opportunities for landscape enhancement

4. Reinforce and manage site hedgerows and tree line to provide long term protection and enhancement as landscape features

Refer to Figure 845/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Open Clay Vales and weaken the sense of separation between the settlements of Hailsham and Polegate. Development on the site could result in a built form which is contrary to the existing settlement pattern of the local landscape and would create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of Summerhill Lane and Coldthorn Lane with both of them becoming more urban and less tranquil in character.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the lower parts of the site; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

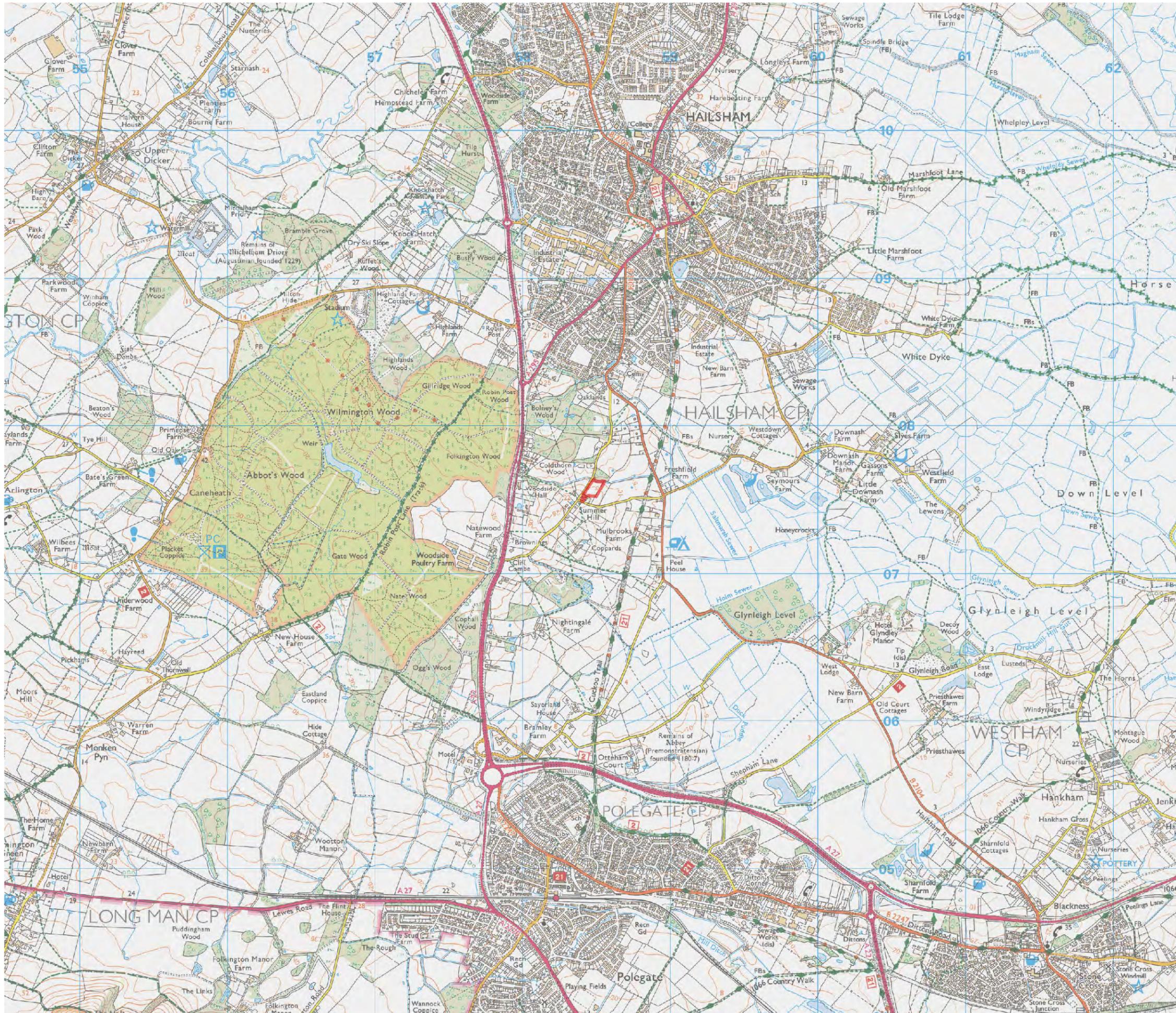
Key visual effects

- Development on the site could affect the character and quality of views from properties which

845/1310 2 Summerhill Cottages, Summerhill Lane

overlook the site, views from the Cuckoo Trail and PRoWs to the east and views from Summerhill Lane and Coldthorn Lane as they pass adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral character of views.

- Potential visual effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the lower, less visually exposed parts of the site; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.



Key
 Site Boundary

L16418 Hailsham Area Action Plan
 Hailsham South
 845/1310 2 Summerhill Cottages,
 Summerhill Lane

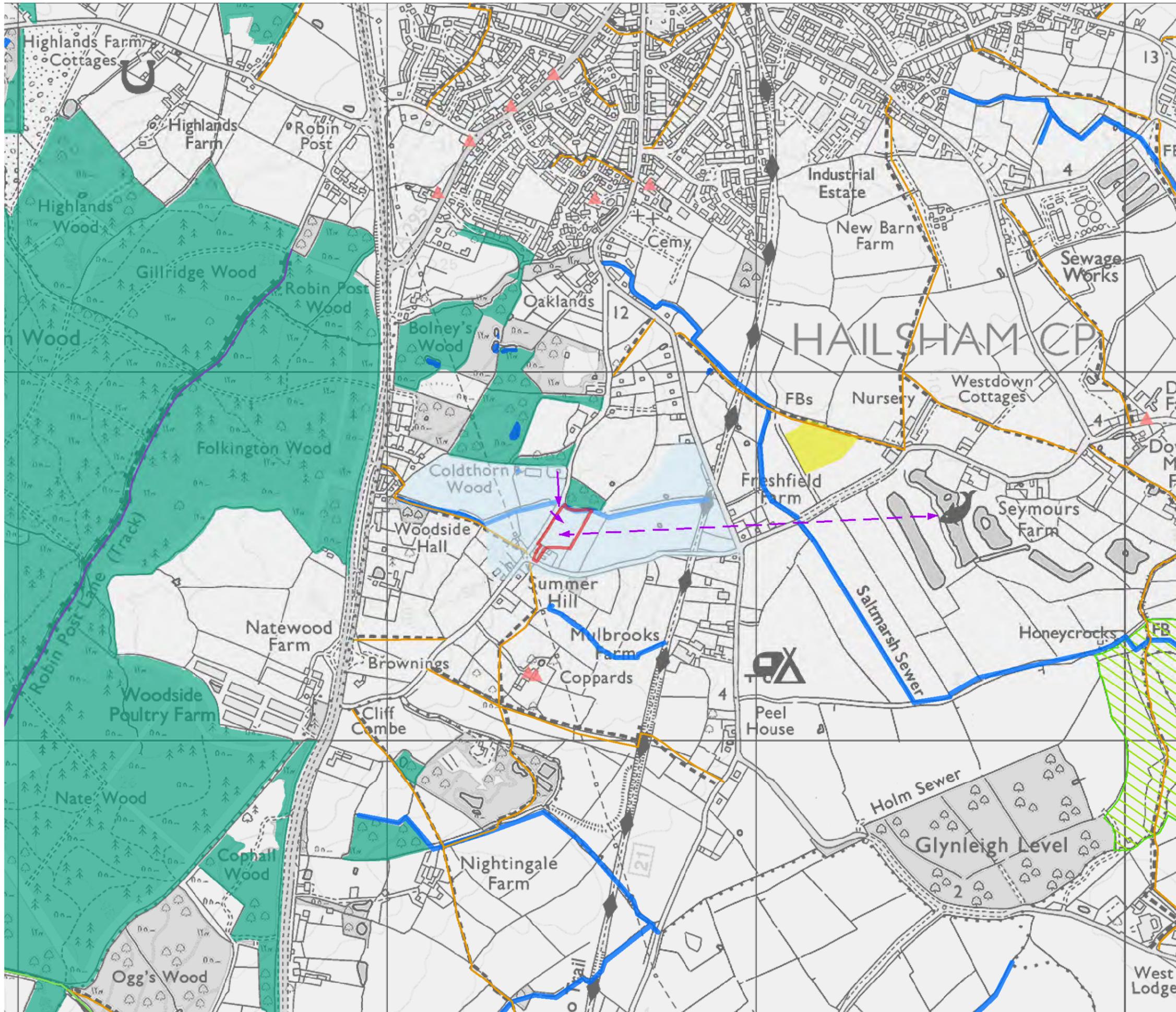
Site Location

Figure 845/1310/L01
 1:25 000@A3



Nov 2016





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

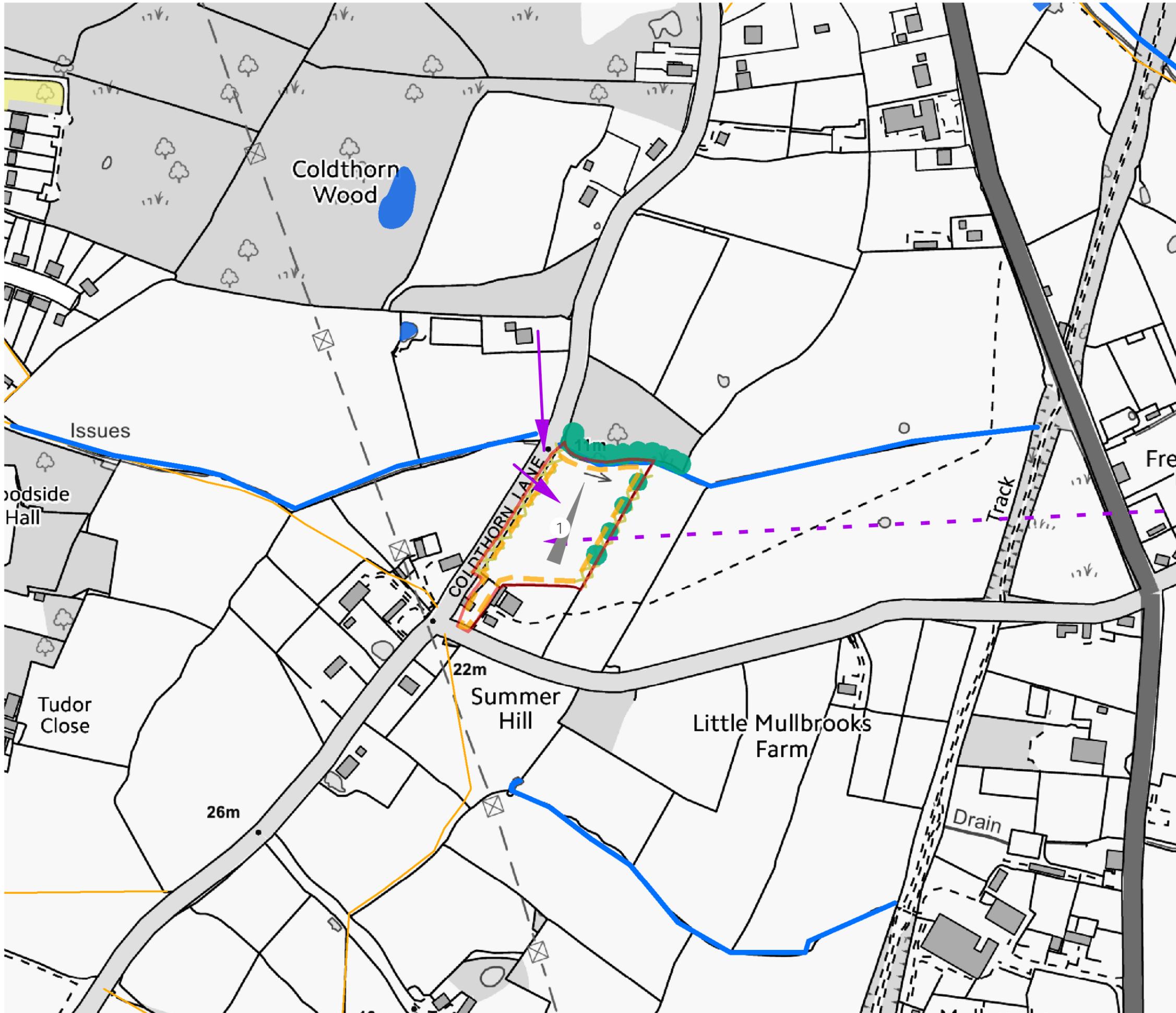
L16418 Hailsham Area Action Plan
 Hailsham South
 845/1310 2 Summerhill Cottages,
 Summerhill Lane

Landscape and Visual Context

Figure 845/1310/L02
 1:10 000@A3

Nov 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

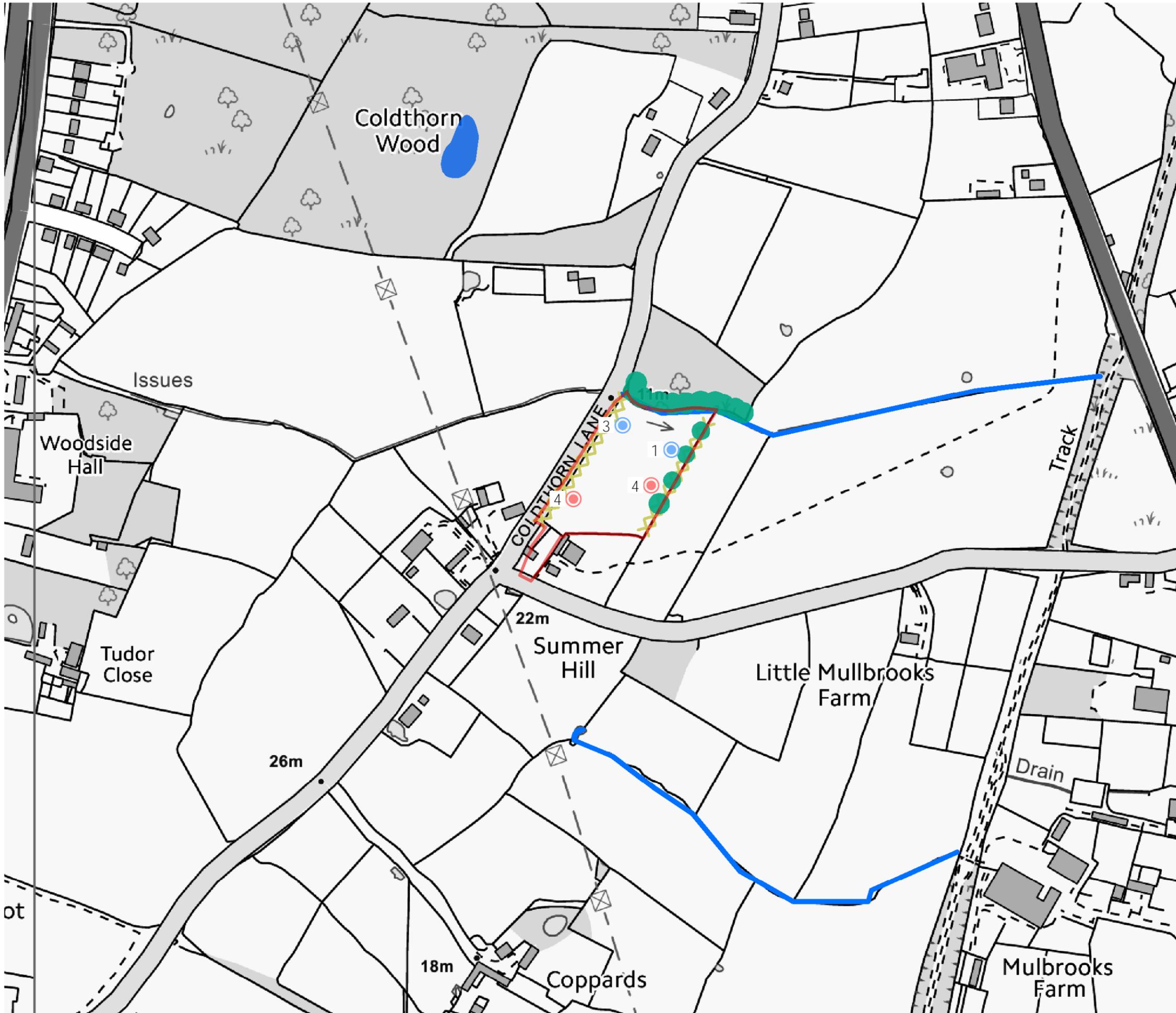
L16418 Hailsham Area Action Plan
 Hailsham South
 845/1310 2 Summerhill Cottages,
 Summerhill Lane

Site Analysis

Figure 845/1310/L03
 1:3 000@A3

Nov 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 South
 845/1310 2 Summerhill Cottages,
 Summerhill Lane

Landscape Opportunities and Constraints

Figure 845/1310/L04
 1:3 000@A3

Nov 2016



846/1310 Summerhill Barn

Landscape and Visual Assessment

Location and description

The site is located on Summerhill Lane c. 0.5km to the south of Hailsham within a rural area. It comprises a sloping field and a barn converted to a residential property with an adjacent grassed garden area.

The site is situated on a local high point at the edge of an area of elevated land which rises up from the Pevensey Levels to the east. The surrounding area is primarily an undulating area of small and medium sized fields of pasture which forms part of a larger area of rural landscape which separates the settlements of Hailsham from Polegate. A small woodland block (Ancient Woodland) is located immediately to the north of the site and there are further extensive areas of woodland to the west of the site (incorporating Wilmington **Wood and Abbot's Wood**). **Two residential properties are located** immediately to the west of the site (by the junction between Coldthorn Lane and Summerhill Lane).

Figure reference: 846/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Hailsham Area 6

Distinctive characteristics - Hailsham area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 846/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Sloping grass fields

The site is predominantly a grassed area comprising two sub-areas: to the east is a narrow sloping field of pasture and to the west is a residential property (a converted barn) set within a large open area of grass. The eastern field has a pronounced slope to the north and is enclosed by a mature hedgerow on the eastern boundary and a line of mature trees on the western boundary. The western corner of the site is enclosed by a dense hedgerow along Summerhill Lane but has open views to the north across an adjacent paddock.

From the highest parts of the site there are attractive long distance panoramic views across the landscape to the east which contributes to the sense of place of the site. The area has a distinctly rural character.

Key features include:

- Mature tree line along western boundary
- Mature field hedgerows along eastern and southern boundaries

Figure reference: 846/1310/L03 - Site Analysis

846/1310 Summerhill Barn

Visual analysis

Visual context

The site is in an elevated position on a local high point and there are likely to be viewpoints from the landscape to the east with views towards the site (particularly in winter when vegetation is not in leaf). Glimpsed views of the site from the Cuckoo Trail are likely to be visible. Woodland blocks and mature hedgerows and trees provide some enclosure to the site and screen it from view from most points on the adjacent Summerhill Lane and Coldthorn Lane and some more distant viewpoints.

Figure reference 846/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is constrained to the north and west by existing mature woodland (including Coldthorn Wood). To the south and east the site is more exposed with some long distance views across the surrounding landscape. The extent of visibility of the site in these directions will vary depending on the amount of leaf cover on vegetation and the scale and nature of any development proposed on the site.

Refer to Figure 846/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Surrounding residential properties including adjacent properties to the west and Creepers Cottage to the north (High sensitivity)
- Cuckoo Trail (High sensitivity)
- Summerhill Lane (Medium sensitivity)

Refer to Figure 846/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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 |

846/1310 Summerhill Barn

| | |
|--------------------|-----------------|
| Landscape Value | Moderate - High |
| Landscape Capacity | Moderate-Low |

The site has a Moderate-**Low Landscape Capacity to accommodate development**. The site's elevated position, strongly rural character, strong field boundaries, significant tree line and role in providing separation between Hailsham and Polegate contribute to its value and sensitivity.

Significant variations in sensitivity within the site - The southern, more elevated part of the site is of highest sensitivity due to its visibility from the wider area (particularly in long distance views from the east).

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Mature trees and hedgerows along site boundaries
Reason – hedgerows and tree line reflect historic field pattern of the area and provide enclosure for the site
2. Long views towards the east
Reason – attractive panoramic views that provide a strong sense of place
3. Hedgerow along boundary with Summerhill Lane
Reason - Hedgerow makes positive contribution to character and quality of Summerhill Lane as a country lane

Opportunities for landscape enhancement

4. Reinforce and manage site hedgerows to provide long term protection and enhancement as landscape features

Refer to Figure 846/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Open Clay Vales and weaken the sense of separation between the settlements of Hailsham and Polegate. Development of the site could result in a built form which is contrary to the existing settlement pattern of the local landscape and would create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of Summerhill Lane and Coldthorn Lane with both of them becoming more urban and less tranquil in character.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the lower parts of the site; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

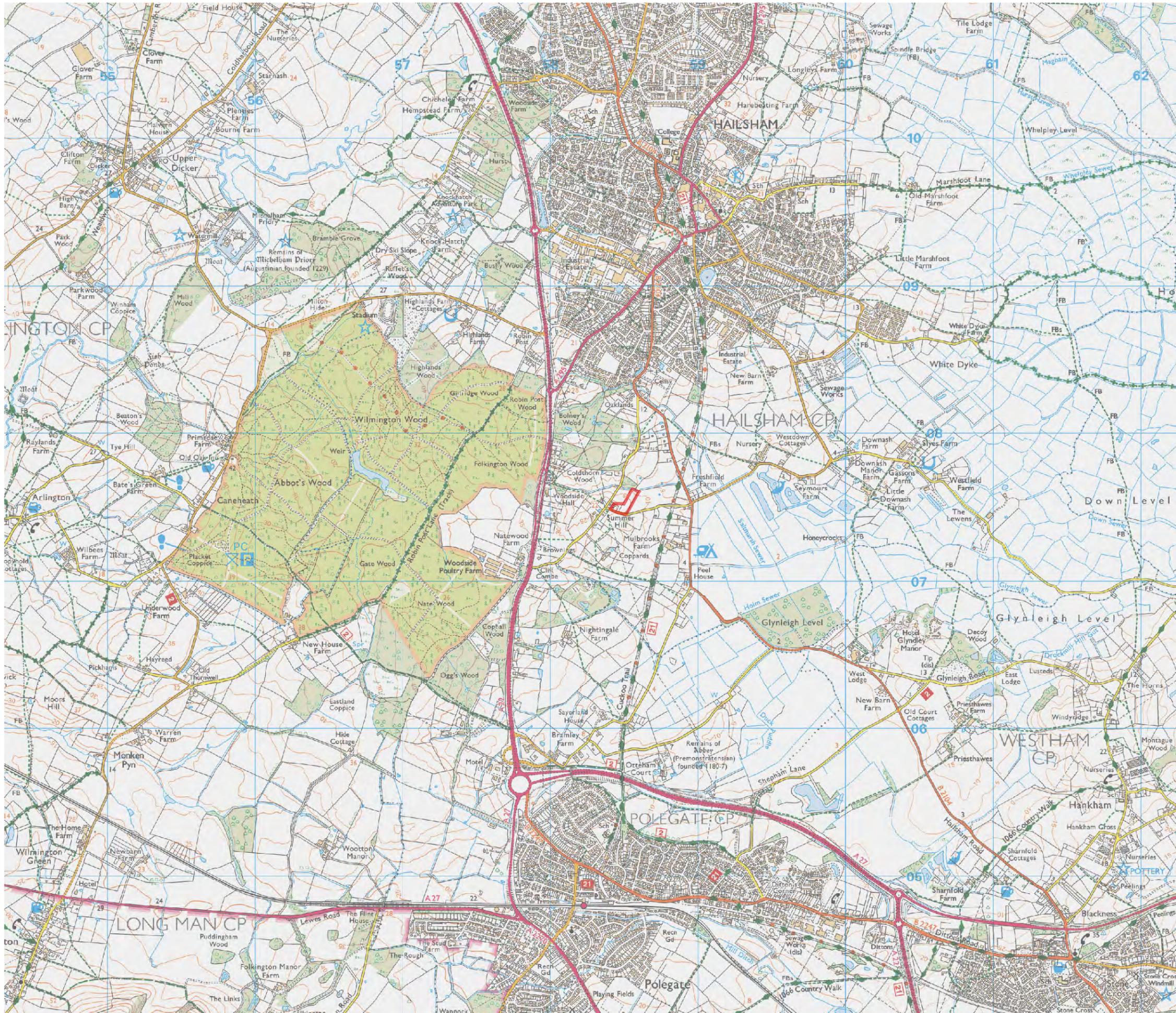
Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site, views from the Cuckoo Trail and PRowS to the east and views from Summerhill Lane and Coldthorn Lane as they pass adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current

846/1310 Summerhill Barn

pastoral character of views.

- Potential visual effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the lower, less visually exposed parts of the site; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.



Key
 Site Boundary

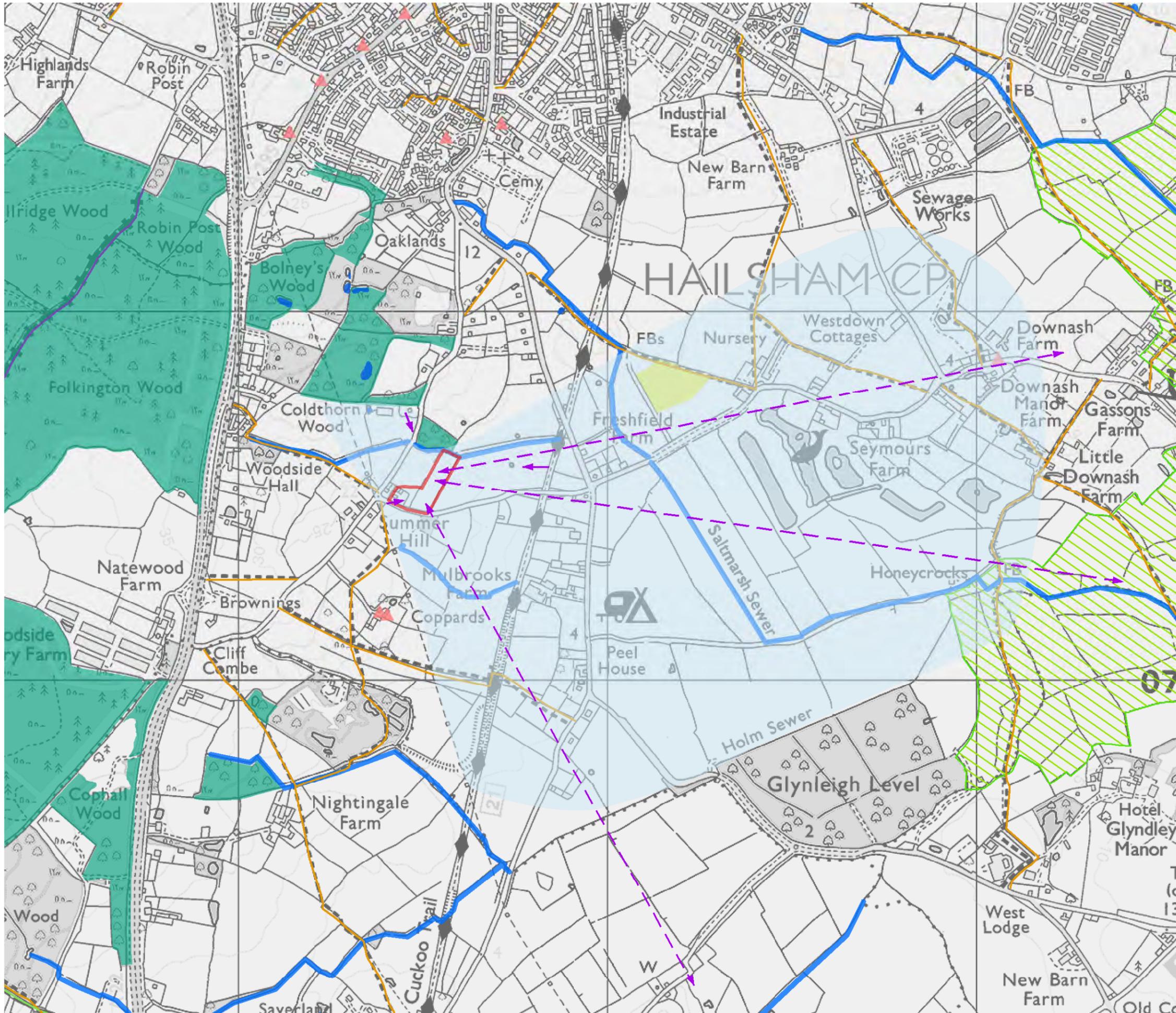
L16418 Hailsham Area Action Plan
 846/1310 Summerhill Barn,
 Summerhill Lane

Site Location

Figure 846/1310/L01
 1:25 000@A3

Nov 2016





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

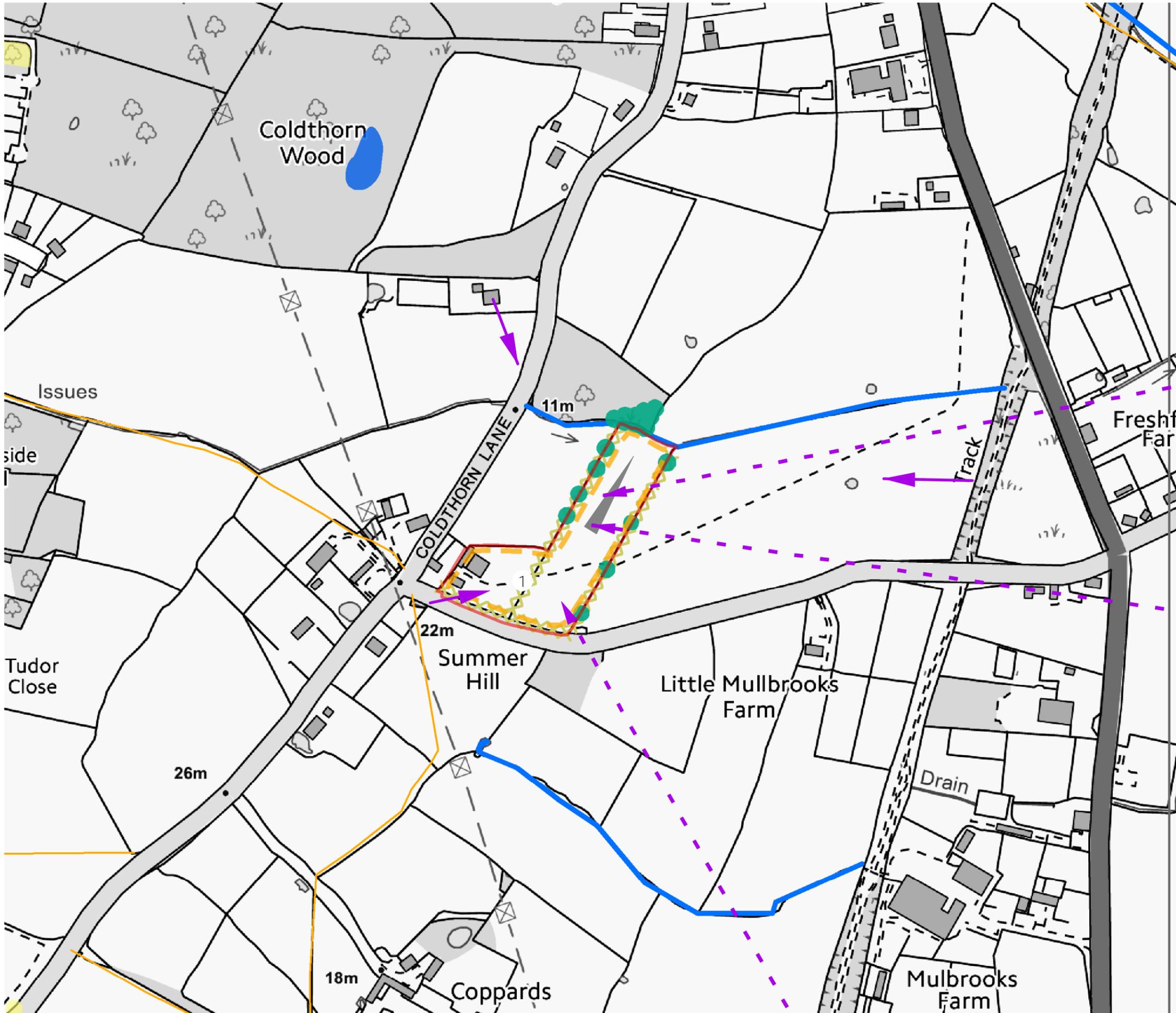
L16418 Hailsham Area Action Plan
 Hailsham South
 846/1310 Summerhill Barn,
 Summerhill Lane

Landscape and Visual Context

Figure 846/1310/L02
 1:10 000@A3

Nov 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

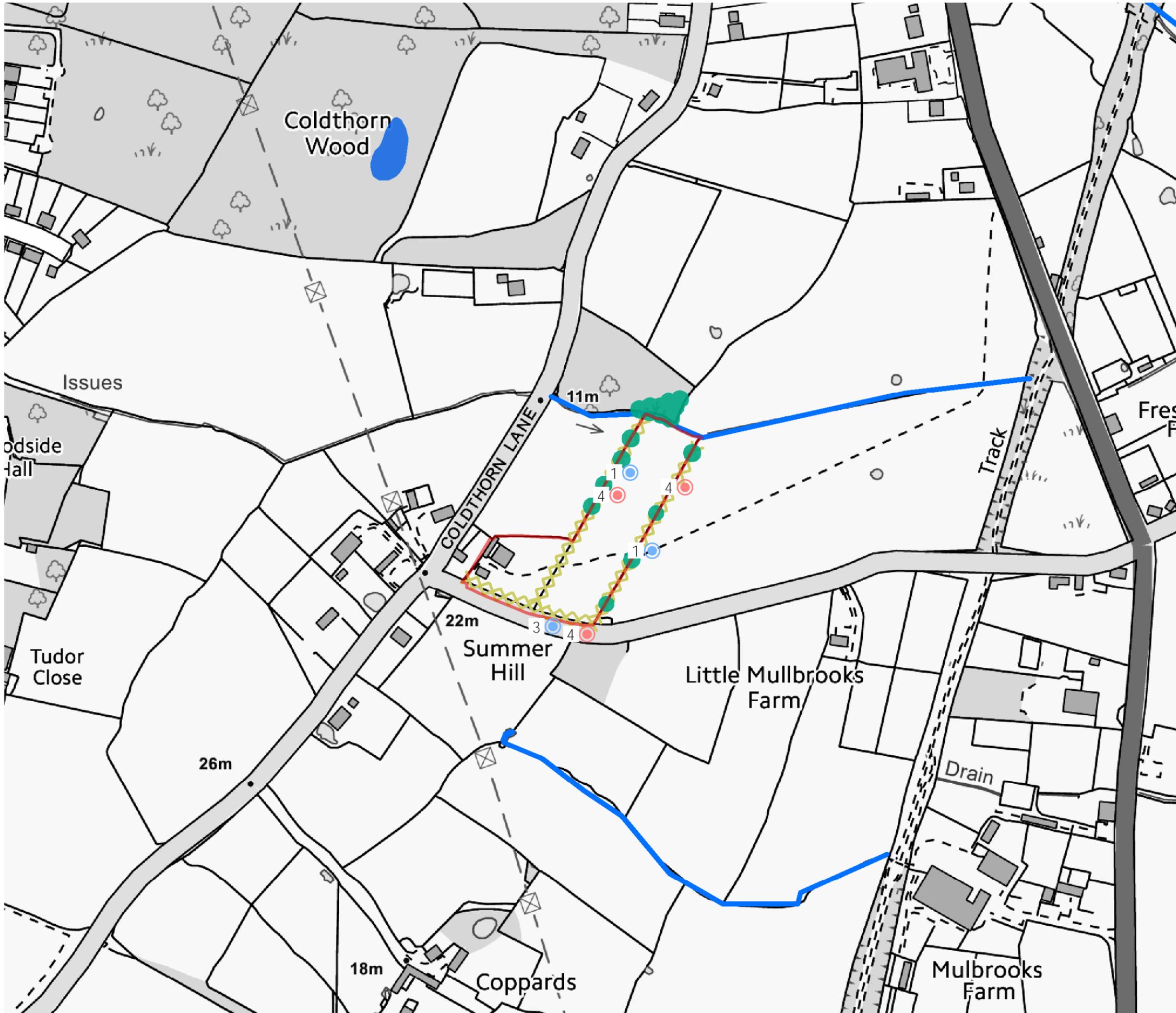
L16418 Hailsham Area Action Plan
 Hailsham South
 846/1310 Summerhill Barn,
 Summerhill Lane

Site Analysis

Figure 846/1310/L03
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Nov 2016



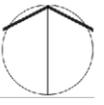


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 846/1310 Summerhill Barn,
 Summerhill Lane

Landscape Opportunities and Constraints

Figure 846/1310/L04
 1:3 000@A3



Nov 2016



851/1310 1 Summerhill Cottages, Summerhill Lane

Landscape and Visual Assessment

Location and description

The site is a very small site located at the junction between Summerhill Lane and Coldthorn Lane, c. 0.5km to the south of Hailsham within a rural area. It comprises a single residential property with front and rear garden/paddock.

The site is situated on a local high point at the edge of an area of elevated land which rises up from the Pevensey Levels to the east. The surrounding area is primarily an undulating area of small and medium sized fields of pasture which forms part of a larger area of rural landscape which separates the settlements of Hailsham from Polegate. A small woodland block (Ancient Woodland) is located to the north of the site and there are further extensive areas of woodland to the west of the site (incorporating Wilmington Wood and **Abbot's Wood**). **Two residential properties are located immediately to the east of the site.**

Figure reference: 851/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Hailsham Area 6

Distinctive characteristics - Hailsham area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 851/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House and gardens

The site comprises a two storey semi-detached dwelling with a small front garden and larger rear garden. A dense hedgerow forms the boundary to Coldthorn Lane. The area is domestic in scale and character.

Key features include:

- Dense hedgerow along Coldthorn Lane

Figure reference: 851/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is located on a high point in the local area but its small size and enclosure by existing buildings to the east and dense hedgerow to the west mean the site is not widely visible from the surrounding area.

Figure reference 851/1310/L02 – Landscape and Visual Context

851/1310 1 Summerhill Cottages, Summerhill Lane

Zone of visual influence (ZVI)

ZVI of the site extends to Coldthorn Wood in the north, to properties along Coldthorn Lane to the south and west and to the paddock to the north east of the site.

Refer to Figure 851/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Surrounding residential properties

Refer to Figure 851/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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/Building Cover | Intermittent |
| Visibility | Low |
| Landscape Sensitivity | Low |
| Landscape Value | Moderate - High |
| Landscape Capacity | Moderate - High |

The site has a Moderate-High Landscape Capacity to accommodate development. The site has a low visibility in the surrounding area but its elevated position, strongly rural character, strong hedgerow boundary, and position within a larger area that provides separation between Hailsham and Polegate, contribute to its value and sensitivity. The small size of the site and the presence of an existing dwelling within the site limits its potential capacity to accommodate new development.

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

851/1310 1 Summerhill Cottages, Summerhill Lane

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Hedgerow along boundary with Coldthorn Lane
Reason - Hedgerow makes positive contribution to character and quality of Coldthorn Lane as a country lane
2. Existing dwelling
Reason – Dwelling contributes to the character of Coldthorn Lane

Opportunities for landscape enhancement

3. Reinforce and manage site hedgerow to provide long term protection and enhancement as landscape feature

Refer to Figure 851/1310/L04 – Landscape Opportunities and Constraints Plan

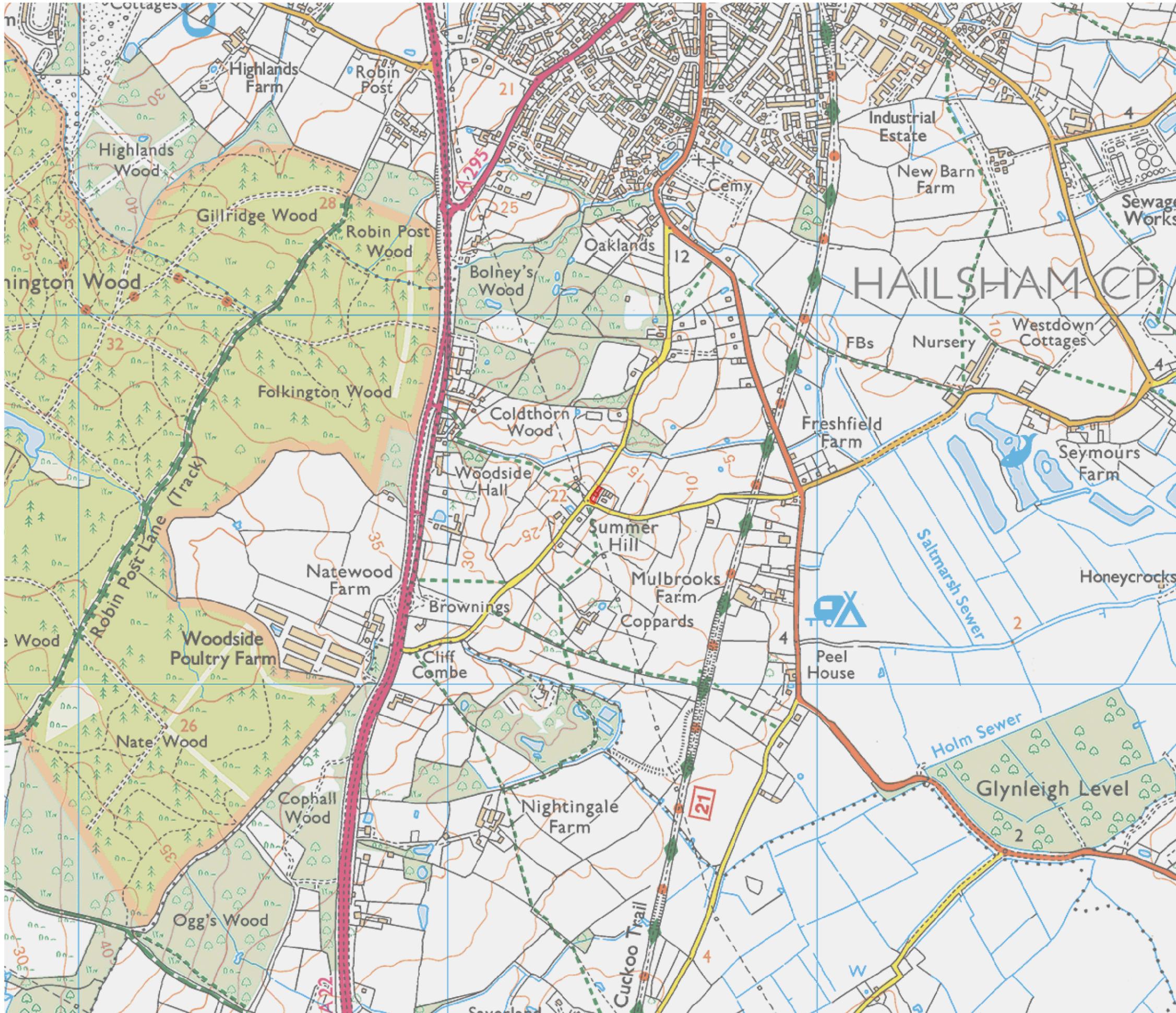
Potential landscape and visual impacts if site is developed

Key landscape effects

- The site has only very limited potential to accommodate development due to its small size and the presence on site of an existing building of local character, which should be retained. The introduction of additional small scale development in the rear garden is unlikely to result in significant landscape effects due to the size of the site although new development could contribute to local loss of openness and weakening of the rural character of the area (particularly along Coldthorn Lane).
- Potential landscape effects arising from development on the site could be mitigated through: the restriction of development areas to the rear garden of the site; design of development with an appropriate scale and character to complement the existing landscape setting; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and from Coldthorn Lane as it passes adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral and wooded character of views.
- Potential visual effects arising from development on the site could be mitigated through: the restriction of development areas to the rear garden of the site; design of development with an appropriate scale and character to complement the existing landscape setting; and the retention of the existing landscape features within the site noted above to be safeguarded.



Key
 Site Boundary

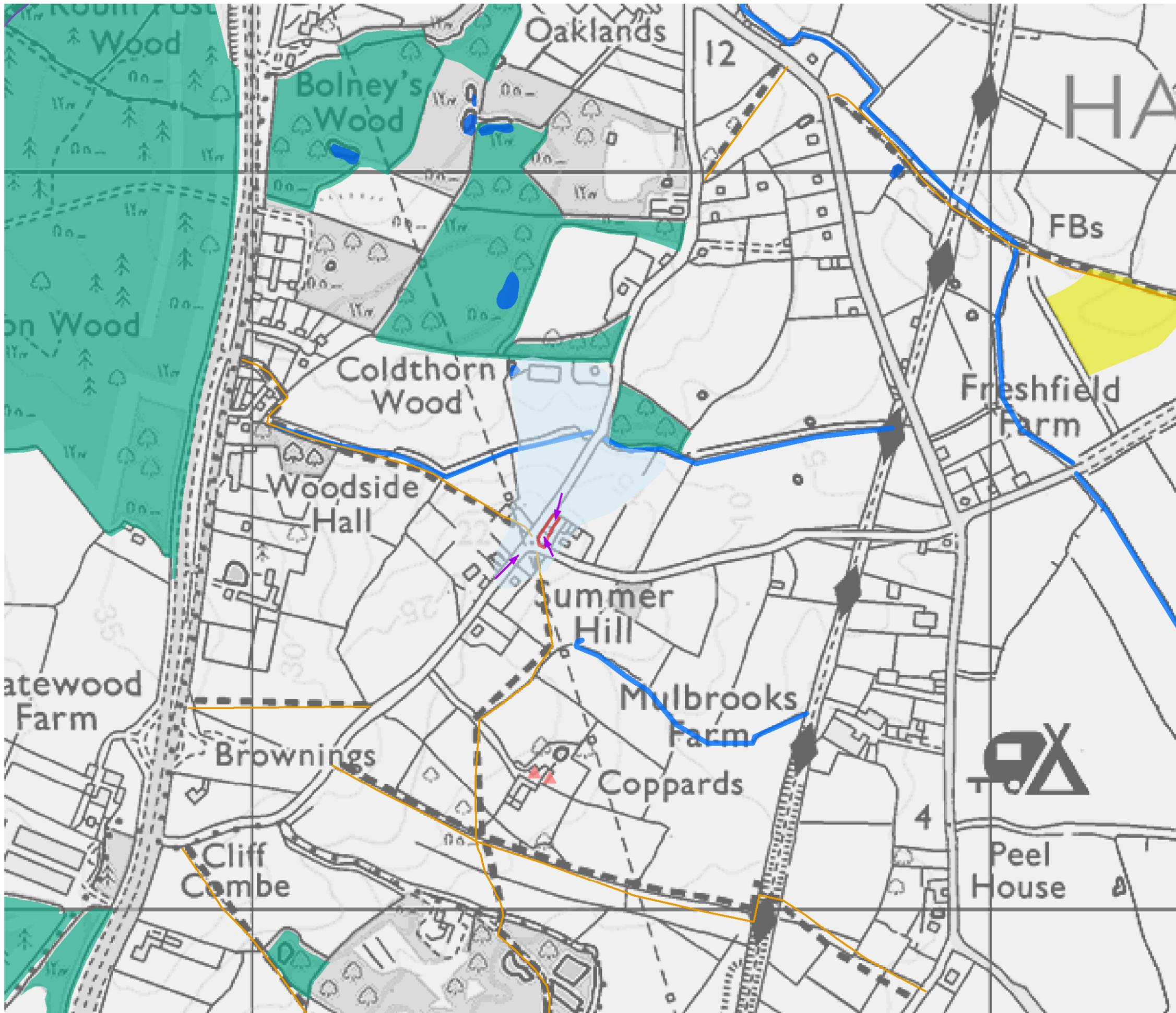
L16418 Hailsham Area Action Plan
 Hailsham South
 851/1310 1 Summerhill Cottages,
 Summerhill Lane

Site Location

Figure 851/1310/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

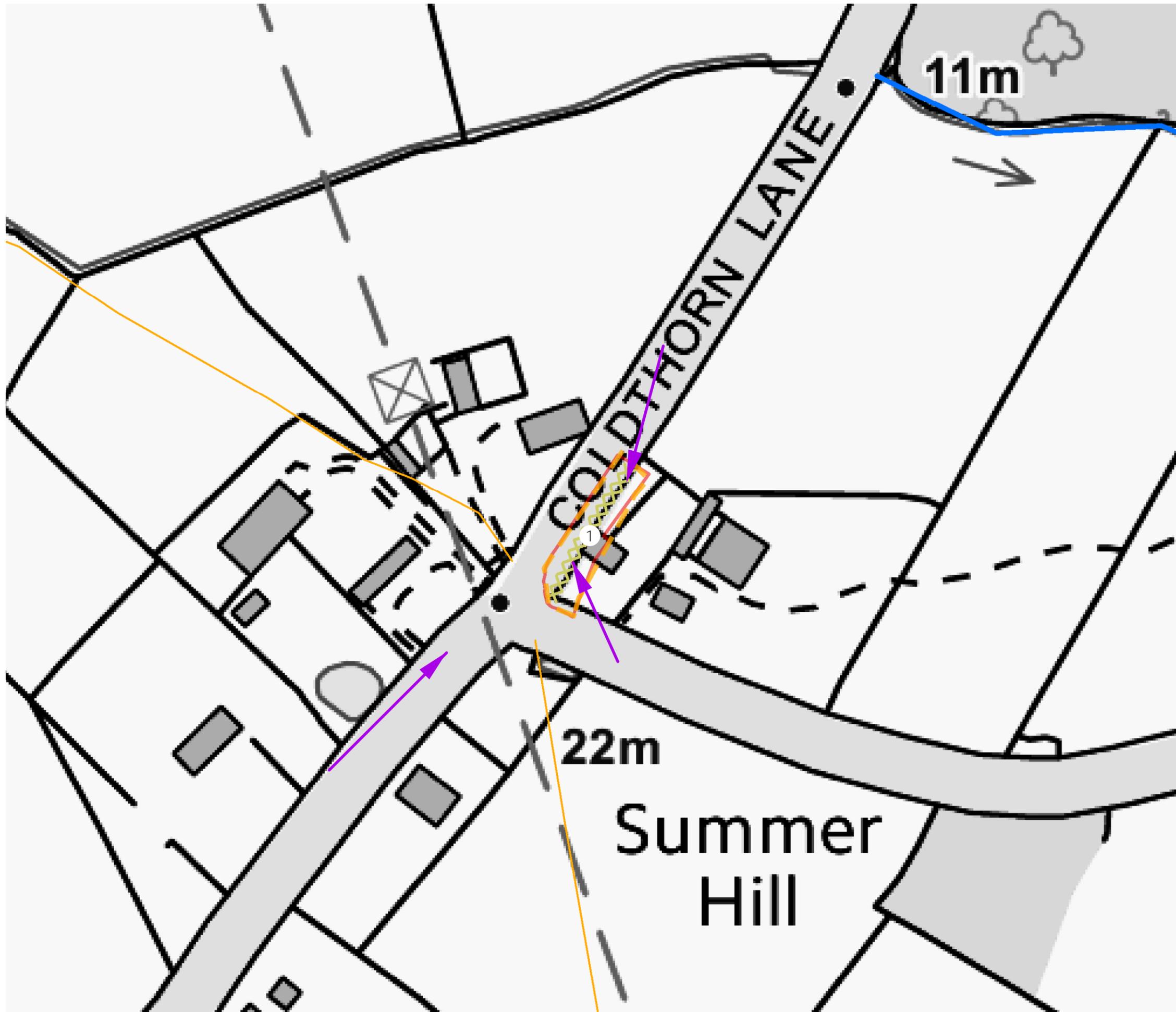
L16418 Hailsham Area Action Plan
 Hailsham South
 851/1310 1 Summerhill Cottages,
 Summerhill Lane

Landscape and Visual Context

Figure 851/1310/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

L16418 Hailsham Area Action Plan
 Hailsham South
 851/1310 1 Summerhill Cottages,
 Summerhill Lane

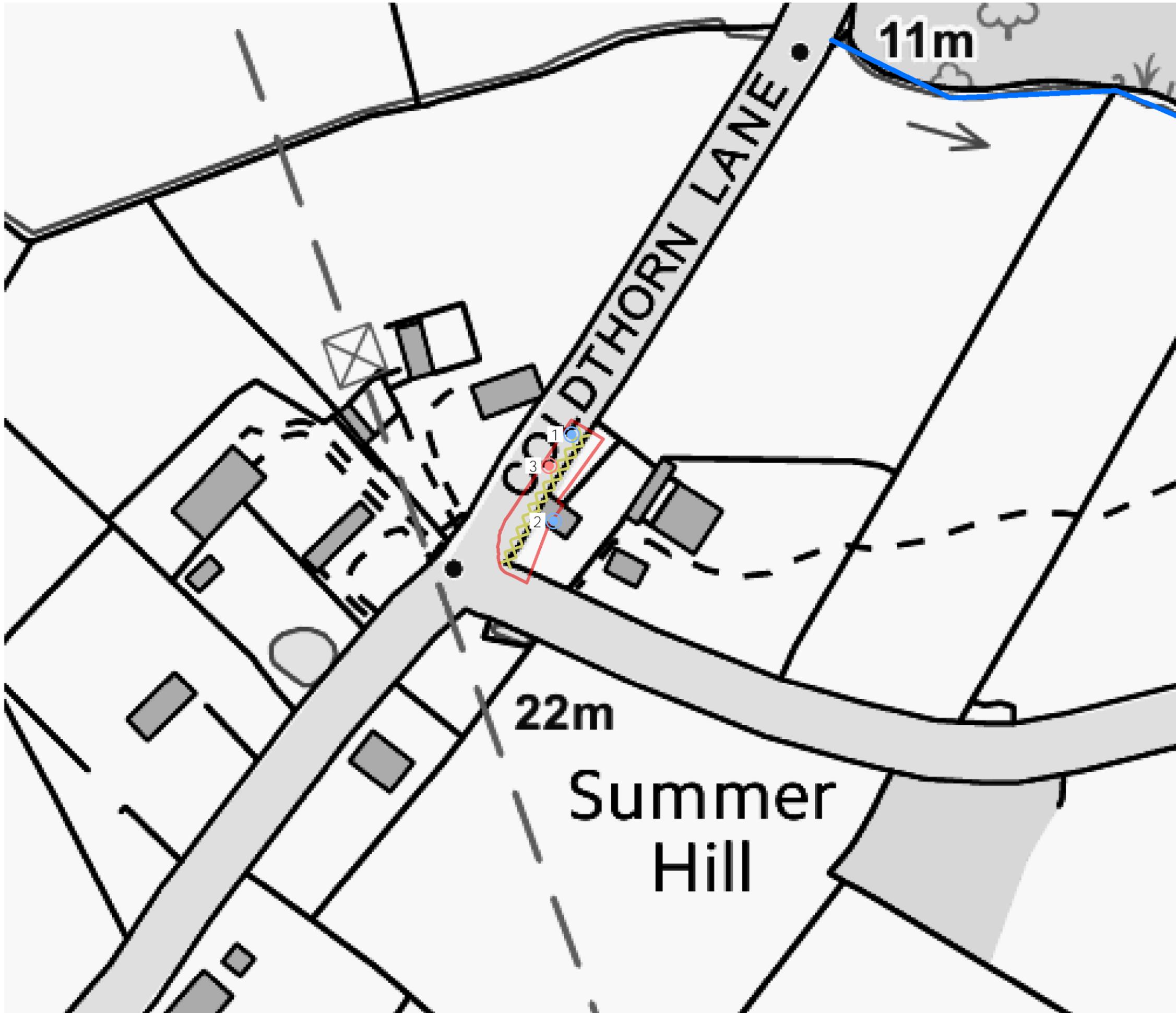
Site Analysis

Figure 851/1310/L03
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Nov 2016





Key

Site Boundary

Landscape Target Notes (refer to text for details)

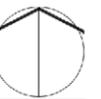
Landscape Features to be safeguarded/retained

Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 851/1310 1 Summerhill Cottages,
 Summerhill Lane

Landscape Opportunities and Constraints

Figure 851/1310/L04
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854/1310 Creepers Cottage, Coldthorn Lane

Landscape and Visual Assessment

Location and description

The site is located on Coldthorn Lane within a wooded rural area c. 0.7km from the southern edge of Hailsham. The area forms part of a strategic area of open countryside separating the towns of Hailsham and Polegate. The site is accessed from Coldthorn Lane, which bounds the site to the east. Coldthorn Wood, an Ancient Woodland forms the northern boundary and there are neighbouring fields to the south and to the west.

Surrounding landuse is dominated by extensive woodland to the north and west, and a dispersed settlement pattern of small farms and individual properties.

A Public Right of Way extends east – west c.100m beyond the southern site boundary.

The site comprises an open, sloping field and a large detached residential dwelling and stables.

Figure reference: 854/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics - Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 854/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House and field

The area comprises a field together with a large, modern detached property and stables set back from the road accessed by a driveway. There is an area of hardstanding and amenity lawn close to the buildings. A horse riding circuit is situated next to the stables and a pond also features near the north west boundary.

A timber post and rail fence separates these elements from an undulating pastoral field with a distinct south facing slope that leads to a ditch on the southern boundary. A mature hedgerow bounds the site to the east, west and south with some notable oak trees. There are numerous gaps in the hedgerow to the west and south boundaries. The northern boundary is formed by a band of woodland which is part of Coldthorn Wood, which has Ancient Woodland status.

Occasional noise from Coldthorn Lane can be heard and the electricity pylons in the surrounding fields are dominant features within the surrounding views.

The house and garden area has a domestic residential character but overall the site has a pastoral, rural character.

854/1310 Creepers Cottage, Coldthorn Lane

Key features include:

- Undulating, steeply sloping field
- Pond
- Mature hedgerow with oak trees

Figure reference: 854/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is strongly enclosed to the north by a band of woodland (Coldthorn Wood) and is enclosed on all other sides by hedgerows. However, the sloping nature of the site and the gaps in the hedgerows result in clear views both out of the site and into the site from the immediate surroundings to the south and the west.

There are glimpsed views of the site through the hedgerow from Coldthorn Lane (particularly in winter). Due to the undulating nature of the surrounding topography and the breaks in the hedgerow, there are open views from the neighbouring property to the south. There are also clear views from part of the PRoW which extends through this neighbouring site. Three to four further properties around the site are also likely to have screened or filtered views of the site.

To the south, the South Downs can just be discerned in the far distance on the horizon beyond bands of trees.

Figure reference 854/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

Principal ZVI of the site is contained by woodland to the north and is limited to the immediately surrounding fields and properties.

Refer to Figure 854/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- PRoW to the south (High Sensitivity)
- Davmau Farm and surrounding properties to Summerhill Lane/ Coldthorn Lane (High Sensitivity)
- Coldthorn Lane (Medium Sensitivity)

Refer to Figure 854/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value.

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

854/1310 Creepers Cottage, Coldthorn Lane

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-Low |

The site has a Moderate-Low Landscape Capacity. It is relatively well enclosed by woodland but its value and sensitivity are enhanced by the fact that the site is distinctly undulating, allowing the highest part of the site to be visible to sensitive visual receptors. Its location, in an area of open countryside between Hailsham and Polegate is significant because it helps to provide separation between the two settlements. The site also bounds Coldthorn Wood, which is sensitive due to its Ancient Woodland status.

Significant variations in sensitivity within the site - the northern part of the site is of highest sensitivity due to its higher elevation and greater visibility and its location immediately adjacent to the Ancient Woodland, Coldthorn Wood.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Reed fringed ditch
Reason - these are important ecological, landscape and drainage features
2. Mature oak trees and hedgerow
Reason – trees and hedgerow enclose the site and are important, attractive features and provide landscape value

Opportunities for landscape enhancement

3. Introduce marginal species to the pond to increase biodiversity value
4. Replant the gaps in the hedgerow and secure hedgerow planting for the long term

Refer to Figure 854/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Wooded

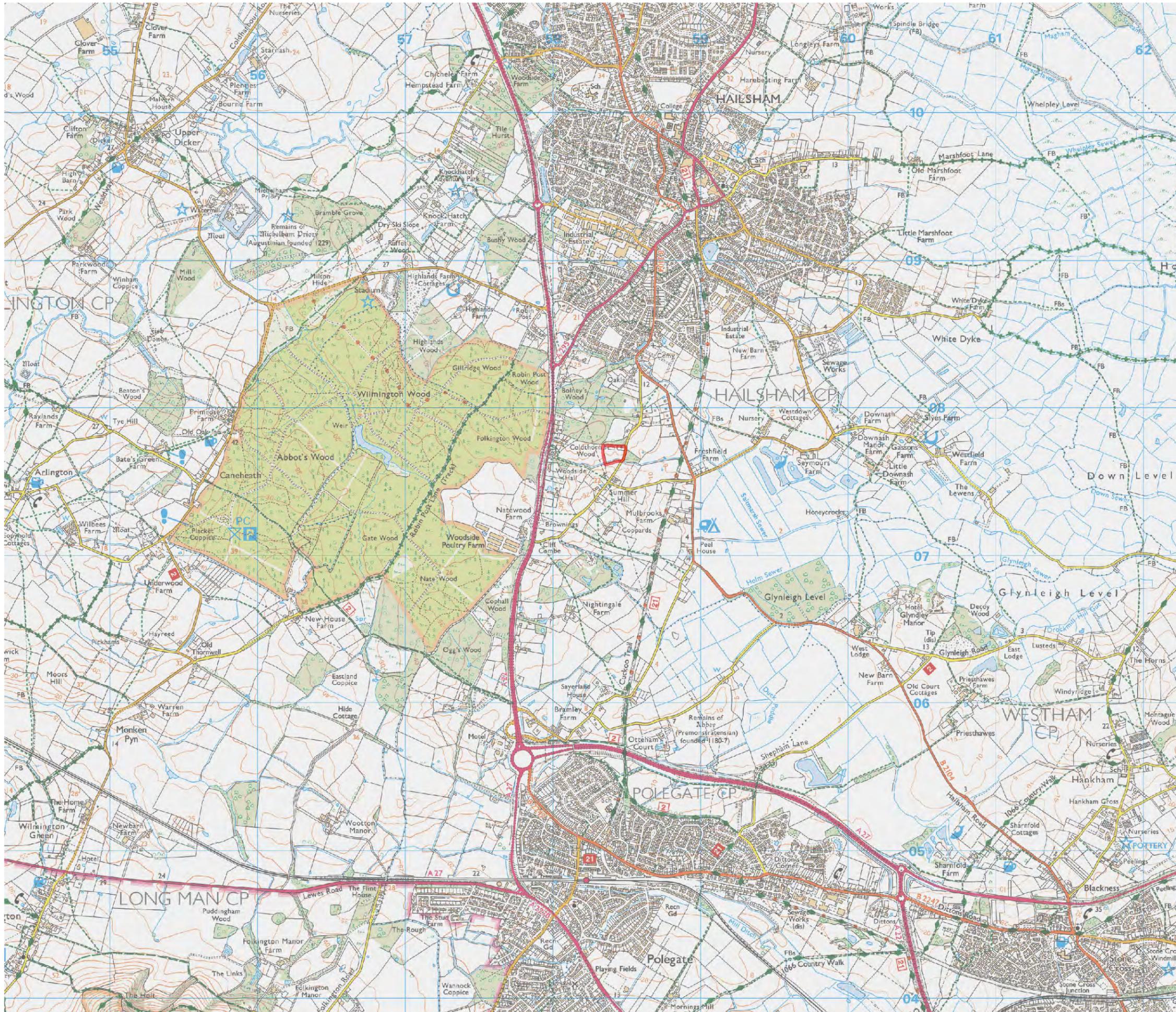
854/1310 Creepers Cottage, Coldthorn Lane

Clay Vales, compromise the local sense of place and weaken the sense of separation between Hailsham and Polegate. Development of the site could result in a built form which is contrary to the existing settlement pattern of the local landscape and could create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of the PRoW which passes through the site and Summerhill Lane and Coldthorn Lane all of which could become more urban and less tranquil in character.

- Potential landscape effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the eastern side of the site adjacent to Coldthorn Lane; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site, views from the PRoW along the edge of the site and views from Summerhill Lane and Coldthorn Lane as they pass adjacent to the site. Development ofn the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral character of views. (The visibility of development on the site is likely to be accentuated by the sloping topography of the site.)
- Potential visual effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the eastern side of the site adjacent to Coldthorn Lane; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

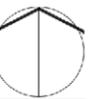


Key
 Site Boundary

L16418 Hailsham Area Action Plan
 Hailsham South
 854/1310 Creepers Cottage,
 Coldthorne Lane

Site Location

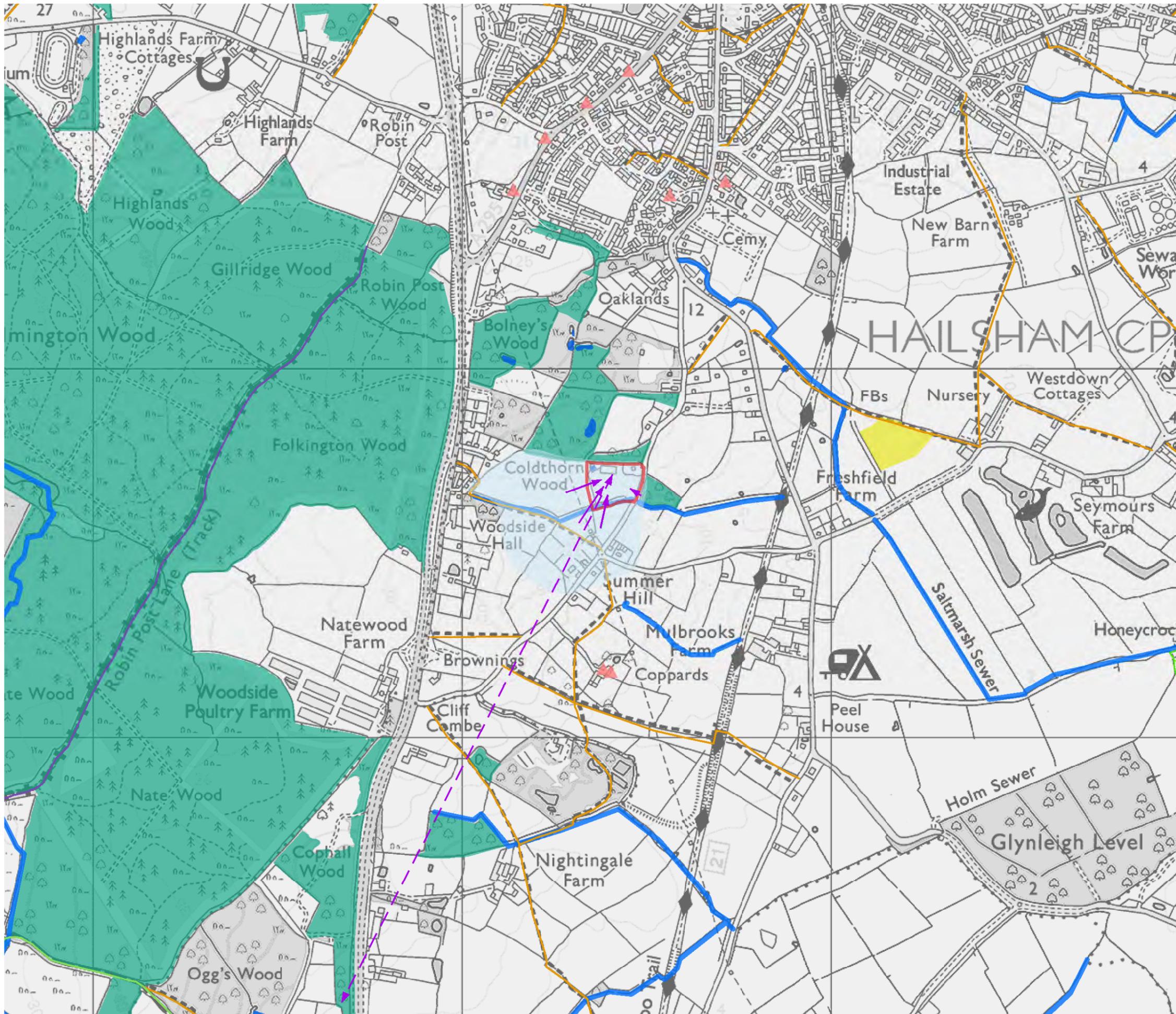
Figure 854/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - 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

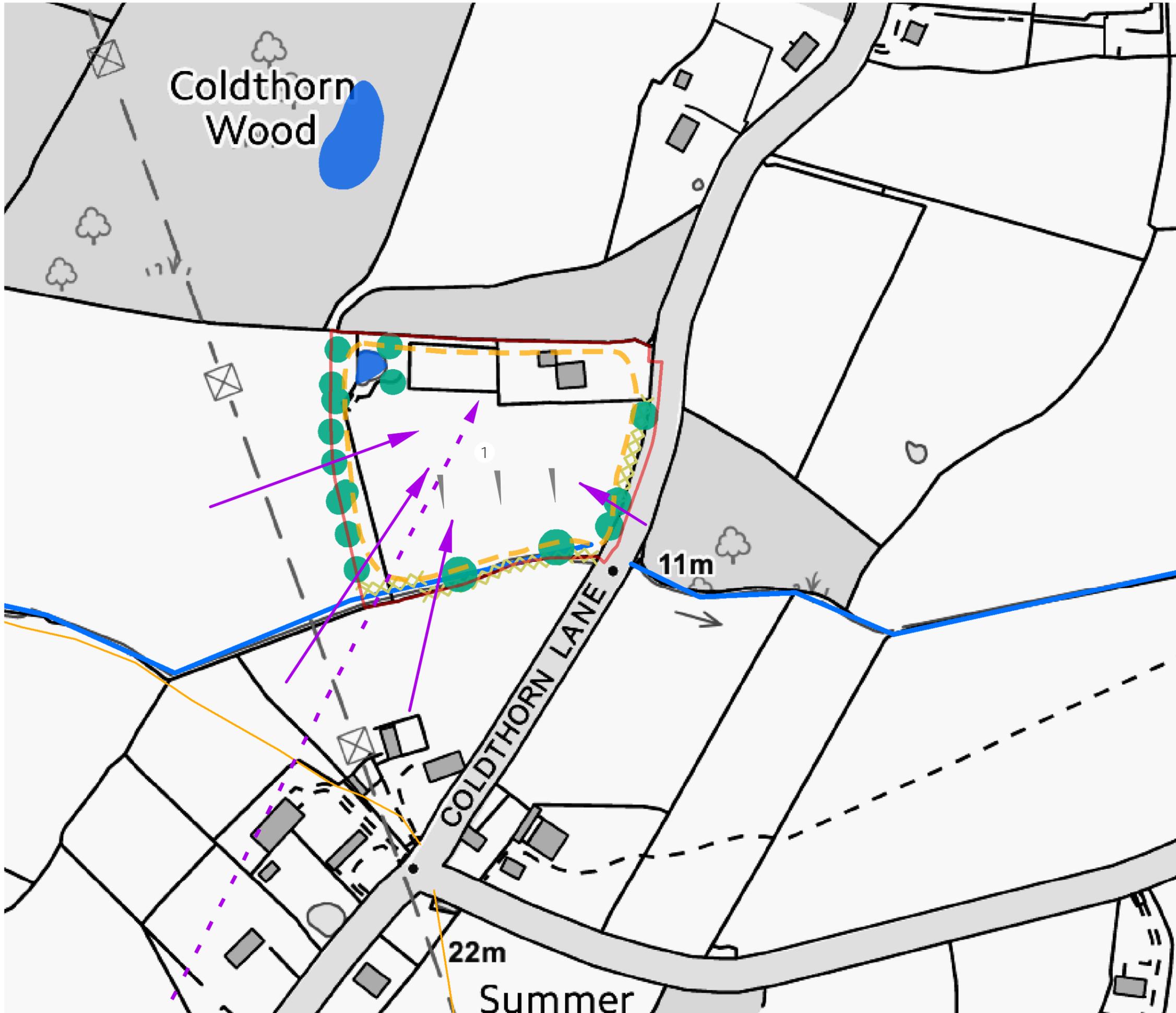
L16418 Hailsham Area Action Plan
 Hailsham South
 854/1310 Creepers Cottage,
 Coldthorne Lane

Landscape and Visual Context

Figure 854/1310/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

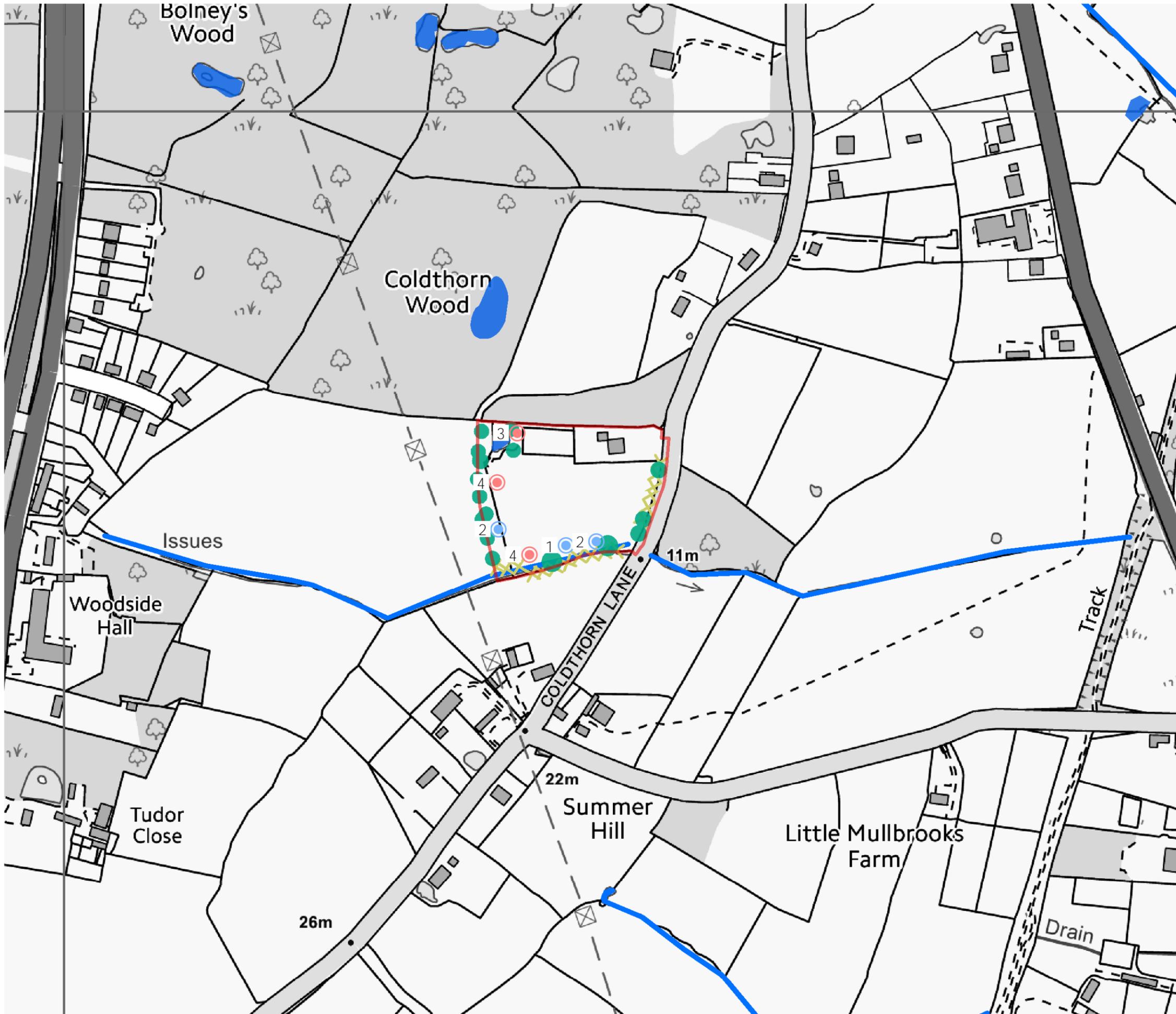
L16418 Hailsham Area Action Plan
 Hailsham South
 854/1310 Creepers Cottage,
 Coldthorne Lane

Site Analysis

Figure 854/1310/L03
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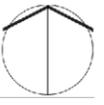


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 854/1310 Creepers Cottage,
 Coldthorne Lane

Landscape Opportunities and Constraints

Figure 854/1310/L04
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Landscape and Visual Assessment

Location and description

The site is situated in open countryside a short distance (c. 0.3 km) to the north of Polegate, and close to the A22-A27 interchange. It includes a dwelling, associated outbuildings, and grazing land and is surrounded by other similar fields of grazing land. The site sits at the junction of Sayerland Lane and Otham Court Lane to the east. The grounds of the Grade II listed property, Sayerland House bound the site to the north.

The site is within the Open Clay Vales landscape character area which is an area of higher land which overlooks the Pevensey Levels to the east and comprises woodland blocks and small fields with an ancient field pattern. This rural area performs an important role in providing the landscape setting for Polegate and a sense of separation between the settlements of Hailsham and Polegate.

Figure reference: 856/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Polegate Area 1

Distinctive characteristics of Polegate Area 1

- A small-scale patchwork of ancient fields of drained alluvial grazing marsh, lined with reed-fringed ditches
- A strong sense of openness throughout
- Urban fringe land uses (including roadside services and a hotel) associated with the A27 main road corridor which reduces overall sense of remoteness and tranquillity

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

Figure reference 856/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. House and field

The site comprises a rectangular plot of land containing a detached, modern property which fronts directly onto the road at the eastern boundary with a grazed field to the rear. A garden extends to the north of the house, separated from the road by a Leyland Cypress hedge. It comprises amenity grass, ornamental planting and decorative elements.

Adjacent to the house to the south, is an open area of hard standing used as parking. Beyond this is a mobile home and some stables.

The majority of the site comprises two largely open fields, with some limited vegetation to the south and west boundaries. The fields are demarcated by timber post and rail fencing. Two fields slope gently towards a reed fringed ditch which extends north-south, separating the fields in the middle.

Key features include:

- Reed fringed ditch

856/1310 Byeways, Sayerland Lane

- Open views of woodland to the west

Figure reference: 856/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is largely open. The property and adjacent parking area are fully open to Sayerland Lane providing views into the field to the rear. The site boundary comprising timber post and rail fence and some limited vegetation means the site is highly visually permeable with direct and largely clear views in from the south and from the landscape attached to the Grade II listed property, Sayerland House to the north. The property itself is situated beyond a densely treed area. There is a property opposite the site on Sayerland Lane that overlooks the site from first floor windows and there are a small cluster of properties to the south of Sayerland Lane that will have filtered views of the site across an adjacent field.

In the wider area, in all directions views are limited by bands and blocks of woodland. Most notably to the **west, there are views across neighbouring fields of Ogg's Wood and Cophall Wood.**

To the south there are glimpsed, long distance views of the South Downs National Park on the horizon.

Figure reference 856/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to the immediately surrounding fields and properties and lanes.

Refer to Figure 856/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Sayerland Lane/ Otham Court Lane (Medium Sensitivity)
- Sayerland House and grounds (Grade II Listed) (High Sensitivity)
- Properties to Sayerland Lane (High Sensitivity)

Refer to Figure 856/1310/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and its Moderate Landscape Value. There is a strongly recognisable pattern of ancient drained fields, lined with reed fringed ditches (which are valuable landscape features), however human influences are present in the form of road corridors and associated service areas, detracting from the value of the landscape and reducing the overall sense of remoteness and tranquillity.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-----------------|---------------------|
| Distinctiveness | Indistinct-Distinct |

856/1310 Byeways, Sayerland Lane

| | |
|-----------------------|-------------------|
| Continuity | Ancient |
| Strength of Place | Moderate - Strong |
| Landform | Insignificant |
| Tree Cover | Open |
| Visibility | Moderate |
| Landscape Sensitivity | Moderate - High |
| Landscape Value | Moderate |
| Landscape Capacity | Moderate |

The site has a Moderate Landscape Capacity due to its relative visual containment in the wider area and the presence of other dwellings in the area. Balanced against this, the site forms part of a strong field pattern and a notable reed fringed ditch which are both important to the landscape character of this area. The proximity of a Grade II Listed Building and its setting also makes this site more sensitive.

Significant variations in sensitivity within the site - The northern edge of the site is of higher sensitivity due to its proximity to Sayerlands House (Grade II Listed Building). The southern edge of the site adjacent to Sayerland Lane is less sensitive due to the existing settlement pattern of properties along Sayerland Lane.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Reed fringed ditch
Reason - these are important ecological, landscape and drainage features Pond
2. Setting to Sayerland House
Reason - a Grade II Listed Building

Opportunities for landscape enhancement

3. Replant the boundary to join the gaps in the sparse vegetation
4. Remove mobile home which is highly visible in the south west corner of the site

Refer to Figure 856/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially have effects on the character of the Open Clay Vales by detracting from its open rural character and introducing a more urban or urban fringe character. This could also affect the setting of Sayerland House (Grade II listed Building) and the country lane character of Otham Court Lane and Sayerland Lane. The site is also part of a strategic stretch of countryside that separates Polegate from Hailsham with an existing settlement pattern of dispersed farmsteads. Development of the site, could weaken the clear sense of separation between the two settlements and be contrary to the existing settlement pattern. Development on the site would also extend Polegate to the north side of the A27 which could result in a weaker settlement edge compared to the existing edge which is clearly defined and contained by the A27.

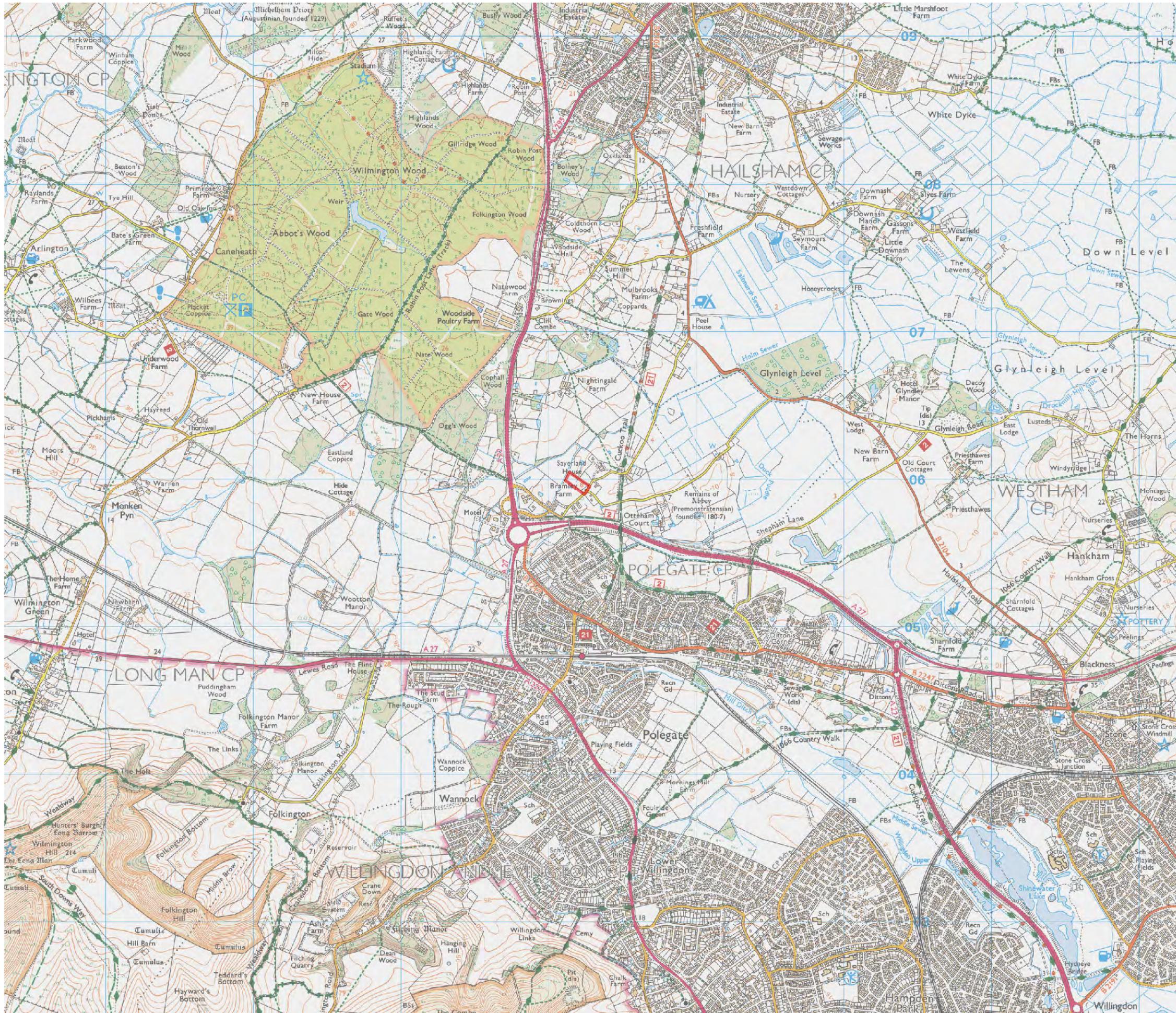
856/1310 Byeways, Sayerland Lane

However, development of an appropriate scale and rural character on the southern portion of the site (adjacent to Sayerland Lane) could potentially be accommodated without significant adverse effects on the local landscape character due to the established pattern of development along Sayerland Lane.

- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and Sayerlands House; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could have minor effects on the character and quality of views from properties which surround the site along Sayerlands Lane (including Sayerlands House – Grade II Listed Building) and from viewpoints on Otham Court Lane and Sayerland Lane. There may be glimpsed views of development on the site in these views and built development may detract from the current pastoral character of views. In clear conditions, development on the site may also be discernible in the distance in some views from elevated parts of the South Downs National Park, forming a new area of development to the north of Polegate. However, this is unlikely to significantly affect the character and quality of the views due to the small size of the site and its distance from the South Downs.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and Sayerland House and the pastoral landscape to the north; and the retention of the existing landscape features within the site noted above to be safeguarded.



Key
 Site Boundary

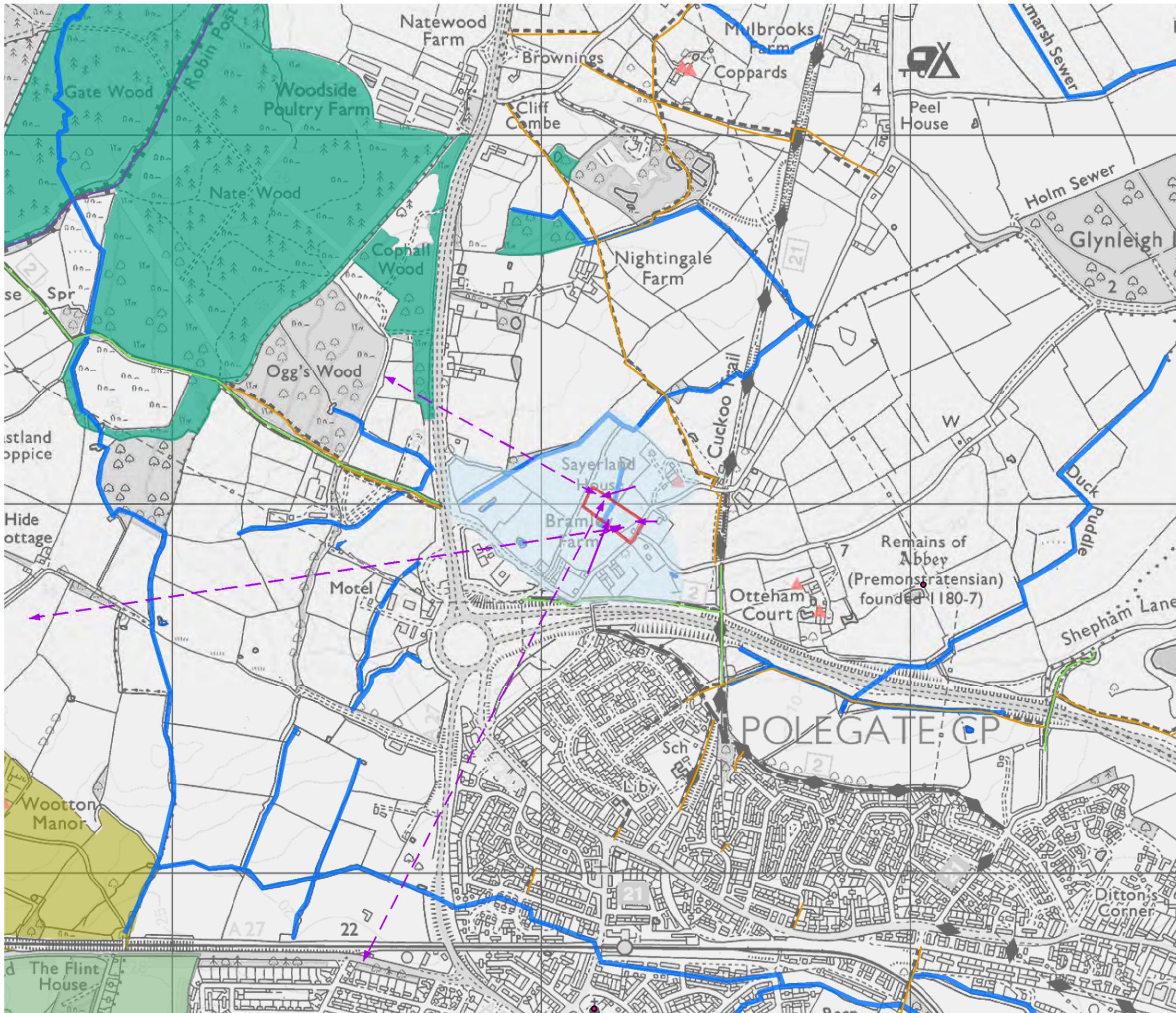
L16416 Hailsham Area Action Plan
 Hailsham South
 856/1310 Byways, Sayerland Lane

Site Location

Figure 856/1310/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

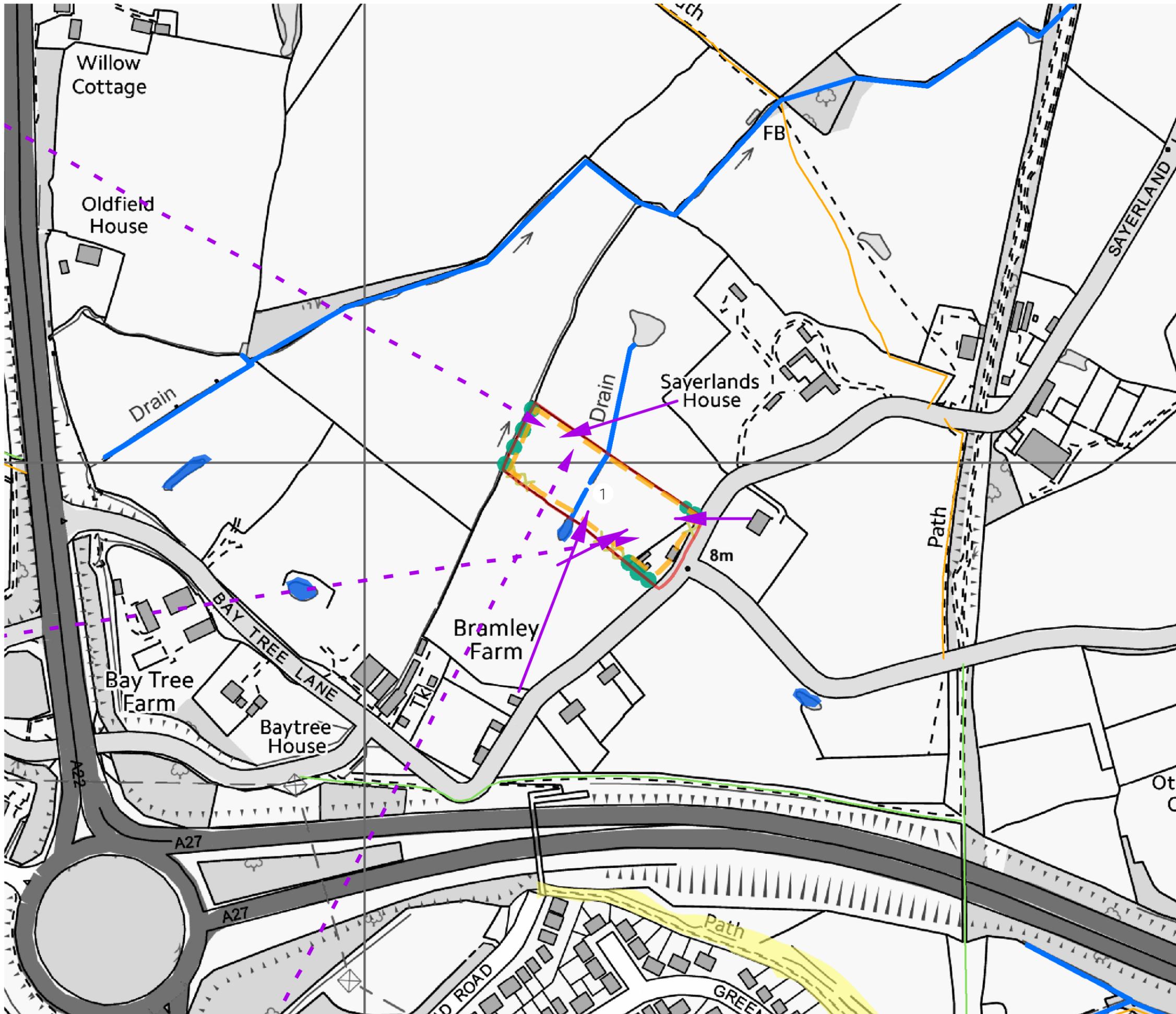
L16418 Hailsham Area Action Plan
 Hailsham South
 856/1310 Byways, Sayerland Lane

Landscape and Visual Context

Figure 856/1310/L02
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Nov 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 South
 856/1310 Byways, Sayerland Lane

Site Analysis

Figure 856/1310/L03
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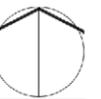


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Polegate & Willingdon
 856/1310 Byways, Sayerland Lane

Landscape Opportunities and Constraints

Figure 856/1310/L04
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871/1510 Land on the South East Side of Sayerland Lane

Landscape and Visual Assessment

Location and description

The site is located immediately to the north of the A27 dual carriageway, beyond which, to the south is the urban edge of Polegate. It lies at the southern edge of an area of open countryside which separates the settlements of Polegate and Hailsham. Scattered farmsteads and an ancient field pattern of pastoral fields dominate the surrounding land use to the north.

The site largely comprises horse grazed paddocks with a triangular field in the west that contains dense areas of scrub and ruderal vegetation. The Cuckoo Trail, (Sustrans route 21), extends along the eastern site boundary and connects to a public bridleway (Sustrans route 2) which passes close to the southern boundary at an elevated level to the site. Two footbridges across the A27 are located at the south eastern and south western corner of the site providing a connection from the urban area of Polegate to the rural PRoW network north of the town.

A Grade II Listed property, Sayerland House is situated c.120m due north of the site. Two further Listed Buildings are situated c. 200m away to the east at Ottenham Court forming the remains of an Abbey (of the Premonstratensian Order from Premontre in France).

The country lanes of Sayerland Lane and Otham Court Lane form the north and west boundaries of the site.

Figure reference: 871/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Polegate Area 1

Distinctive characteristics of Polegate Area 1

- A small-scale patchwork of ancient fields of drained alluvial grazing marsh, lined with reed-fringed ditches
- A strong sense of openness throughout
- Urban fringe land uses (including roadside services and a hotel) associated with the A27 main road corridor which reduces overall sense of remoteness and tranquillity

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

Figure reference 871/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Grazed Paddocks

The site comprises two irregular shaped, grazed fields which extend from the Cuckoo Trail to the east to Sayerland Lane to the west and wraps behind four residential dwellings which back on to the site. These properties surround a small triangular parcel of land to the east which is a dense and impenetrable area of scrub and ruderal vegetation. The northern boundary is defined by Otham Court Road, which is lined with mature hedgerow featuring oak trees and a drainage ditch. The fields gently slope in a south – north direction towards the ditch. The southern boundary comprises a dense hedgerow. A bridleway extends along half of the southern boundary beyond which is the embankment to the A27. Beyond the south-eastern

871/1510 Land on the South East Side of Sayerland Lane

boundary, an adjacent elongated triangular site is situated between the site and bridleway increasing the buffer to the A27. The larger of the two fields contains a barn and horses in paddocks that are separated by timber post and rail fences. A dry pond surrounded by oak trees marks the boundary to the smaller field at the eastern site edge.

Overhead electrical distribution lines and their support columns extend through the site while electrical pylons dominate the surrounding landscape.

There is some road noise within the site and this is greater on the south west corner nearest the A27. In spite of this, the site has a largely rural character due to the quiet country lanes lined with hedgerow and oak trees that bound the site and the lack of visual connectivity between the site and the urban area to the south.

Key features include:

- Large, mature oak trees to the site boundary and field boundary
- Pond

Figure reference: 871/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is largely surrounded by hedgerow and vegetation, which helps screen views in from the Otham Court Lane and Sayerland Lane but the site is still quite visible particularly as the hedgerow varies in density and contains gaps. A series of properties on the southern end of Sayerlands Lane on the western boundary and the properties at the junction of Otham Court Lane to the northern boundary will experience screened, oblique views mainly from first floor windows into the site. In the winter months, it is possible that there may be some filtered views from the Grade II listed Sayerland House.

There will be glimpsed views into the site from the bridleway to the south but the embankment to the A27 screens the site from the A27 itself.

There will also be glimpsed views in to the eastern part of the site from The Cuckoo Trail.

From within the site there is a glimpsed long distance view of the South Downs which is seen beyond a tree-lined horizon from the very northern edge of the site. There are also views through breaks in the hedgerow in a north-east direction towards Oggs Wood which forms a tree-lined horizon.

Figure reference 871/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site extends to the Cuckoo Trail to the east, the embankment to the A27 to the south and covers the properties to the north and west of the site.

Refer to Figure 871/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- Residential properties on Sayerland Lane (High Sensitivity)
- The Bridleway south of the site and Cuckoo Trail (High Sensitivity)
- Sayerland Lane and Otham Court Lane (Medium Sensitivity)

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Refer to Figure 871/1510/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area Polegate Area 1

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and its Moderate Landscape Value. There is a strongly recognisable pattern of ancient drained fields, lined with reed fringed ditches (which are valuable landscape features), however human influences are present in the form of road corridors and associated service areas, detracting from the value of the landscape and reducing the overall sense of remoteness and tranquillity.

(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 the presence of other dwellings in the vicinity, its low visibility in the wider landscape and its proximity to the existing urban edge of Polegate.

Balanced against this, the site has some important features - there is a strong field pattern with mature tree planting, a pond and drainage ditches which contribute to the landscape character of the 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. Mature oak trees and hedgerow
Reason – trees and hedgerow enclose the site and are important, attractive features which form part of the historic landscape pattern of the area and provide landscape value
2. Pond
Reason – pond is valuable landscape and ecological feature

871/1510 Land on the South East Side of Sayerland Lane

Opportunities for landscape enhancement

3. Introduce marginal species to the pond to increase biodiversity value
4. Replant the gaps in the hedgerow and secure hedgerow planting for the long term
5. Introduce landscape zone along southern edge of site to create landscape/green corridor along public **bridleway and enhance PRoW route between the Cuckoo Trail and Ogg's Wood/Abbot's and Wilmington Wood to the west**

Refer to Figure 871/1510/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The site is part of a strategic stretch of countryside formed by the Open and Wooded Clay Vales LCAs that separates Polegate from Hailsham, with an existing settlement pattern of dispersed farmsteads. Development on this site would have an urbanising effect, could contribute towards a weakened sense of separation between the two settlements and be contrary to the existing settlement pattern. Development on the site would also extend Polegate to the north side of the A27 which could result in a weaker settlement edge compared to the existing edge which is clearly defined and contained by the A27. There is also potential that the introduction of development on this site could have an urbanising effect on the country lane character of Otham Court Lane and Sayerland Lane which currently contributes to the local landscape character and on the rural character of the PRoW which pass through or close to the site. However, the site is on the edge of the area of open countryside, adjacent to the existing urban edge of Polegate, and development on the site would therefore be less detrimental than on other sites which are in the central part of this area. Furthermore, the site is strongly contained by the A27 and Sayerland Lane and the landscape effects would therefore be limited to a small local area around the site
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and the PRoW; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could have minor effects on the character and quality of views from properties which surround the site and from viewpoints on Otham Court Lane and Sayerland Lane. In these views, there may be glimpsed views of development on this site and built development may detract from the current pastoral character of views. In clear conditions, development on the site may also be discernible in the distance in some views from elevated parts of the South Downs National Park, forming a new area of development to the north of Polegate. However, this is unlikely to significantly affect the character and quality of the views due to the small size of the site, its distance from the South Downs and its enclosure with mature vegetation .
- Potential visual effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing a landscape buffer between the development edge and PRoW to the south and east; and the retention of the existing landscape features within the site noted above to be safeguarded.



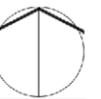
Key
 Site Boundary

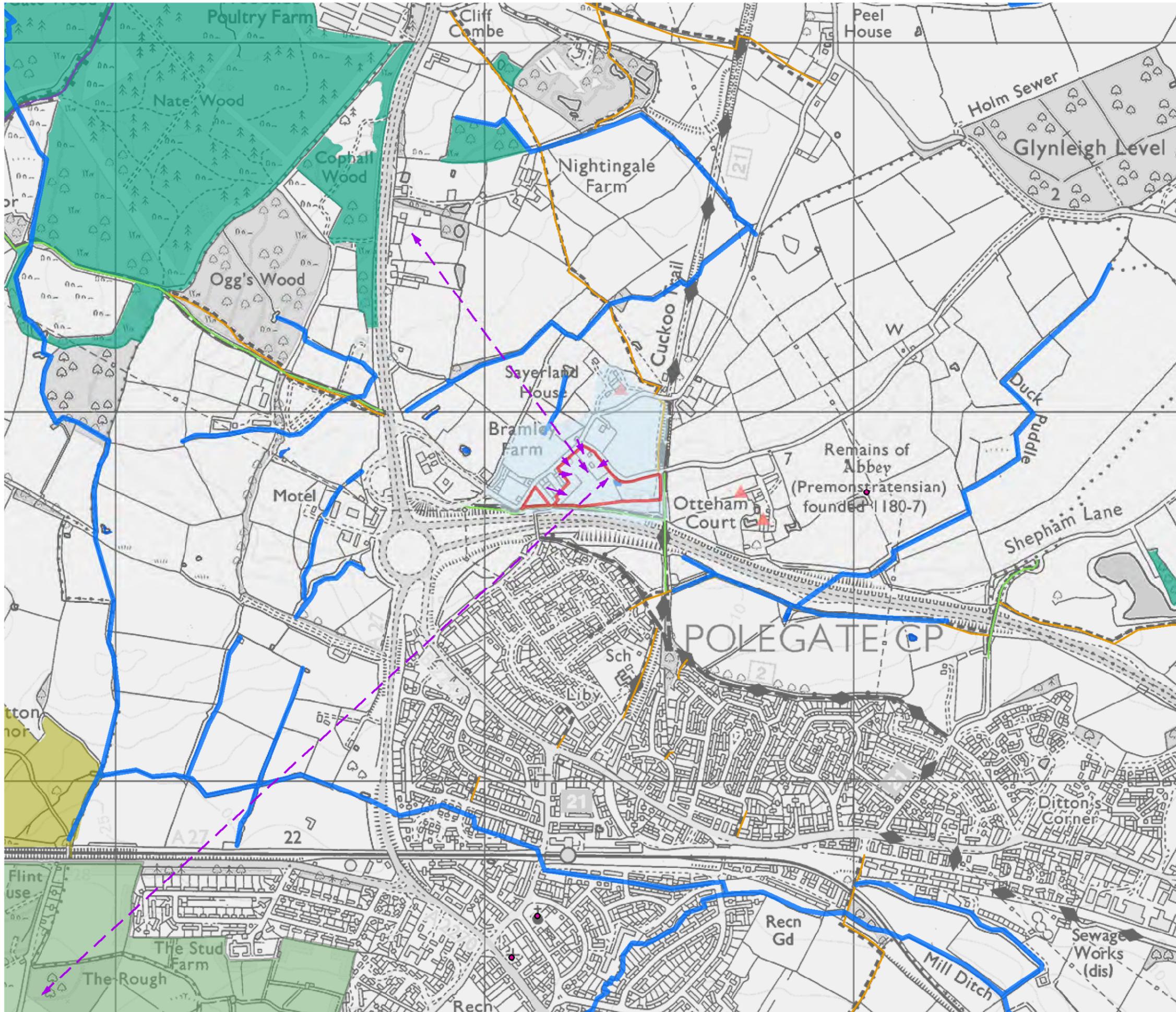
L16418 Hailsham Area Action Plan
 Hailsham South
 871/1510 Land southeast of Sayerland Road

Site Location

Figure 871/1510/L01
 1:25 000@A3

Nov 2016





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

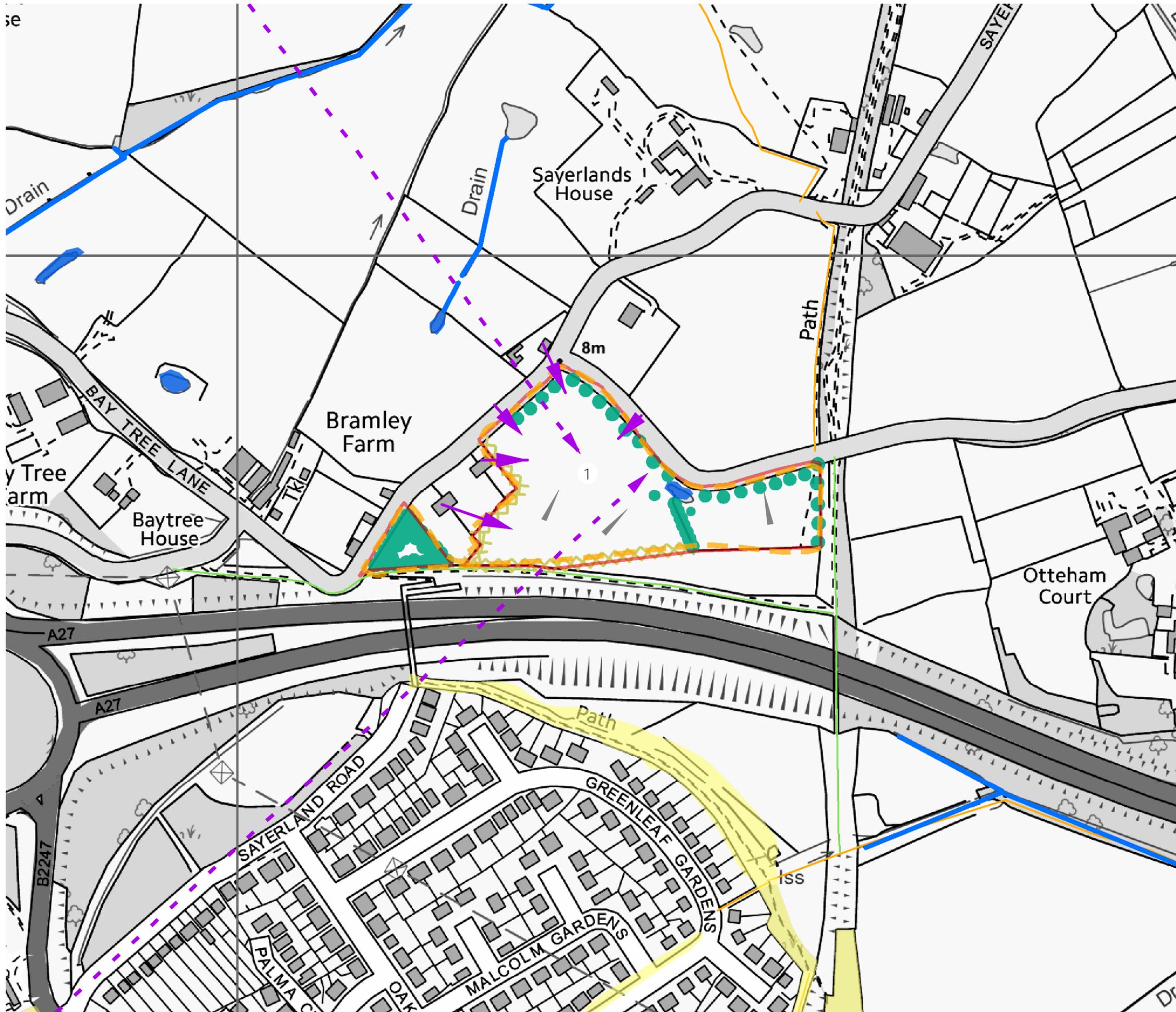
L16418 Hailsham Area Action Plan
 Hailsham South
 871/1510 Land southeast of Sayerland Road

Landscape and Visual Context

Figure 871/1510/L02
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Nov 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 South
 871/1510 Land southeast of Sayerland Road

Site Analysis

Figure 871/1510/L03
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Nov 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 South
 871/1510 Land southeast of Sayerland Road

Landscape Opportunities and Constraints

Figure 871/1510/L04
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872/1510 Baytree House, Baytree Lane

Landscape and Visual Assessment

Location and description

The site comprises a dwelling with associated outbuildings and hardstanding, together with an area of garden lawn and a field that extends to the south east. The site is located almost immediately adjacent to the A22-A27 interchange, which is to the north of the settlement of Polegate. It lies at the southern edge of an area of open countryside which separates the settlements of Polegate and Hailsham.

The site is bordered by woodland, scrub and hedgerow. Bay Tree Lane extends along the north and east boundary and the mixed existing landuses of the sites along this road give the area an urban fringe character. A light industrial area comprising three warehouses/ sheds and associated parking is situated to the west between the site and the A22.

A bridleway (Sustrans route 2) passes close to the site to the south forming a connection between the **Cuckoo Trail to the east and an extensive area of woodland (Ogg's Wood and Abbot's /Wilmington Wood) to the north-west.**

Figure reference: 872/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: Polegate Area 1

Distinctive characteristics of Polegate Area 1

- A small-scale patchwork of ancient fields of drained alluvial grazing marsh, lined with reed-fringed ditches
- A strong sense of openness throughout
- Urban fringe land uses (including roadside services and a hotel) associated with the A27 main road corridor which reduces overall sense of remoteness and tranquillity

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

Figure reference 872/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. House and Field

The site comprises a large, modern detached property with associated garages/ out buildings set back from the road and accessed by a driveway. There is an area of hardstanding and garden lawn close to the buildings. This area comprises nearly half of the overall site, the rest of which is a grazed field situated to the south of the dwelling, which contains a localised low point with a dry ditch in the north-east corner.

A large willow tree is situated in the north-west corner of the site and is visually striking. A row of more willow trees to the rear of the house sits along the southern site boundary beyond which there is an earth bank and a small, dense patch of coppiced hazel.

The northern boundary to Bay Tree Lane comprises mature hedgerow with some notable oak trees. The eastern site boundary comprises low, young hedgerow. The western boundary is a domestic timber fence beyond which is a dense layer of scrub and the light industrial units.

872/1510 Baytree House, Baytree Lane

The A27 and A22 pass very close to the site and the loud and constant traffic noise from these is a dominant feature in the site. Tall highway street lights and large road signs associated with these roads are visible from the site. Electricity pylons and overhead cables also pass close to the site. These elements combined with the light industrial site which is visible to the east, lend the site an urban fringe character.

Key features include:

- Mature hedgerow with notable oak trees
- Mature willow trees
- Noise from the A22 and A27

Figure reference: 872/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is largely enclosed by dense hedgerow and scrub planting to the site boundary. There are views in from Bay Tree Road to the east and the south where the hedgerow is young and low. A pocket of dense planting beyond Bay Tree Lane limits views extending further to the east while a grassed mound situated between Bay Tree lane and the A27 to the south prevents views from the road. If developed, the site would be visible from the A22 for a short stretch near the junction with Bay Tree Lane to the west and from the light industrial site to the north-west and the workshop/sheds opposite the site to the north-east. Oggs Wood beyond this to the north west is currently visible on the horizon.

Figure reference 872/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site includes Bay Tree Lane, a small stretch of the A22, the adjacent light industrial units and a limited number of properties in the immediate vicinity.

Refer to Figure 872/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- Bay Tree Lane (Medium Sensitivity)
- Bay Tree Farm Warehouses (Medium Sensitivity)
- A22 (Low Sensitivity)

Refer to Figure 872/1510/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and its Moderate Landscape Value. There is a strongly recognisable pattern of ancient drained fields, lined with reed fringed ditches (which are valuable landscape features), however human influences are present in the form of road corridors and associated service areas, detracting from the value of the landscape and reducing the overall sense of remoteness and tranquillity.

872/1510 Baytree House, Baytree Lane

(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 | High |

The site has a High Landscape Capacity for development due to the presence of other dwellings in the vicinity, its containment by vegetation and the existing road network and the existing urban fringe character of the sites immediately surrounding it. *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. Mature hedgerow with oak trees
Reason – The hedgerow and trees enclose the site and are an important feature to Bay Tree Lane helping to retain its country lane character
2. Willow trees
Reason – The willow trees are a striking and unique feature within the site which lend character to the site

Opportunities for landscape enhancement

3. Increase density of new hedgerow along eastern edge of the site

Refer to Figure 872/1510/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The site is part of a strategic stretch of countryside that separates Polegate from Hailsham with an existing settlement pattern of dispersed farmsteads. Development on this site could contribute towards a weakened sense of separation between the two settlements and be contrary to the existing settlement pattern. Development on the site would also extend Polegate to the north side of the A27 which could result in a weaker settlement edge compared to the existing edge which is

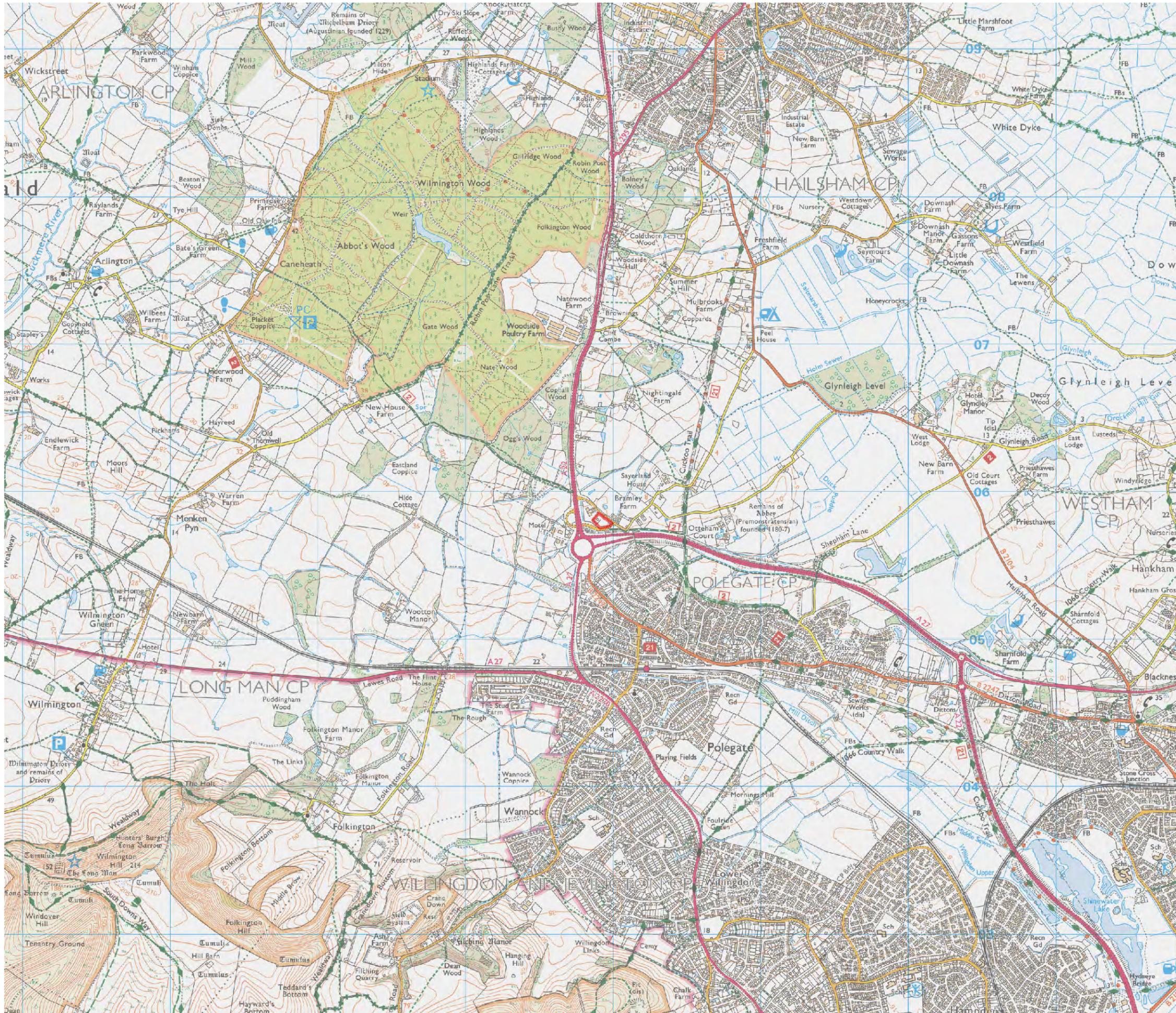
872/1510 Baytree House, Baytree Lane

clearly defined and contained by the A27. There is also potential that the introduction of development on this site could have an urbanising effect on the character of PRow which passes close to the site. However, the site is on the edge of this area, adjacent to the existing urban edge of Polegate and is well enclosed by vegetation and the A27. Landscape effects arising from development on the site would be limited to the site and the area immediately surrounding it and the wider area is unlikely to be significantly affected.

- Potential landscape effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing additional planting along the northern edge of the site between the development edge and the PRow; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could have minor effects on the character and quality of views from properties on Baytree Lane and from viewpoints on Baytree Lane including the adjacent bridleway (Sustrans route 2) and from a short stretch of the A22. There may be glimpsed views of development on the site in these views and built development may detract from the current pastoral character of views. It is unlikely that there would be any significant effects on views from the South Downs National Park due to the small size of the site, its distance from the South Downs and its enclosure with mature vegetation.
- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character to complement the existing landscape setting; providing additional planting along the northern edge of the site between the development edge and the PRow; off-site planting along the eastern side of the A22; and the retention of the existing landscape features within the site noted above to be safeguarded.

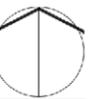


Key
 Site Boundary

L16418 Hailsham Area Action Plan
 Hailsham South
 872/1510 Bat Tree House, Bay Tree Lane

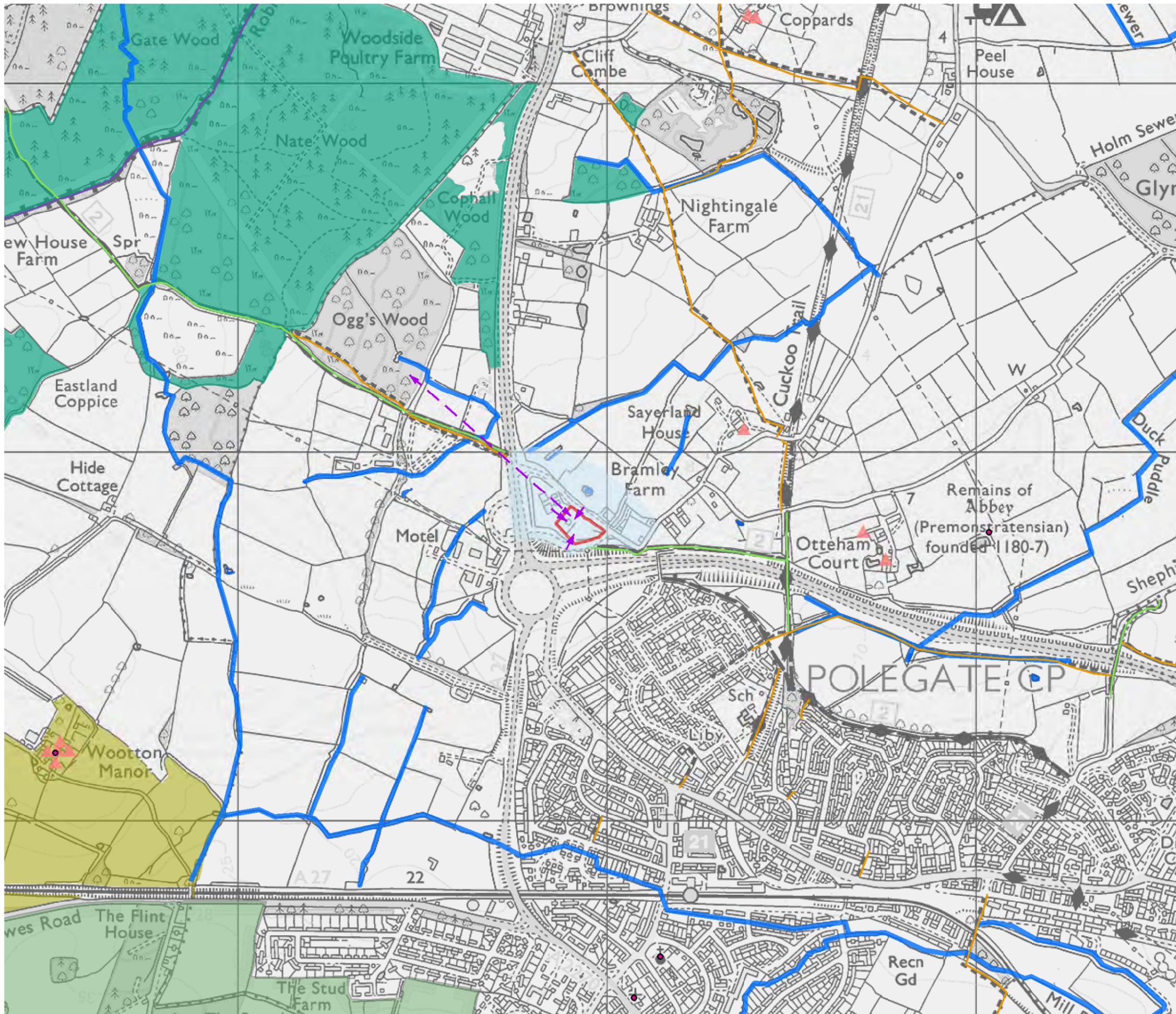
Site Location

Figure 872/1510/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

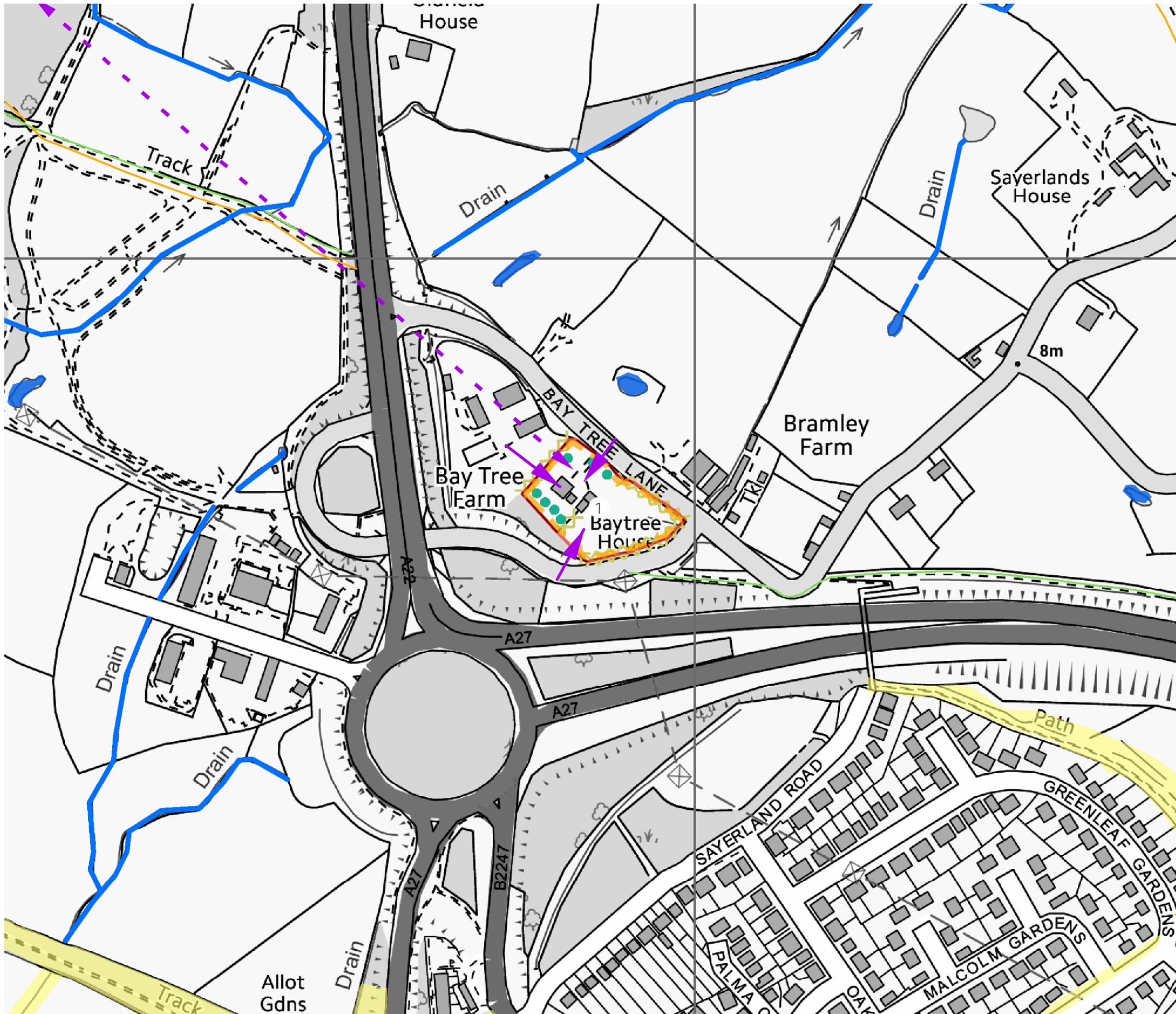
L16418 Hailsham Area Action Plan
 Hailsham South
 872/1510 Bat Tree House, Bay Tree Lane

Landscape and Visual Context

Figure 872/1510/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

L16418 Hailsham Area Action Plan
 Hailsham South
 872/1510 Bat Tree House, Bay Tree Lane

Site Analysis

Figure 872/1510/L03
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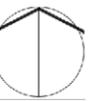


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)**
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 872/1510 Bat Tree House, Bay Tree Lane

Landscape Opportunities and Constraints

Figure 872/1510/L04
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882/1310 Land on North West Side of Coldthorn Lane

Landscape and Visual Assessment

Location and description

The site is located on Coldthorn Lane within a wooded rural area c. 0.7km from the southern edge of Hailsham. The eastern boundary is formed by Summerhill Lane. The site is within a wider area of woodland blocks and small fields with an ancient field pattern, on higher land which overlooks the Pevensey Levels to the east. This rural area performs an important role in providing separation between the settlements of Hailsham and Polegate. The land use of the area surrounding the site is dominated by extensive woodland to the north and west. There is a small cluster of properties (mainly large detached dwellings) to the north focussed around the junction of Summerhill Lane and Coldthorn Lane.

A Public Right of Way passes the southern-most corner of the site and a further PRoW passes close to the northern site boundary.

The site includes two open, sloped fields enclosed by hedgerow.

Figure reference: 882/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics of Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 882/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Enclosed sloping fields

The site forms part of a local high point and comprises two fields both of which are undulating and have a pronounced north west facing slope which meets a tree lined ditch along the western site boundary. A smaller square field is situated behind a large detached property while a larger broadly rectangular field extends to the south.

Hedgerow extends around the site boundary. To the east it separates the site from Summerhill Lane which generates some noise but has a strong country lane character. Where the site shares its boundary with the adjacent property, the hedge is clipped and formal.

Access to the site is through a gate to the south-east corner which leads to the PRoW.

The site's rural character of small pastoral fields enclosed by hedgerows is typical of the local landscape.

Key features include:

- Tree lined ditch to the northern boundary
- Mature hedgerow

882/1310 Land on North West Side of Coldthorn Lane

- Undulating landscape with a pronounced slope
- PRow

Figure reference: 882/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is largely enclosed by hedgerow and by woodland in the surrounding area, a large expanse of which is situated to the north west **of the site including Folkington Wood, Robin Post Wood, Nate and Bolney's Wood**. This woodland is a prominent feature on the horizon beyond the adjacent undulating fields to the north and west and south.

A tall hedgerow screens Summerhill Lane to the East.

There are long distance views to the north-east towards the ridges and slopes landscape character area but long distance views south towards the South Downs are predominantly screened by vegetation in the intervening area.

There are two properties that have close proximity views of the site – one to the northern boundary and one opposite the site to the east on Summerhill Lane. Some further properties on Summerhill Lane may have glimpsed views that would be affected if the site were developed.

Woodside Hall nestled amongst trees to the west will also have longer distance, filtered views of the site.

Although the two PRowS that extend to the north and to the south of the site currently have limited if any views into the site, if the site were developed this is likely to be visible above the existing hedgerow and trees.

Figure reference 882/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site extends to the woodland to the west and to Summerhill Lane to the east and includes a number of properties close to the site that overlook it.

Refer to Figure 882/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- The two adjacent properties on Summerhill Lane (High Sensitivity)
- The PRow (High Sensitivity)
- Summerhill Lane (Medium Sensitivity)

Refer to Figure 882/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value.

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

882/1310 Land on North West Side of Coldthorn Lane

Site sensitivity and capacity assessment

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

The site is typical of the local landscape character and has a Moderate-Low Landscape Capacity arising from its High landscape sensitivity and Moderate landscape value. Part of the site occupies a localised high point and its position in an area of open countryside between Hailsham and Polegate helping to provide separation between the two settlements contributes to its value and sensitivity.

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Tree lined western boundary and ditch
Reason - trees enclose the eastern side of the site and contribute to the rural character of the site. The ditch is an important landscape and drainage feature
2. Existing hedgerow
Reason – the hedgerow forms a strong field boundary characteristic of the area and to the eastern edge it also strongly contributes to the country lane character of Summerhill Lane

Opportunities for landscape enhancement

3. Plant a native hedgerow boundary to replace the ornamental hedge to the north-eastern edge which is more representative of the character of the area

Refer to Figure 882/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Wooded Clay Vales, compromise the local sense of place and weaken the sense of separation between the settlements of Hailsham and Polegate. Development of the site could result in a built form which is contrary to the existing settlement pattern of the local landscape and could create a disconnected area of development that could interrupt the openness of the countryside. Development on the site

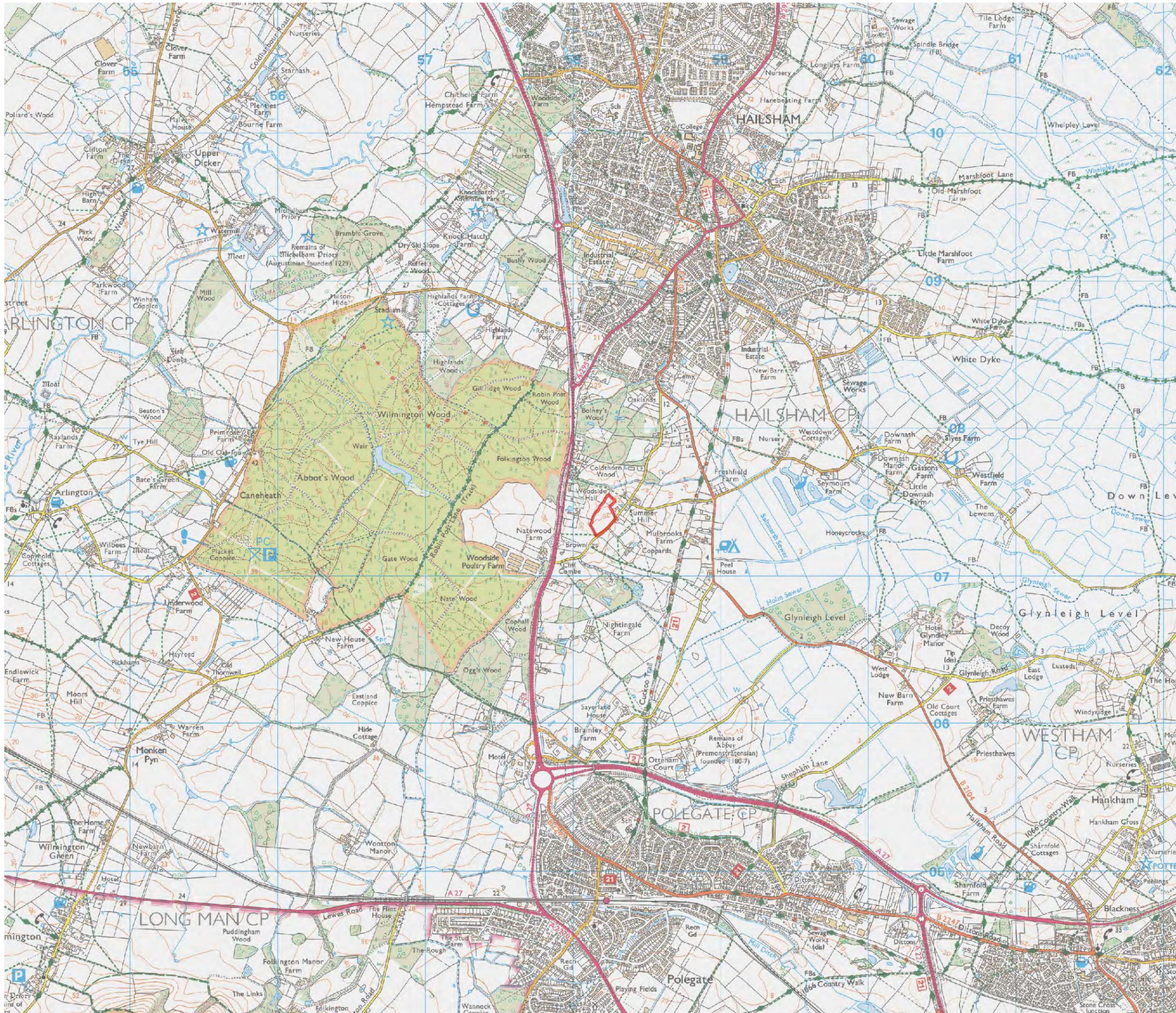
882/1310 Land on North West Side of Coldthorn Lane

could also affect the rural character of the PRow which passes close to the site and Coldthorn Lane both of which could become more urban and less tranquil in character.

- Potential landscape effects arising from development on the site could be mitigated to some extent through: the restriction of development to a small scale low density development on the eastern side of the site adjacent to Coldthorn Lane (continuing the existing settlement pattern); design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site, views from the PRow along the edge of the site and views from Coldthorn Lane as it passes adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral character of views. (The visibility of development on the site is also likely to be accentuated by the sloping topography of the site.)
- Potential visual effects arising from development on the site could be mitigated to some extent through: the restriction of development to a small scale low density development on the eastern side of the site adjacent to Coldthorn Lane; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.



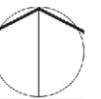
Key
 Site Boundary

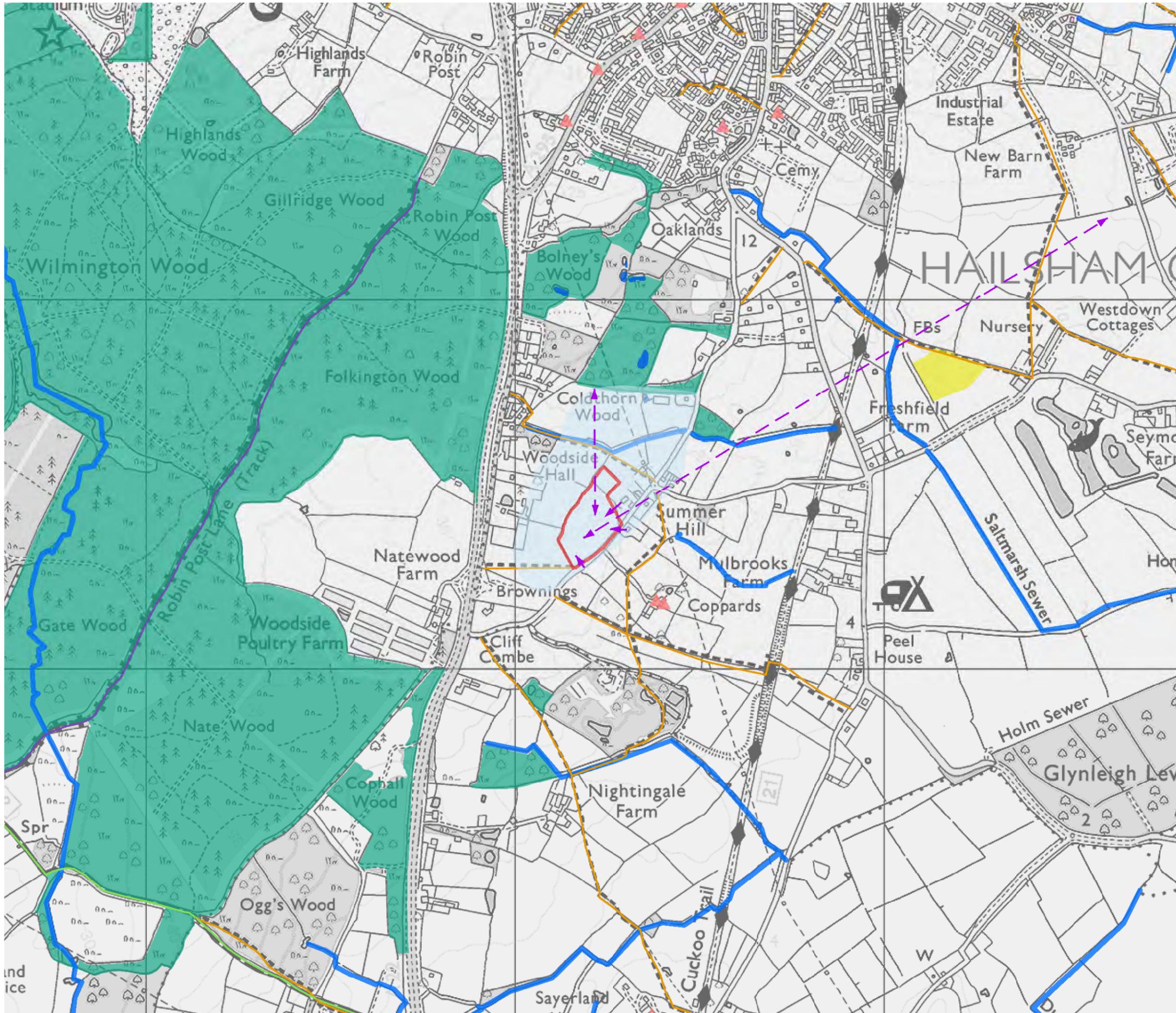
L16418 Hailsham Area Action Plan
 Hailsham South
 882/1310 Land on northwest side of
 Coldthorne Lane

Site Location

Figure 882/1310/L01
 1:25 000@A3

Nov 2016





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

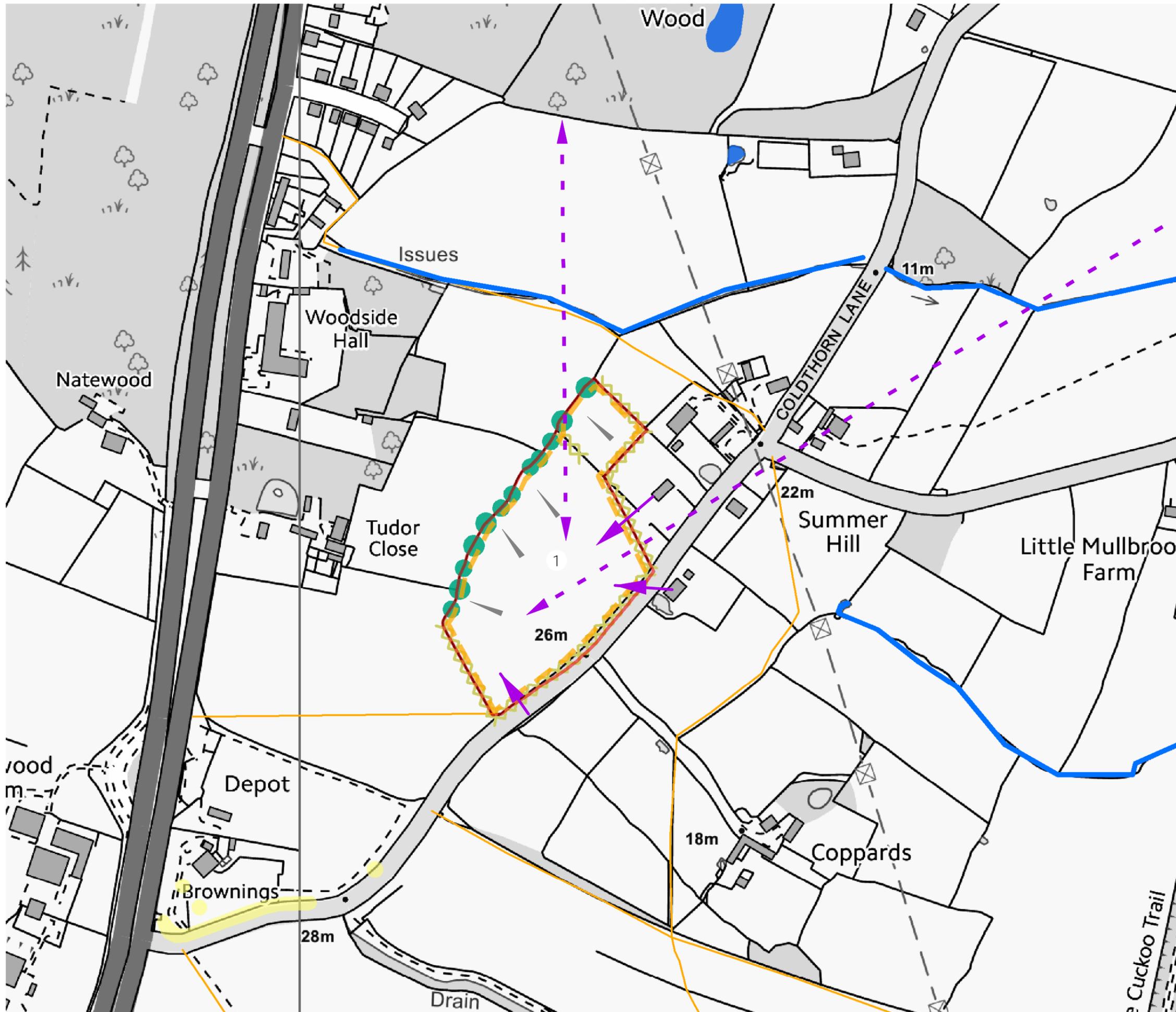
L16418 Hailsham Area Action Plan
 Hailsham South
 882/1310 Land on northwest side of
 Coldthorne Lane

Landscape and Visual Context

Figure 882/1310/L02
 1:10 000@A3

Nov 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

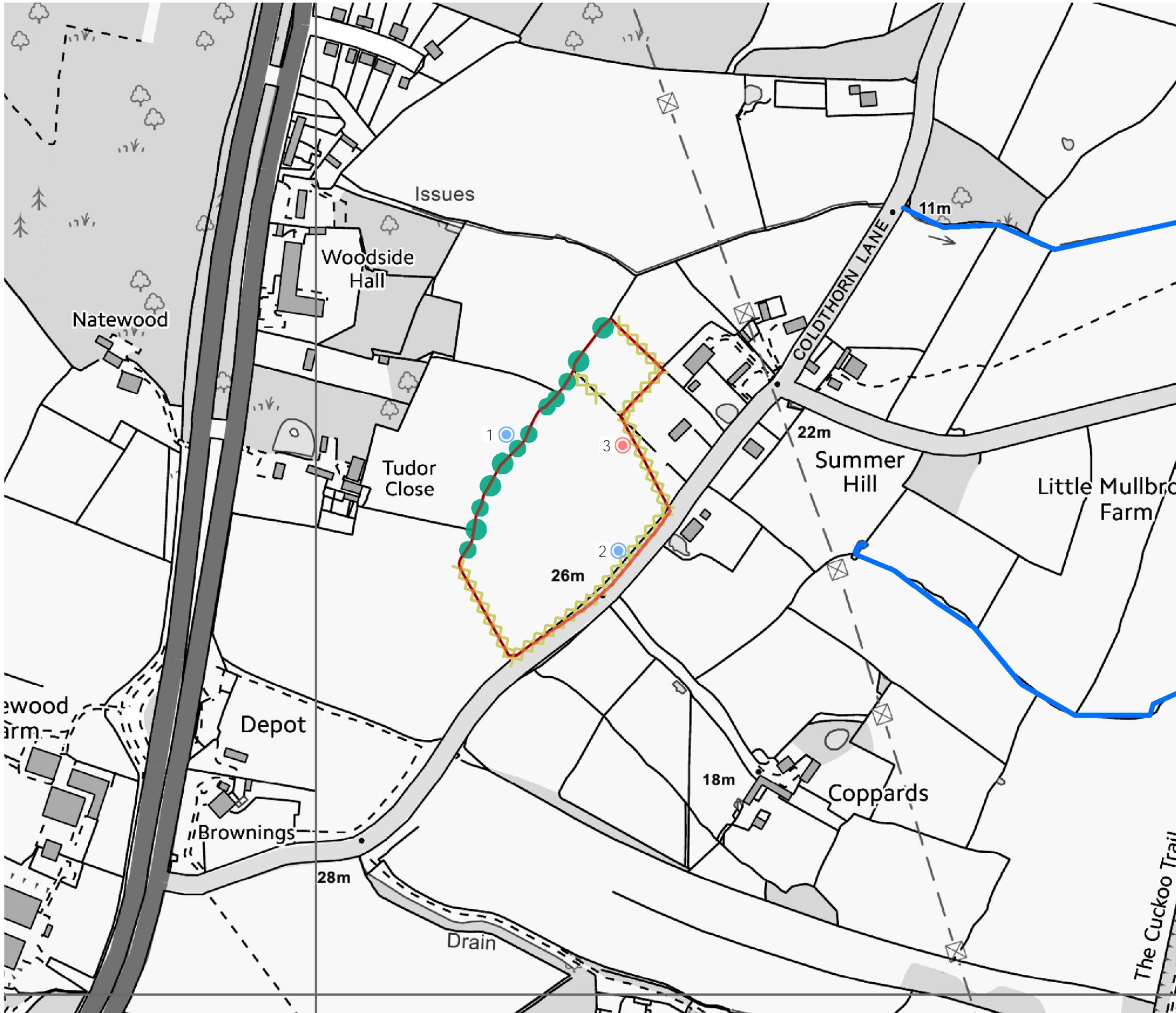
L16418 Hailsham Area Action Plan
 Hailsham South
 882/1310 Land on northwest side of
 Coldthorne Lane

Site Analysis

Figure 882/1310/L03
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Nov 2016



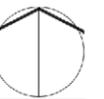


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 882/1310 Land on northwest side of
 Coldthorne Lane

Landscape Opportunities and Constraints

Figure 882/1310/L04
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Nov 2016



890/1310 Coldthorn Cottage, Coldthorn Lane

Landscape and Visual Assessment

Location and description

The site is located on Coldthorn Lane within a rural area c. 0.5km from the edge of Hailsham. It is on the edge of an area of elevated land which rises up from the Pevensey Levels to the east. It comprises a private dwelling with outbuildings and narrow strip of woodland which is connected to Coldthorn Wood which is an area of primarily dense ancient and/or semi-natural woodland. This wood forms part of a much larger area of **woodland which extends to the west and includes Folkington Wood, Wilmington Wood and Abbot's Wood.** This rural wooded area performs an important role in providing separation between the settlements of Hailsham and Polegate and makes a significant contribution to the character of the Wooded Clay Vales landscape character area and the setting of the south side of Hailsham.

Figure reference: 890/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics of Hailsham area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 890/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Coldthorn Cottage

A detached residential property (formerly part of Coldthorn farmstead together with adjacent Coldthorn Barn) with associated outbuildings and garden. Property has long distance views across the open countryside to the east. Garden area includes lawns with ornamental planting. Area has quiet, rural character.

Key features include:

- Existing buildings (not Listed but contribute to character of Coldthorn Lane)
- Dense well-maintained hedgerow and wide grass verge to Coldthorn Lane

2. Coldthorn Wood

A narrow strip of Ancient Woodland (mainly oak, ash and hornbeam) to the north and west of the house which connects to a larger area of woodland known as Coldthorn Wood.

Key features include:

- Ancient Woodland

Figure reference: 890/1310/L03 - Site Analysis

890/1310 Coldthorn Cottage, Coldthorn Lane

Visual analysis

Visual context

The site is located within a relatively enclosed area with predominantly short distance views but with some intermittent longer distance views as well (particularly to the east). Several blocks and lines of vegetation restrict views to the north, south and west. There are direct views of the site from Coldthorn Lane as it passes the site and there are long distance views to the east from upper floor windows of the property. In summer the site is screened from view from the B2104 by vegetation in the intervening area. In winter, the site is likely to be more visible.

Figure reference 890/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to the surrounding areas of Coldthorn Wood to the north, south and west and to the Ersham Road/B2104 to the east.

Refer to Figure 890/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- Coldthorn Lane (c. 250m stretch) (Medium sensitivity)

Refer to Figure 890/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

(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-Low |

890/1310 Coldthorn Cottage, Coldthorn Lane

The site has a Moderate-Low Landscape Capacity due to the strong sense of place arising from the presence of Ancient Woodland on much of the site and in the adjoining area, which forms a local landscape feature and provides strong historic continuity, balanced with the relatively low visibility of the site in the wider area.

Significant variations in sensitivity within the site - No significant variations as eastern edge of site (which incorporates the existing dwelling) is sensitive due to its visibility from Coldthorn Lane and in long distance views from the east and remainder of site is sensitive due to presence of Ancient Woodland.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Ancient woodland
Reason – woodland provides strong historic continuity and is part of a wider area of woodland which is a local landscape feature.
2. Existing residential property and outbuildings
Reason – Building group represents part of original farmstead of Coldthorn Farm
3. Hedgerow and grass verge adjacent to Coldthorn Lane
Reason - Hedgerow and verge make positive contribution to character and quality of Coldthorn Lane

Opportunities for landscape enhancement

N/A

Refer to Figure 890/1310/L04 – Landscape Opportunities and Constraints Plan

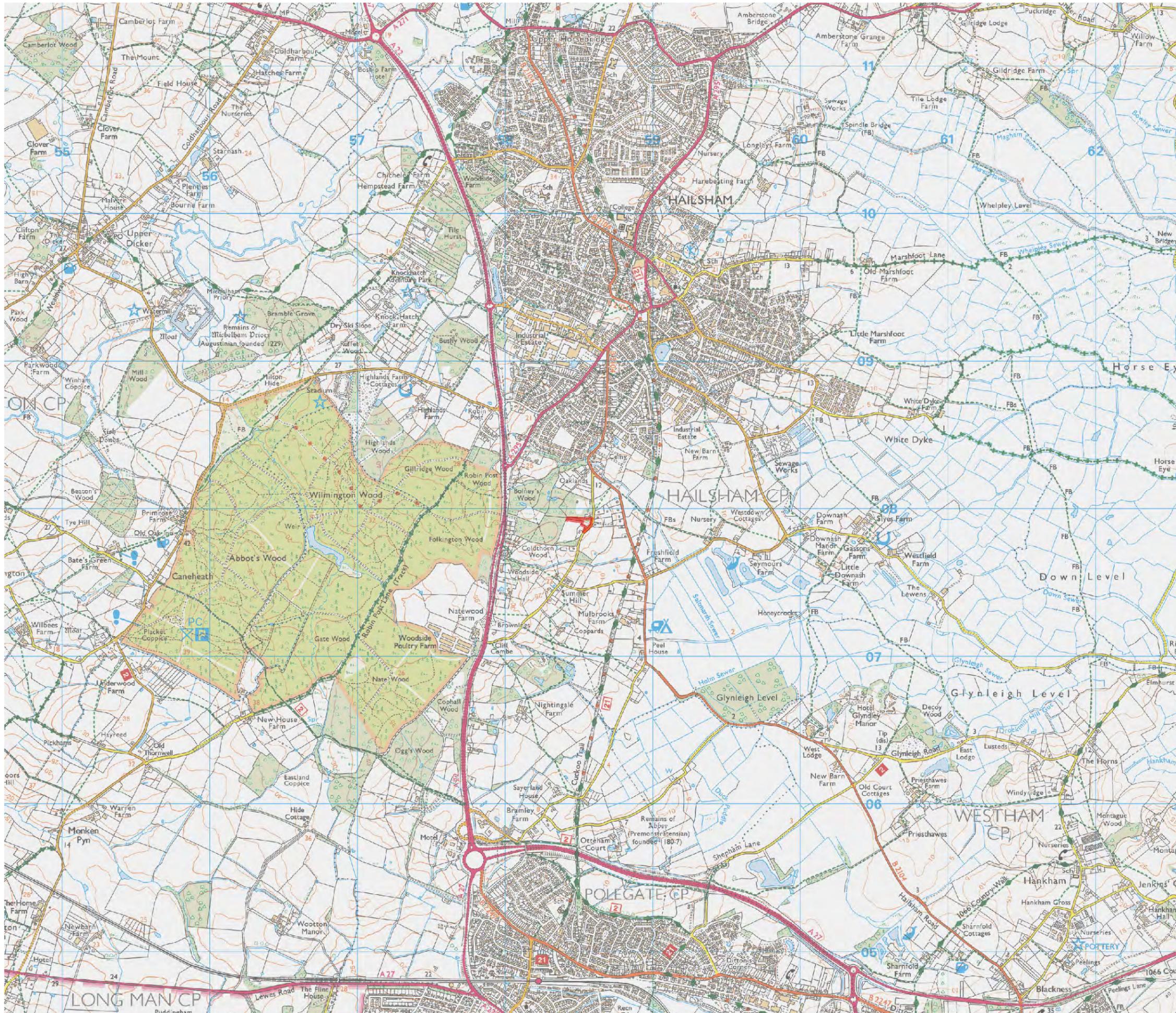
Potential landscape and visual impacts if site is developed

Key landscape effects

- Development on the site could result in loss of Ancient Woodland and an existing building of local character, both of which contribute to the local landscape character. In addition, development on site would result in local loss of openness and weakening of the rural character of the area (particularly along Coldthorn Lane).
- Potential landscape effects arising from development on the site could be mitigated to some extent through: restricting development to a low density development in the rear garden of the existing dwelling; retaining the existing woodland to the rear of the site and hedgerow to the front of the site and introducing a programme of long term woodland and hedgerow management to preserve and enhance these elements.

Key visual effects

- Development on the site could affect the character and quality of views from Coldthorn Lane and from Ersham Road/B2104 to the east. Development on the site may be visible in these views and may form an intrusive feature which detracts from the current woodland character of views.
- Potential visual effects arising from development on the site could be mitigated to some extent through: retaining the hedgerow and trees around the perimeter of the site and designing development of an appropriate scale and character for the landscape context.



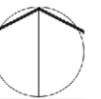
Key
 Site Boundary

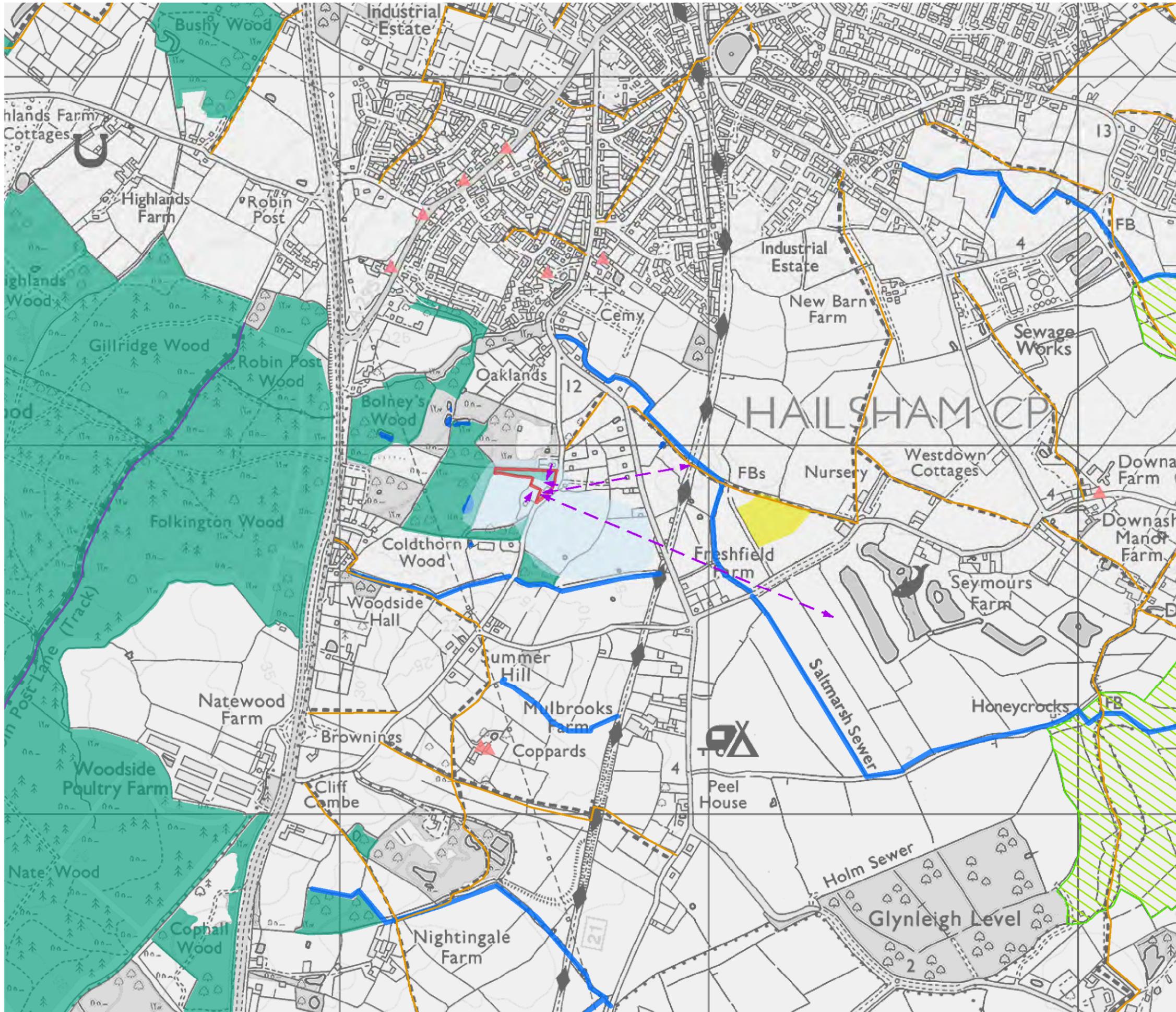
L16418 Hailsham Area Action Plan
 Hailsham South
 890/1310 Coldthorne Cottage, Coldthorne Lane

Site Location

Figure 890/1310/L01
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Nov 2016



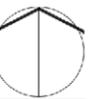


- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

L16418 Hailsham Area Action Plan
 Hailsham South
 890/1310 Coldthorne Cottage, Coldthorne Lane

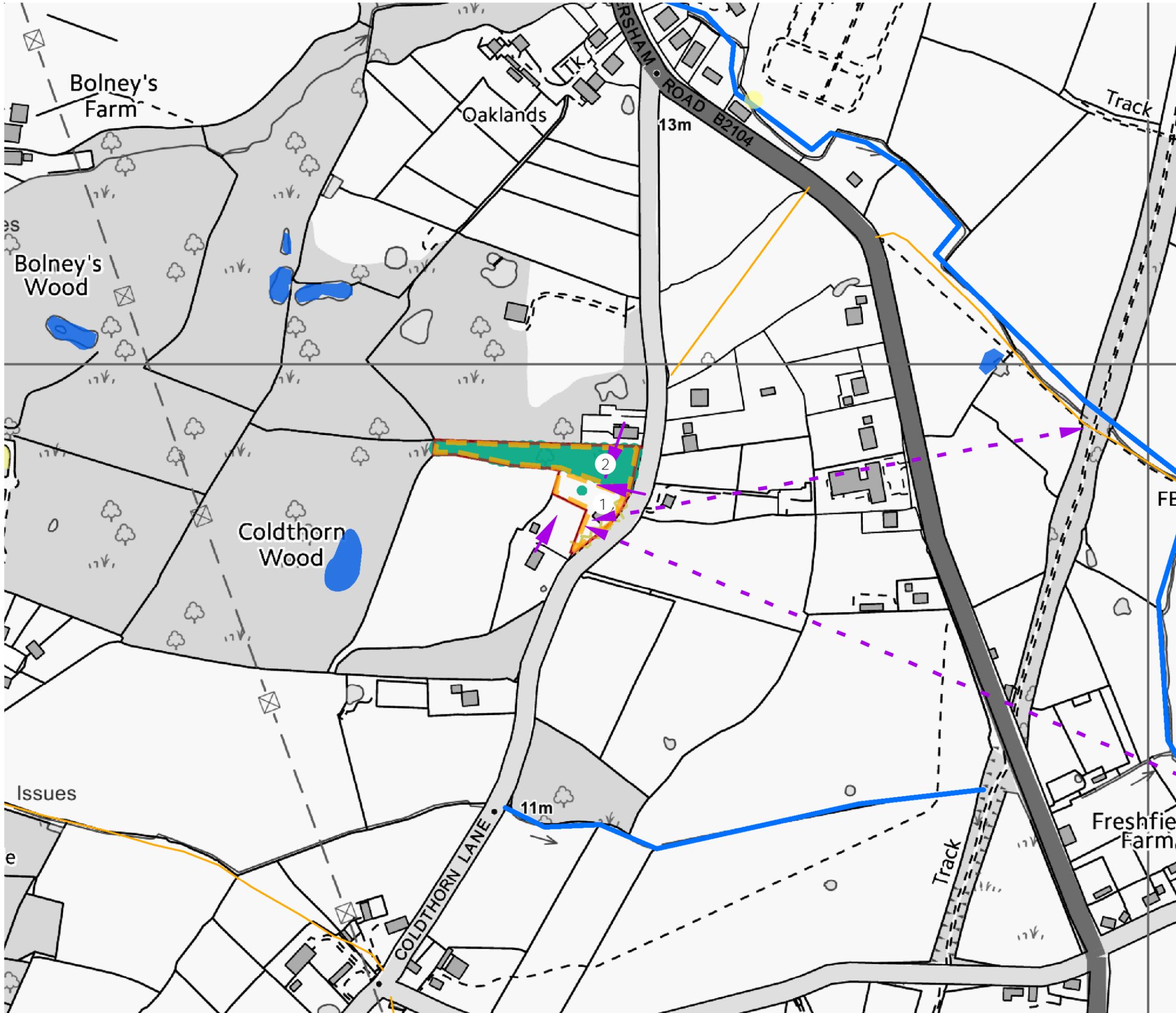
Landscape and Visual Context

Figure 890/1310/L02
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Nov 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

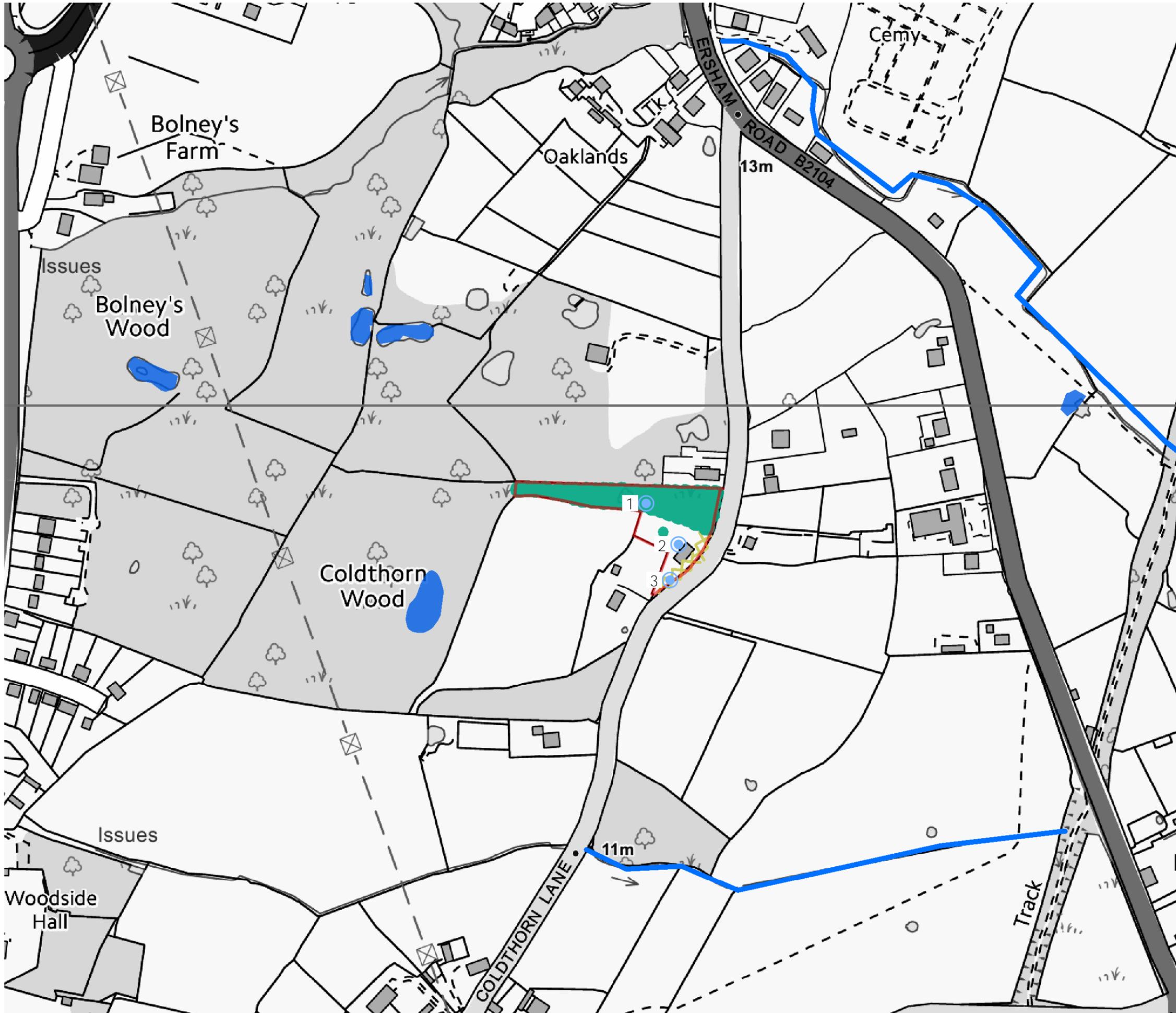
L16418 Hailsham Area Action Plan
 Hailsham South
 890/1310 Coldthorne Cottage, Coldthorne Lane

Site Analysis

Figure 890/1310/L03
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Nov 2016



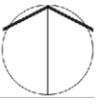


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 890/1310 Coldthorne Cottage, Coldthorne Lane

Landscape Opportunities and Constraints

Figure 890/1310/L04
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Nov 2016



891/1510 Land at Stockhall Farm, Summerhill Lane

Landscape and Visual Assessment

Location and description

The site is situated in a rural area approximately halfway between the towns of Hailsham and Polegate. The eastern boundary is formed by Summerhill Lane.

The site is within a wider area of woodland blocks and small fields with an ancient field pattern, on higher land which overlooks the Pevensy Levels to the east. This rural area performs an important role in providing separation between the settlements of Hailsham and Polegate. The land use of the area immediately surrounding the site is dominated by extensive woodland to the north and west most of which is Ancient Woodland. There is a small cluster of properties (mainly large detached dwellings) to the north focussed around the junction of Summerhill Lane and Coldthorn Lane.

The site includes a single small field attached to a large detached residential dwelling with some outbuildings including a substantial shed. A high voltage power line crosses the eastern tip of the site.

A Public Right of Way extends across the northern corner of the site.

Figure reference: 891/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics - Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 891/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. House and garden

The southern part of the site comprises a large, modern detached property with a separate outbuilding set back from the road with an area of lawn and some ornamental planting front and rear. It is largely enclosed by hedge planting on three sides, which predominantly comprises Leyland cypress. There are notable fir trees and a willow in the front garden.

A large barn structure is situated behind the house at the end of the garden. This is constructed from breeze blocks with a corrugated metal roof and is partly enclosed by hedge planting but is largely open to the north creating a prominent feature.

A large, overhead power line with pylons is dominant extending across the eastern site edge.

Noise from traffic moving along Summerhill Lane is audible but unobtrusive.

This area has a domestic character.

891/1510 Land at Stockhall Farm, Summerhill Lane

Key features include:

- Willow and fir trees to the front garden
- Large barn

2. Sloping field

The northern part of the site comprises a steeply sloping field with tussocky grass. The slope is north-west facing and leads to a tree-lined ditch on the north-west boundary. A hedgerow extends along the south-western boundary and north western boundary but the field is completely open to the north-eastern edge. A PRoW clips the northern part of the site.

From the top of the slope there are attractive views of rolling fields in the surrounding area and a tree lined horizon created by the surrounding woodland.

Key features include:

- View of a tree lined horizon
- Steep slope
- PRoW

Figure reference: 891/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the majority of the perimeter by either a domestic hedge or hedgerow but there is a portion of the site to the northern boundary that is exposed. A PRoW passes the site close to this boundary from which there are open views into the site. The top of the slope sits on a local high point while the very northern most part of the site slopes down to a ditch and is less visible.

The surrounding woodlands to the north and to the west (Bolney's Wood, Coldthorn Wood and Folkington Wood) provide further visual enclosure for the site and form prominent landscape features on the horizon.

There are local views from the adjacent property to the south and the properties to the east at the junction of Summerhill Lane and Coldthorn Lane and from the road itself.

Figure reference 891/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited by the woodland to the north and west of the site and the housing to the east of Summerhill Lane/ Coldthorn Lane.

Refer to Figure 891/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- Properties on Summerhill Lane/ Coldthorn Lane (High Sensitivity)
- Summerhill Lane (Medium Sensitivity)
- PRoW (High Sensitivity)

Refer to Figure 891/1510/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-----------------------|---------------------------------------|
| Distinctiveness | Distinct |
| Continuity | Area 1 is historic, Area 2 is ancient |
| Strength of Place | Moderate - Strong |
| Landform | Apparent-Dominant |
| Tree Cover | Intermittent |
| Visibility | Moderate-High |
| Landscape Sensitivity | Moderate -High |
| Landscape Value | Moderate |
| Landscape Capacity | Moderate-Low |

The site has a Moderate-Low Landscape Capacity arising from its Moderate-High landscape sensitivity and Moderate landscape value. Part of the site occupies a localised high point and its position in an area of open countryside between Hailsham and Polegate helping to provide separation between the two settlements contributes to its value and sensitivity.

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Tree lined western boundary and ditch
Reason - trees enclose the eastern side of the side and contribute to the rural character of the site. The ditch is an important landscape and drainage feature
2. Existing hedgerow
Reason – it forms a strong field boundary characteristic of the area and to the eastern edge it also strongly contributes to the country lane character of Summerhill Lane
3. Willow tree
Reason – Large substantial tree which has a high visual impact to the boundary of Summerhill Lane
4. PRoW

891/1510 Land at Stockhall Farm, Summerhill Lane

Reason – legal and historic right of way has important leisure value connecting the countryside around Hailsham and making it accessible

Opportunities for landscape enhancement

5. Replant the eroded field boundary to the north-east edge of the site
6. Improvements to the boundary planting behind the barn area to reduce the visual impact of the large barn from the surrounding fields and PRoW

Refer to Figure 891/1510/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Wooded Clay Vales, compromise the local sense of place and weaken the sense of separation between the settlements of Hailsham and Polegate. Development of the whole site could result in a built form which is contrary to the existing settlement pattern of the local landscape and could create a disconnected area of development that could interrupt the openness of the countryside and urbanise the landscape. Development on the site could also affect the rural character of the PRoW which passes through the site and Summerhill Lane and Coldthorn Lane all of which could become more urban and less tranquil in character.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the south-eastern side of the site adjacent to Coldthorn Lane; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from adjacent properties which overlook the site, views from the PRoW which passes through the site and along its edge and views from Summerhill Lane and Coldthorn Lane as they pass adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current rural character of views. (The visibility of development in the northern part of the site is likely to be accentuated by the sloping topography of the site.)
- Potential visual effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the south-eastern side of the site adjacent to Coldthorn Lane; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.



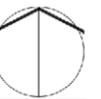
Key
 Site Boundary

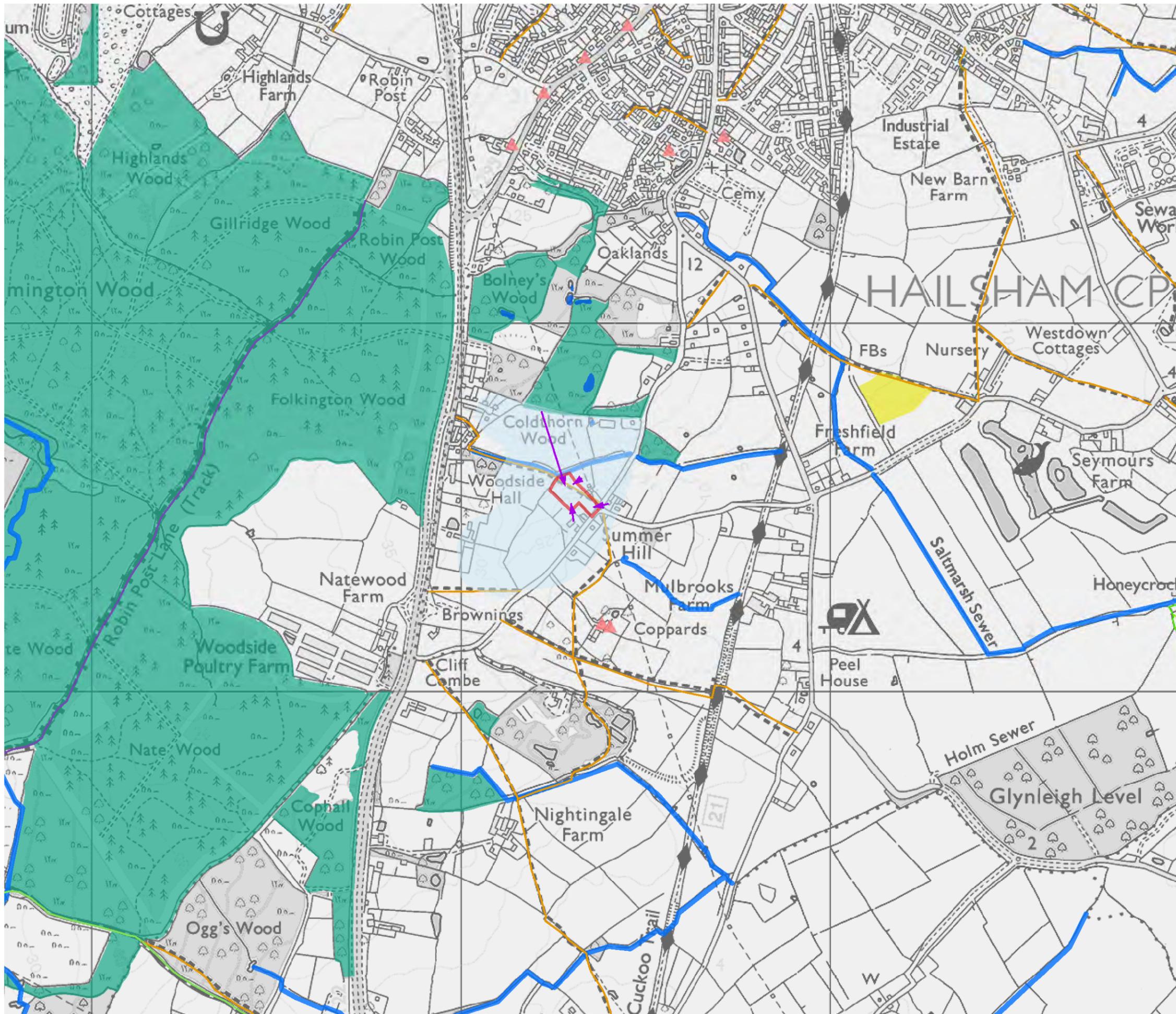
L16418 Hailsham Area Action Plan
 Hailsham South
 891/1510 Stockhall Farm, Summerhill Lane

Site Location

Figure 891/1510/L01
 1:25 000@A3

Nov 2016





- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
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 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ↔ Key Views towards the site
 - ↔ Long Distance Views

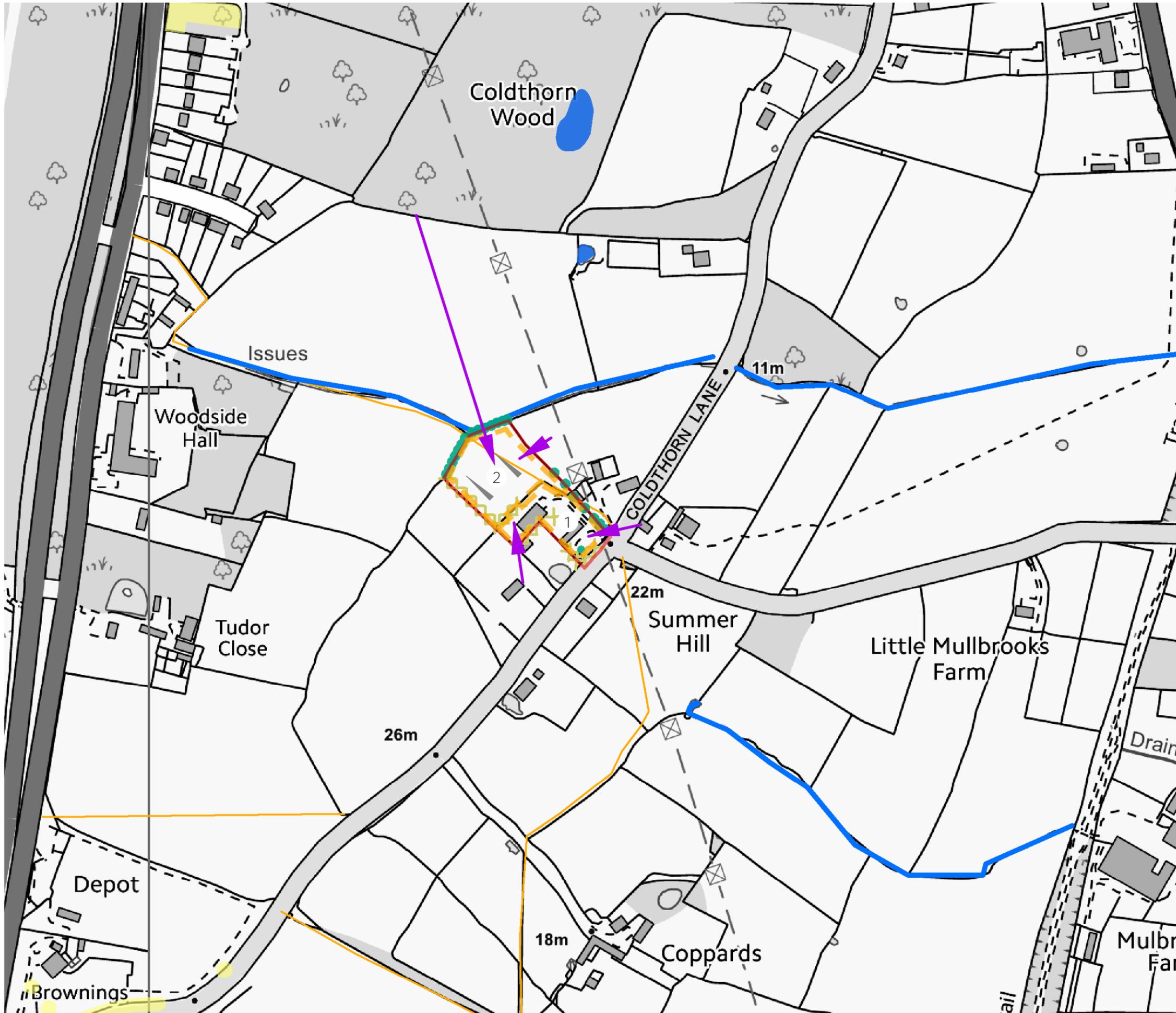
L16418 Hailsham Area Action Plan
 Hailsham South
 891/1510 Stockhall Farm, Summerhill Lane

Landscape and Visual Context

Figure 891/1510/L02
 1:10 000@A3

Nov 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 South
 891/1510 Stockhall Farm, Summerhill Lane

Site Analysis

Figure 891/1510/L03
 1:3 000@A3

Nov 2016



Landscape and Visual Assessment

Location and description

The site is situated in a rural area approximately halfway between the towns of Hailsham and Polegate. The site is within a wider area of woodland blocks (much of which is Ancient Woodland) and small fields with an ancient field pattern, on higher land which overlooks the Pevensey Levels to the east. This rural area performs an important role in providing separation between the settlements of Hailsham and Polegate.

Coldthorn Wood, an Ancient Woodland, bounds the site to the north. The western boundary is adjacent to a small residential/ commercial settlement alongside the A22. To the east, the site bounds Coldthorn Lane.

The site sits amongst a small group of large detached houses in generous plots. The surrounding land use is dominated by extensive woodland to the north and west, and small farms.

The site is open pasture with a collection of small buildings including a single storey residence, sheds and a barn which are clustered in the southern-most part of the site.

A power line extends in a north west to south east direction through the site. Two large pylons are present within the site, which are dominant features.

A PRoW extends along the southern boundary of the site connecting Coldthorn Lane to the A22.

Figure reference: 895/1310/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: D7 Wilmington and Abbots Wood

Landscape setting area: Hailsham Area 6

Distinctive characteristics - Hailsham Area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 895/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Buildings to southern corner

A cluster of small, low lying **buildings are set back from the road including a 'pre-fab' single storey home with a garden laid to grass, sheds and a barn.** They are perched on level higher ground before the site slopes steeply from north to south, which provides views to rolling fields and woodland beyond. A large electricity pylon dominates this part of the site.

A gravel drive lined with a Leyland Cypress hedge connects the buildings to the road. The intermittent traffic noise can be heard in this part of the site. A PRoW extends along the southern boundary leading into the wider field. A timber post and rail fence separates this area from the wider pastoral field.

895/1310 Davmau Farm, Coldthorn Lane

Key features include:

- Cluster of buildings
- Pylon and overhead cables
- PRoW

2. Sloping pasture

The northern part of the site has a largely pastoral character and comprises two pastoral fields separated by a reed fringed ditch. Both fields slope steeply down towards the ditch. The northern field is currently grazed by Alpacas and is largely enclosed by trees. Coldthorn Wood (Ancient Woodland) forms the northern boundary and a smaller pocket of woodland is situated on the southern boundary. Native hedgerow comprises the remainder of the boundary and features several mature oak trees.

At the western boundary, the site meets a small residential cul de sac. This is accessed from the A22 approximately 100m beyond the site boundary to the west. The noise generated by traffic on the A22 is clearly audible in the western part of the site.

The southern field is open to the south-western boundary for c. 60m where it appears that a hedgerow has been eroded or removed but is otherwise bounded by hedgerow. The grass is long and tussocky and in the eastern corner includes an area of scrub and thistles.

A large electricity pylon is situated near the northern boundary at the edge of Coldthorn Wood. This is a dominating feature in the landscape and the overhead cables extend through both fields.

A PRoW passes along the southern boundary of both fields.

Key features include:

- PRoW
- Tree lined ditch
- Pronounced slopes
- Pylon and overhead cables

Figure reference: 895/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is largely enclosed by hedgerow and woodland. Coldthorn Wood contains views to the north and pockets of woodland and bands of trees also limit views looking south towards neighbouring fields.

The western most part of the site occupies the highest ground and from here there is a long glimpsed view due east where the Pevensey Levels can be seen on the horizon beyond the tree line.

Two properties on Coldthorn Lane have clear views into the southern part of the site. The properties within the cul-de-sac to the western site edge have filtered views through hedgerow into the northern part of the site. From the junction of Coldthorn Lane and Summerhill Lane, there is a long view across the site towards Coldthorn Wood which forms a prominent landscape feature on the horizon and grants a sense of place.

Figure reference 895/1310/L02 – Landscape and Visual Context

895/1310 Davmau Farm, Coldthorn Lane

Zone of visual influence (ZVI)

ZVI of the site is limited by the woodland that bounds the site to the north and south west and is limited by hedgerow and bands of planting to the east. It incorporates c. 5 properties to the west and south of the site.

Refer to Figure 895/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- PRow (High Sensitivity)
- Properties to Coldthorn Lane (High Sensitivity)
- Summerhill Lane/ Coldthorn Lane (Medium Sensitivity)

Refer to Figure 895/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value.

(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 | Dominant |
| Tree Cover | Intermittent-Enclosed |
| Visibility | Moderate-High |
| Landscape Sensitivity | High |
| Landscape Value | Moderate |
| Landscape Capacity | Moderate-Low |

The site has a Moderate-Low Landscape Capacity. Its value and sensitivity is enhanced by the fact that the site is distinctly undulating and part of it occupies a high point in the local area. It forms part of an area with an Ancient remnant historic landscape and contains strong field boundaries. It also forms part of a wider area of open countryside between Hailsham and Polegate. The site also bounds a sensitive site, Coldthorn Wood, which has Ancient Woodland status.

Significant variations in sensitivity within the site - The northern edge of the site is of highest sensitivity due to its higher elevation and greater visibility and its location immediately adjacent to the Ancient Woodland, Coldthorn Wood.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Reed fringed ditch
Reason - ditches are important ecological, landscape and drainage features
2. Mature oak trees and hedgerow
Reason – trees and hedgerow enclose the site and are important, attractive features and provide landscape value
3. PRow
Reason – legal and historic right of way has important leisure value connecting the countryside around Hailsham and making it accessible
4. The long view from Coldthorn Lane to Coldthorn Ancient woodland at the northern site boundary
Reason – Long distance view contributes to the sense of place within the site

Opportunities for landscape enhancement

5. Replant the eroded field boundary to the southern edge of the site
6. Improved signage to the PRow

Refer to Figure 895/1310/L04 – Landscape Opportunities and Constraints Plan

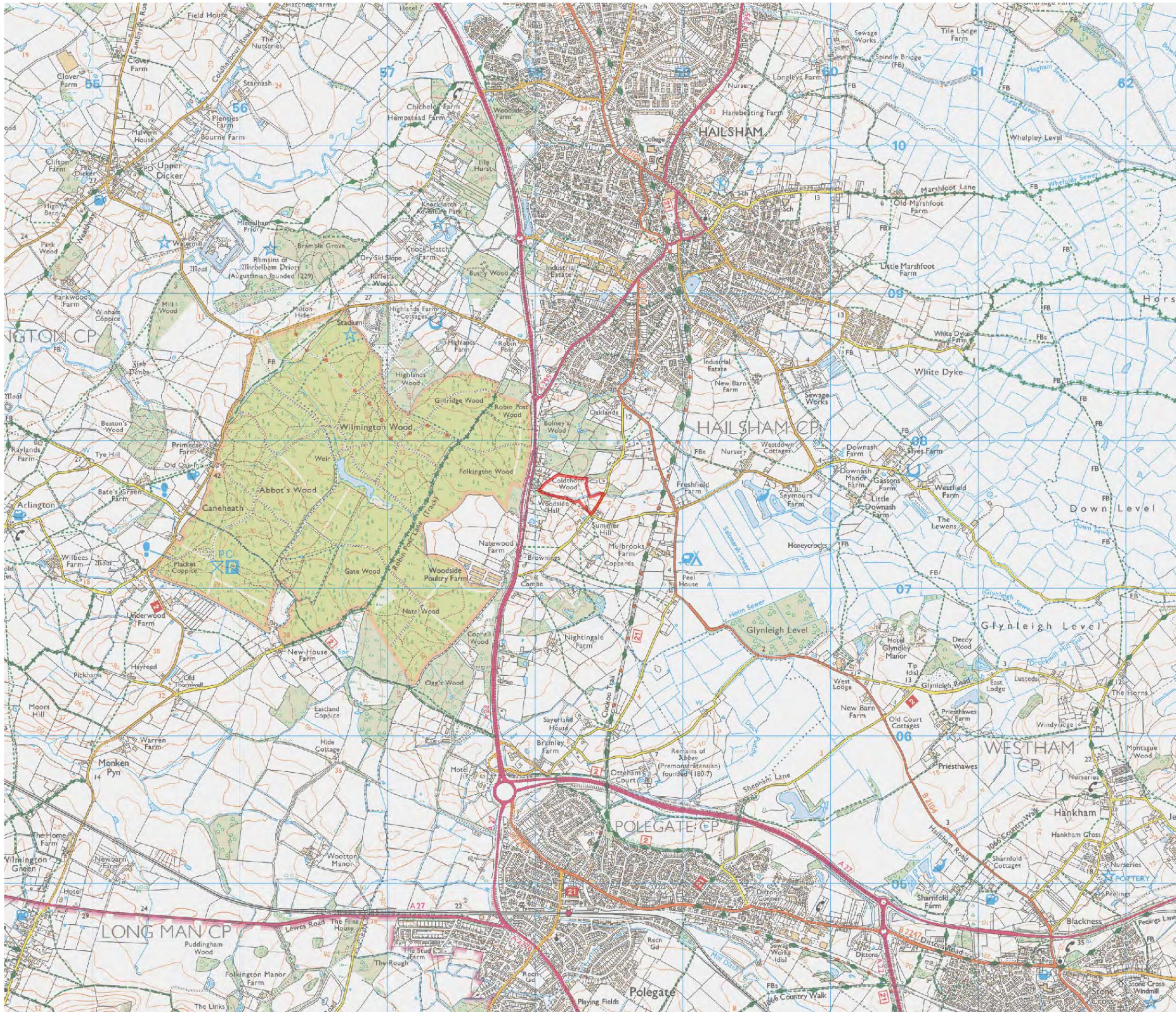
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Wooded Clay Vales, compromise the local sense of place and weaken the sense of separation between the settlements of Hailsham and Polegate. Development of the whole of the site could result in a built form which is contrary to the existing settlement pattern of the local landscape and could create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of the PRow which passes through the site and Summerhill Lane and Coldthorn Lane all of which could become more urban and less tranquil in character.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the south-eastern side of the site adjacent to Coldthorn Lane; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site, views from the PRow along the edge of the site and views from Summerhill Lane and Coldthorn Lane as they pass adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature and block or interrupt views across to Coldthorn Wood Ancient Woodland.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the restriction of development areas to the south-eastern side of the site adjacent to Coldthorn Lane; design of development with an appropriate scale and character to complement the existing landscape setting; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

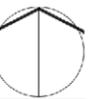


Key
 Site Boundary

L16418 Hailsham Area Action Plan
 Hailsham South
 895/1310 Davmau Farm, Coldthorne Lane

Site Location

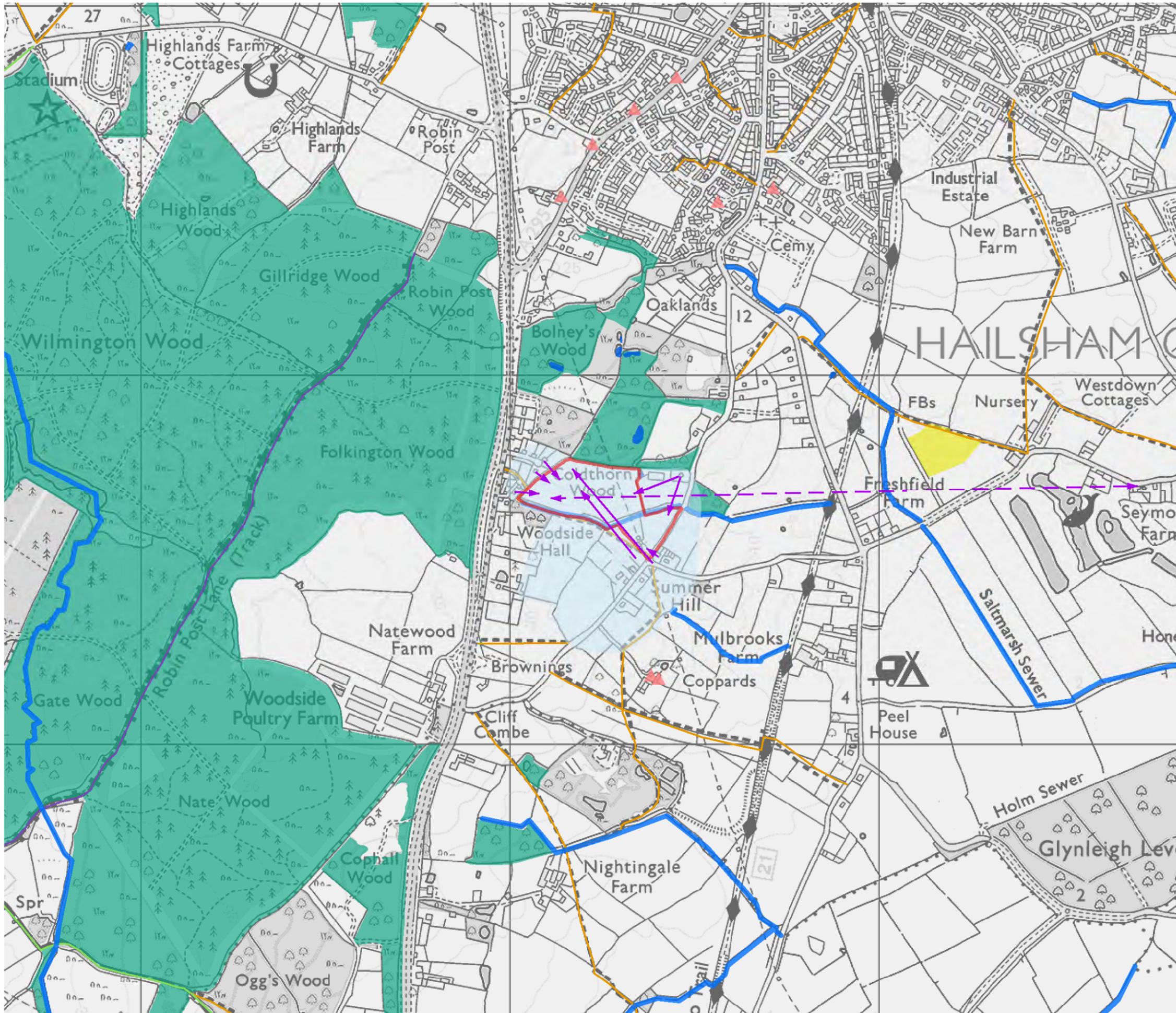
Figure 895/1310/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - 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

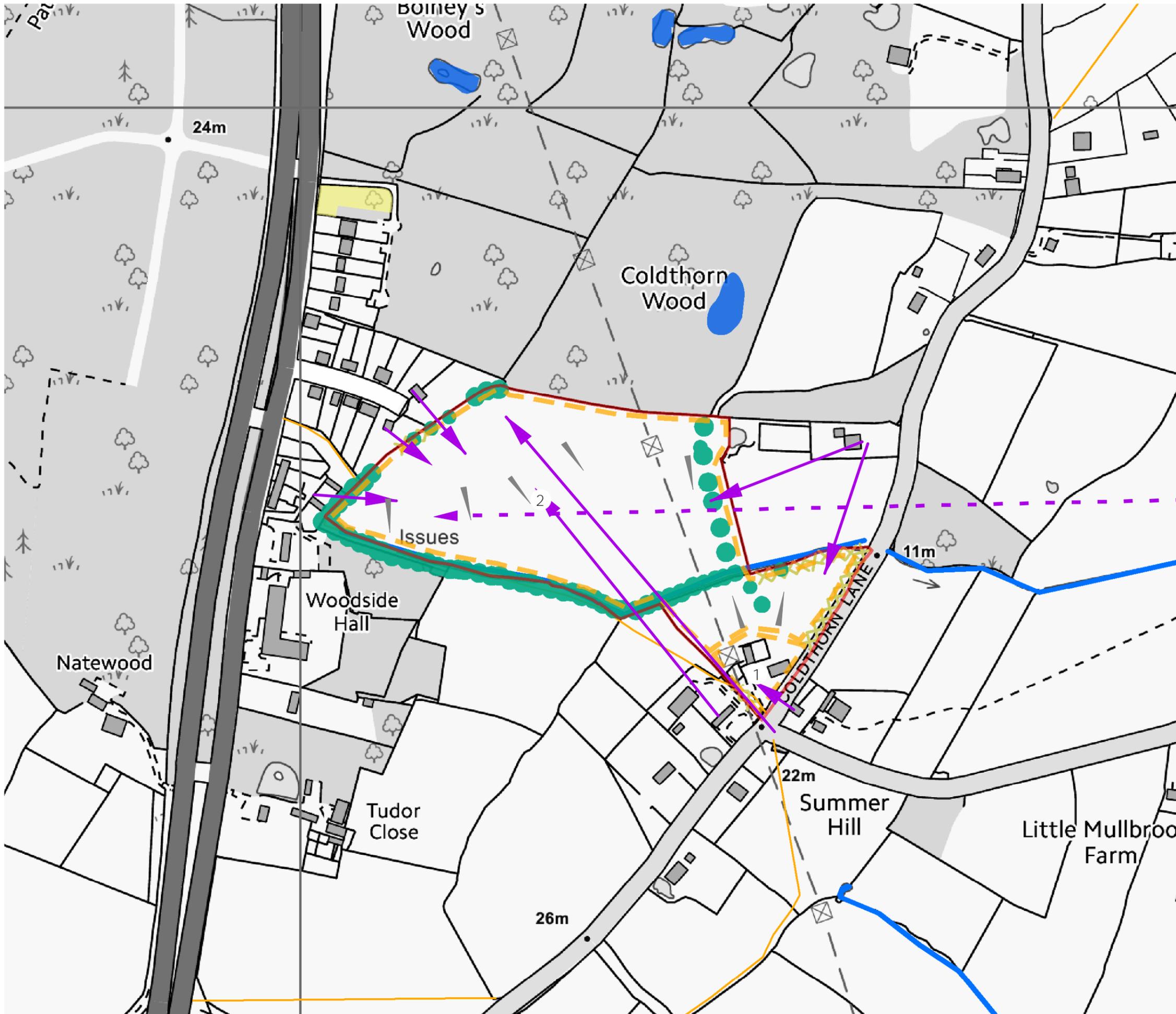
L16418 Hailsham Area Action Plan
 Hailsham South
 895/1310 Davmau Farm, Coldthorne Lane

Landscape and Visual Context

Figure 895/1310/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

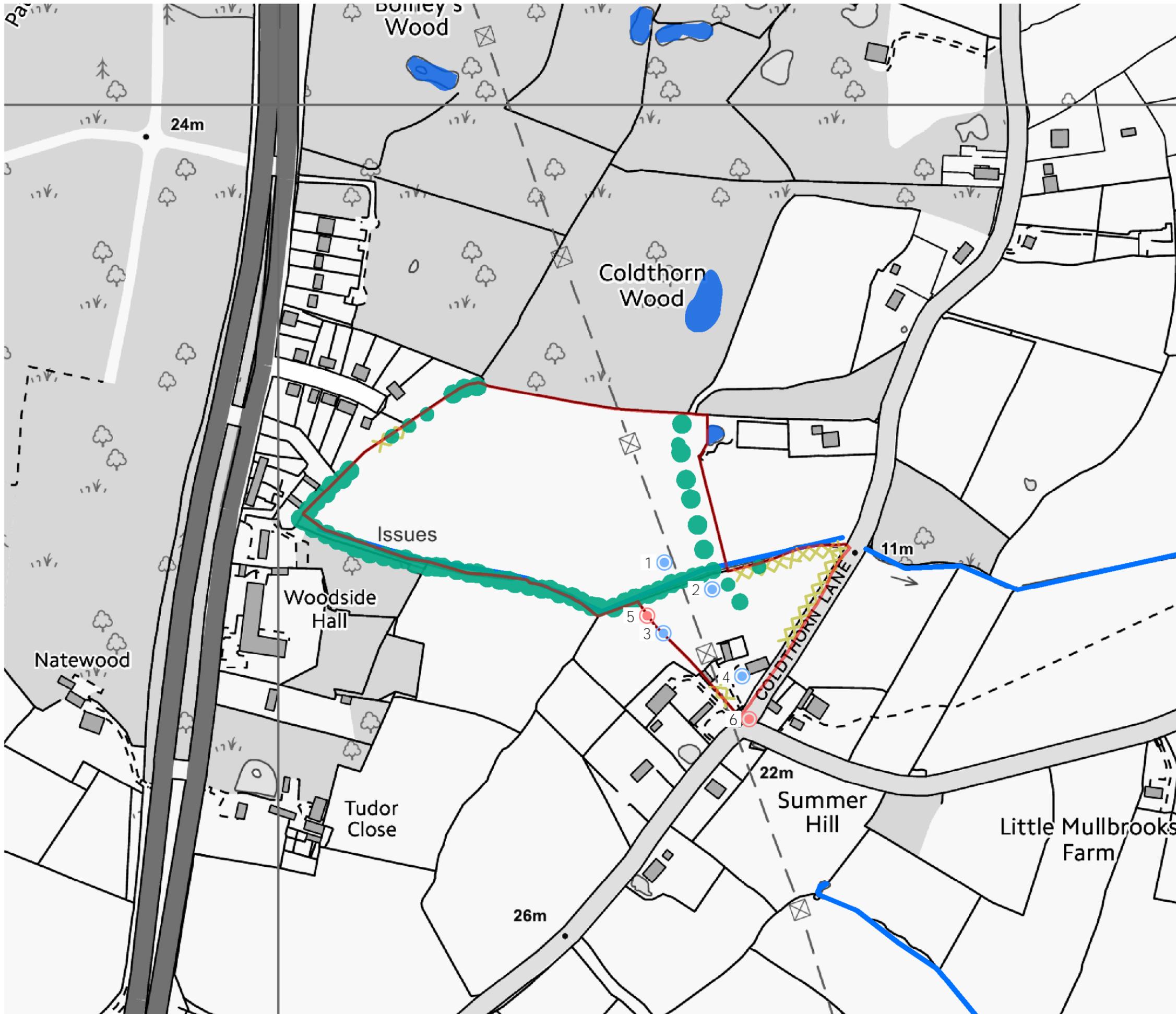
L16418 Hailsham Area Action Plan
 Hailsham South
 895/1310 Davmau Farm, Coldthorne Lane

Site Analysis

Figure 895/1310/L03
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- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 895/1310 Davmau Farm, Coldthorne Lane

Landscape Opportunities and Constraints

Figure 895/1310/L04
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Landscape and Visual Assessment

Location and description

The site comprises a large area of pastoral fields and a small woodland (Megan Wood) on land to the north of Polegate. It is bordered by the Cuckoo Trail (Sustrans route) to the east and the A22 to the west. Sayerland House (Grade II Listed Building) borders the site to the south and two country lanes - Sayerland Lane and Otham Court Lane, pass around the southern corner of the site.

The site lies in a rural area within the Open Clay Vales landscape character area which is an area of higher land which overlooks the Pevensey Levels to the east and is part of a strategically important area of open countryside which separates Polegate from Hailsham. There is little development in the area other than scattered farmsteads and occasional properties along Sayerland Lane. To the east of the area is an extensive area of drained alluvial grazing lands and to the west is Wilmington Wood – an extensive area of Ancient Woodland (**incorporating Ogg's Wood, Cophall Wood and Nate Wood close to the site**).

A PRoW passes through the middle of the site providing a connection between Summerhill Lane in the north with Sayerland Lane in the south.

Figure reference: 896/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E5 Hailsham and Lower Horsebridge

Landscape setting area: South-east corner of site lies in Polegate landscape setting area 1. (Remainder of site lies outside landscape setting assessment).

Distinctive characteristics - Polegate Area 1

- Urban fringe land-uses associated with the A27 main road corridor which reduces overall sense of remoteness and tranquillity
- Small scale patchwork of Ancient fields

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

Figure reference 896/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Paddock area

The area comprises two low-lying fields either side of Sayerland Lane used mainly as paddocks. The area has a mixed character of rural and urban fringe uses. Traffic noise from the A27 is audible and a large field to the north of Sayerland House is intensively used for equestrian activities.

Sayerland House is located between the two fields (outside the site) – a large seventeenth century house (Grade 2 Listed Building) set in extensive grounds with mature trees.

Key features include:

- Sayerlands House and grounds (Listed Building)
- Noise from the adjacent roads – the A27
- Mature tree line around southern field
- PRoW
- Stand of oak trees on northern boundary

896/1510 Land at and adjoining Baytree Farm, Baytree Lane (formerly 256/1510)

- Two ponds

2. Pastoral landscape surrounding Nightingale Farm

An area of small scale pastoral fields (field pattern is partly ancient and partly historic) on land rising gently to the north. The area has rural character with long distance views across surrounding countryside to the south towards the South Downs and the east. Mature field hedgerows and hedgerow trees provide a strong landscape framework. Nightingale Farm is a large farmstead in the centre of the area (but outside the site boundary). A PRow crosses the area and the Cuckoo Trail passes adjacent to the eastern edge of the site. A large block of Ancient Woodland (Megans Wood) in the north of the area forms a landscape feature visible from Summerhill Lane. The A22 passes adjacent the western boundary of site and although almost completely screened from view by a tree belt, is clearly audible from much of the site.

Key features include:

- Megans Wood
- Historic and Ancient field pattern
- Mature field hedgerows and hedgerow trees
- Woodland belt on southern boundary

Figure reference: 896/1510/L03 - Site Analysis

Visual analysis

Visual context

Within the site there are open views across the site and long distance views to the South Downs. However, in the local surrounding area the site is relatively enclosed. To the west, vegetation along the A22 and the extensive area of wood (Wilmington Wood) screen the site from most viewpoints. To the east, vegetation along the cuckoo trail encloses the site whilst to the north, Megans Wood (within the site) and Amazon Wood enclose the site and screen it from most viewpoints to the north. The south side of the site is enclosed by belts and groups of mature vegetation both within the site (e.g. the boundary to Otham Court Lane and around Sayerlands House) and in the adjacent area to the south (e.g. along Bay Tree Lane and around the A22 and A27 and the road interchange).

The site is most open to view from the PRow which passes through the site, various points along the Cuckoo Trail and from properties within and adjacent to the site.

Figure reference 896/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

Main ZVI of the site extends between the A22 to the west, the Cuckoo Trail to the east, the A27 to the south and Summerhill Lane. There are also substantial elevated areas of the South Downs between Willingdon and Wilmington (c. 3-4km from the site) from which the site is clearly visible.

Refer to Figure 56/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- The Cuckoo Trail (intermittent views from a c. 0.5km stretch) (High sensitivity)
- PRow through the site (c. 1km stretch) (High sensitivity)
- PRow within the South Downs AONB (High sensitivity)
- Residential properties within and adjacent the site (e.g. Sayerlands House (Grade II Listed), Nightingale Farm, Nightingale Place and other properties on Sayerland Lane) (High sensitivity)
- Summerhill Lane (Medium sensitivity)
- Sayerland Lane (Medium sensitivity)

896/1510 Land at and adjoining Baytree Farm, Baytree Lane (formerly 256/1510)

Refer to Figure 896/1510/L03 key local views into site

Landscape sensitivity and capacity

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

Polegate Landscape Setting Area 1 covers the southern part of site 256/1510. The assessment for all of area 1 was that the area is considered to have a Moderate Landscape Capacity as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. There is a strongly recognisable pattern of ancient drained fields, lined with reed fringed ditches (which are valuable landscape features), however human influences are present in the form of road corridors and associated service areas, detracting from the value of the landscape and reducing the overall sense of remoteness and tranquillity.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-----------------------|----------------------|
| Distinctiveness | Distinct |
| Continuity | Ancient and Historic |
| Strength of Place | Moderate/Strong |
| Landform | Apparent |
| Tree Cover | Intermittent |
| Visibility | Moderate |
| Landscape Sensitivity | Moderate |
| Landscape Value | High |
| Landscape Capacity | Low-Moderate |

The site has a **Low-Moderate Landscape Capacity**. The site's elevated areas, strongly rural character and role in providing separation between Hailsham and Polegate together with its strong field boundaries, significant blocks of vegetation and visibility from the South Downs National Park contribute to its value and sensitivity.

Significant variations in sensitivity within the site - The southern part of the site (character area 1) is of slightly lower sensitivity than the remainder of the site due to its proximity to the existing settlement edge of Polegate, the presence of urban fringe land uses within and adjacent to the site and lower topography.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing hedgerows and hedgerow trees
Reason – these form part of the historic field pattern and provide landscape and historic value
2. Setting to Sayerlands House

896/1510 Land at and adjoining Baytree Farm, Baytree Lane (formerly 256/1510)

Reason – a Grade II Listed Building

3. Ponds and drainage ditches

Reason – these are important landscape, ecological and drainage features

4. Megan Wood, and oak stand and woodland belts within the site

Reason – these are important areas of mature woodland which provide enclosure to the site and are valuable landscape features

Opportunities for landscape enhancement

5. Strengthen vegetation belt along Cuckoo Trail to improve enclosure of site and strengthen Cuckoo Trail green corridor

6. **Introduction of woodland management regime for Megan's Wood**

7. Reinstatement to gaps in the hedgerow between fields

Refer to Figure 896/1510/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the site could potentially affect the character of the Open Clay Vales and weaken the sense of separation between the settlements of Hailsham and Polegate. Development of the whole site could result in a built form which is contrary to the existing settlement pattern of the local landscape and would create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of the PRoW which pass through the site, the Cuckoo Trail and the adjacent lanes with all of them becoming more urban and less tranquil in character. Development could also affect the setting of Sayerland House (Listed Building) adjacent to the site.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; restricting development to the southern part of the site; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and views from the Cuckoo Trail, PRoW and Sayerland Lane as they pass through/adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral character of views. In clear conditions, development on the site may also be noticeable in the distance in views from the South Downs National Park forming a new area of development unconnected to Hailsham or Polegate and potentially forming an intrusive feature in the view
- Potential visual effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting; restricting development to the southern part of the site; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

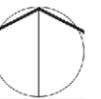


Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Hailsham South
 896/1510 Land at North Polegate

Site Location

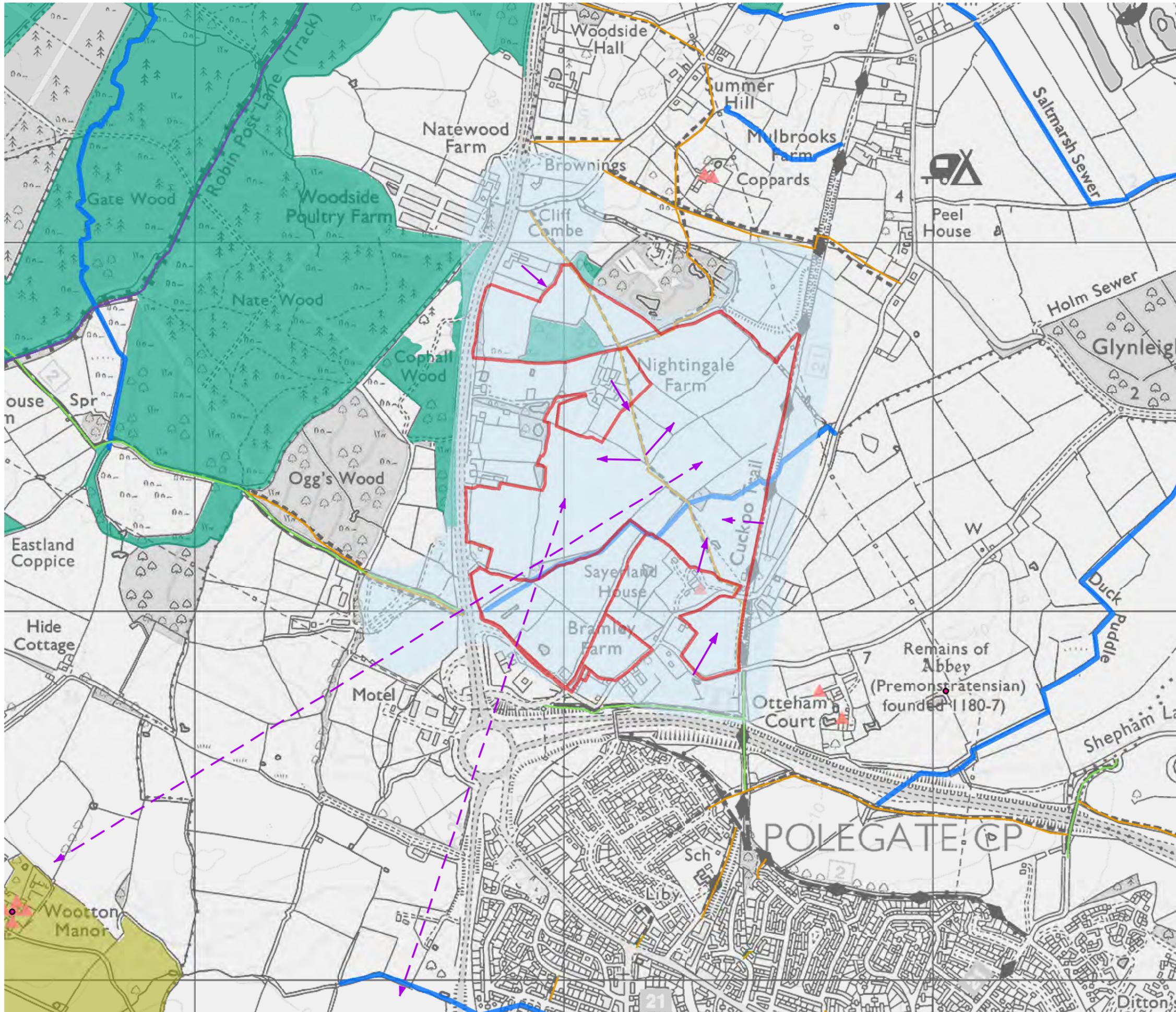
Figure 896/1510/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - 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 South
 896/1510 Land at North Polegate

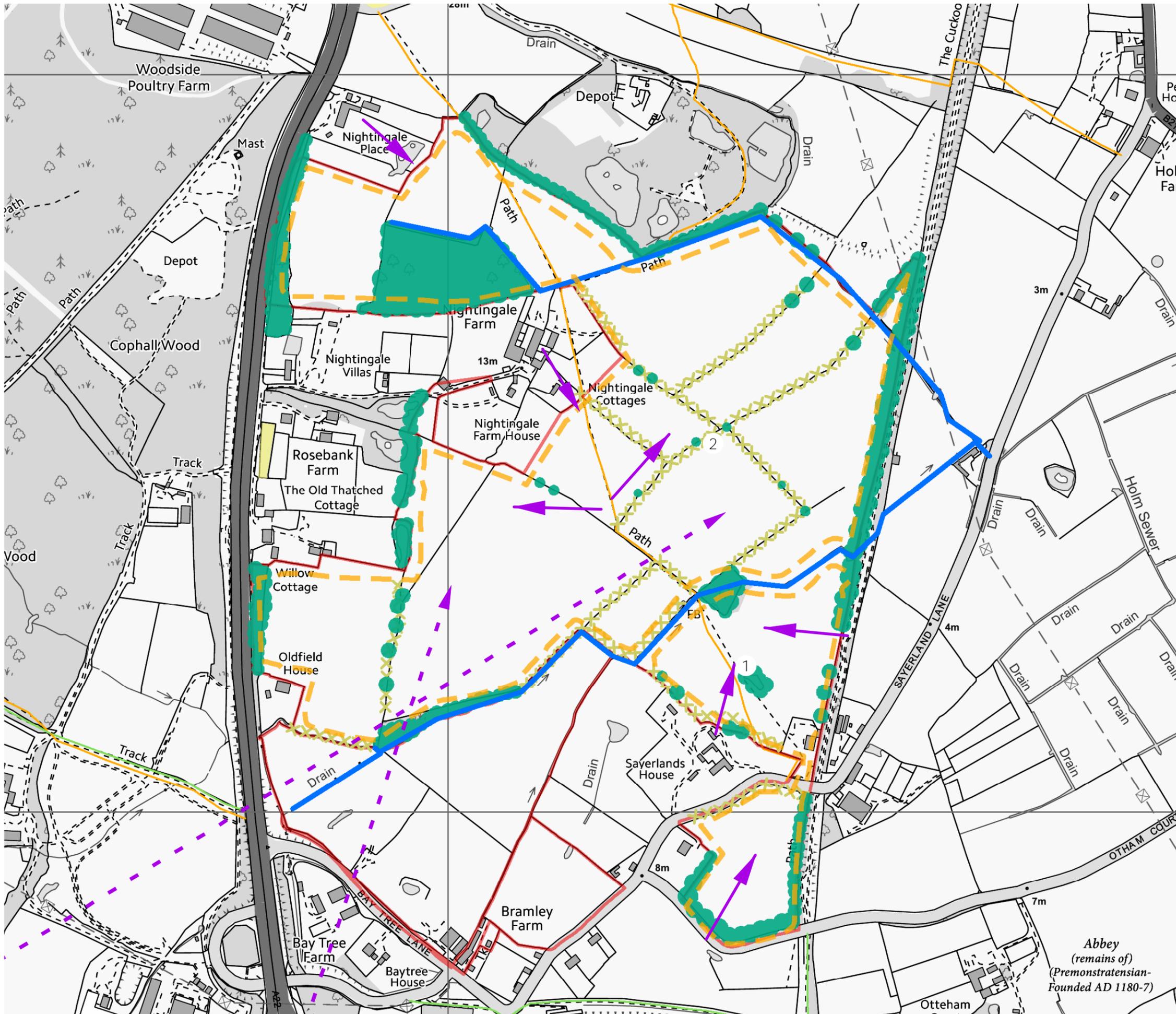
Landscape and Visual Context

Figure 896/1510/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 South
 896/1510 Land at North Polegate

Site Analysis

Figure 896/1510/L03
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Sept 2016

Abbey
 (remains of)
 (Premonstratensian-
 Founded AD 1180-7)

900/1310 Land Adjoining Old Loom Mill

Landscape and Visual Assessment

Location and description

The site is located c. 1km south of the edge of Hailsham on the west side of the B2104/Ersham Road. It is adjacent to the edge of the Pevensey Levels and forms part of a strategically important area of agricultural landscape which separates the settlements of Hailsham and Polegate. The Cuckoo Trail (Sustrans long distance cycle and footpath route) passes along the western edge of the site and a PRoW passes along the southern edge of the site. Peel House Farm caravan park is adjacent to the south east corner of the site.

The site itself comprises a former mill building (now used for small businesses and a tea room) and a number of paddocks.

Figure reference: 900/1310/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 and Lower Horsebridge

Landscape setting area: close to Hailsham Area 6

Distinctive characteristics of Hailsham area 6

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields
- Several narrow rural road corridors

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

Figure reference 900/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Old Loom Mill

The north-western corner of the site contains a cluster of large buildings including a former mill building which are now used for tea rooms and a number of small businesses and retail units. On the west side is an informal area of hard standing partly used for car parking and partly overgrown and containing piles of rubble and abandoned vehicles/boat etc. The area includes a link to the Cuckoo Trail.

Key features include:

- Former mill building
- Line of mature scrub forming boundary with the Cuckoo Trail
- Long distance views towards the South Downs in the south and the Pevensey Levels in the east

2. Paddocks.

The southern part of the site has some small stable buildings on the west side and an area of large and small paddocks divided by timber post and rail fences. Several of the larger paddocks contain horse jumps. A number of large mature trees (mainly oak) are present around the site perimeter forming local landscape features. The area feels distant from the settlements of Hailsham and Polegate and derives a sense of place from its attractive long distance views towards the South Downs in the south and the Pevensey Levels in the east.

900/1310 Land Adjoining Old Loom Mill

Key features include:

- Prominent mature oak trees around the site boundary
- Line of mature scrub forming boundary with the Cuckoo Trail
- Long distance views towards the South Downs in the south and the Pevensey Levels in the east

Figure reference: 900/1310/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed along the western edge by mature vegetation along the Cuckoo Trail and in the south-east corner by mature vegetation in and around Peel Farm. (In summer, views of the site from the Cuckoo Trail are generally screened by vegetation but in winter there are likely to be glimpsed views through the trees to the site) Elsewhere the edges of the site are more open and there are close proximity views into the site from the B2104 as it passes the eastern edge of the site and a PRoW which passes adjacent to the southern edge of the site. There are also long distance views towards the site from PRoW in elevated areas on the northern edge of the South Downs National Park.

Figure reference 900/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site extends from the Cuckoo Trail in the west to the western edge of the Pevensey Levels in the east. To the north, the ZVI is contained by buildings and vegetation on the adjoining site and to the south it is contained by vegetation around the edge of the site. There is also an elevated area of the South Downs from which the site is visible.

Refer to Figure 900/1310/L02 for approximate ZVI

Key views and principal visual receptors

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

- B2104/Ersham Road (Low sensitivity)
- Cuckoo Trail (High sensitivity)
- PRoW south of the site (High sensitivity)

Refer to Figure 900/1310/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 6

Area is considered to have High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate Landscape Value. There is little historic continuity within this area. Features of landscape value include pockets of Ancient Woodland and mature hedgerows.

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

Site sensitivity and capacity assessment

| Criteria | Assessment |
|-----------------|------------|
| Distinctiveness | Distinct |

900/1310 Land Adjoining Old Loom Mill

| | |
|-----------------------|---------------------------|
| Continuity | Ancient |
| Strength of Place | Strong |
| Landform | Insignificant |
| Tree/Building Cover | Intermittent |
| Visibility | Low (Higher on east side) |
| Landscape Sensitivity | Moderate |
| Landscape Value | Moderate-High |
| Landscape Capacity | Moderate-Low |

The site has a Moderate-Low Landscape Capacity to accommodate residential development. The openness of the site to the Levels to the east, its strongly rural character and role in a wider area which provides separation between Hailsham and Polegate together with its contribution to the Ancient field pattern of the area and significant oak trees contribute to its value and sensitivity.

Significant variations in sensitivity within the site - Area one (around Old Loom Mill) is lower sensitivity due to the presence of the existing old mill building and surrounding outbuildings and car park area.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

- Existing mature trees (mainly oak)
Reason - trees form important landscape features (particularly in views from the B2104/Ersham Road) and contribute to ecological value of the site
- Boundary hedgerows
Reason – Hedgerows form part of an Ancient Historic Remnant Landscape and are local landscape and ecological features

Opportunities for landscape enhancement

- Potential for introduction of landscape zone along western side to strengthen the existing green corridor formed by The Cuckoo Trail

Refer to Figure 900/1310/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across all of the site could potentially affect the character of both the Open Clay Vales and the Pevensy Levels and weaken the sense of separation between the settlements of Hailsham and Polegate. This would be particularly as experienced from the B2104/Ersham Road, the Cuckoo Trail, PRoW, and from the open Levels landscape to the east. Development of the whole site could result in a built form that is contrary to the existing settlement pattern of the local landscape and would create a disconnected area of development that could interrupt the openness of the countryside. Development on the site could also affect the rural character of the PRoW which passes along the southern edge of the site and the Cuckoo Trail with both of them becoming more urban and less tranquil in character. However, conversion of the former mill building to residential use and/or introduction of other residential development in area one is unlikely to result in significant landscape or visual effects due to the presence of existing

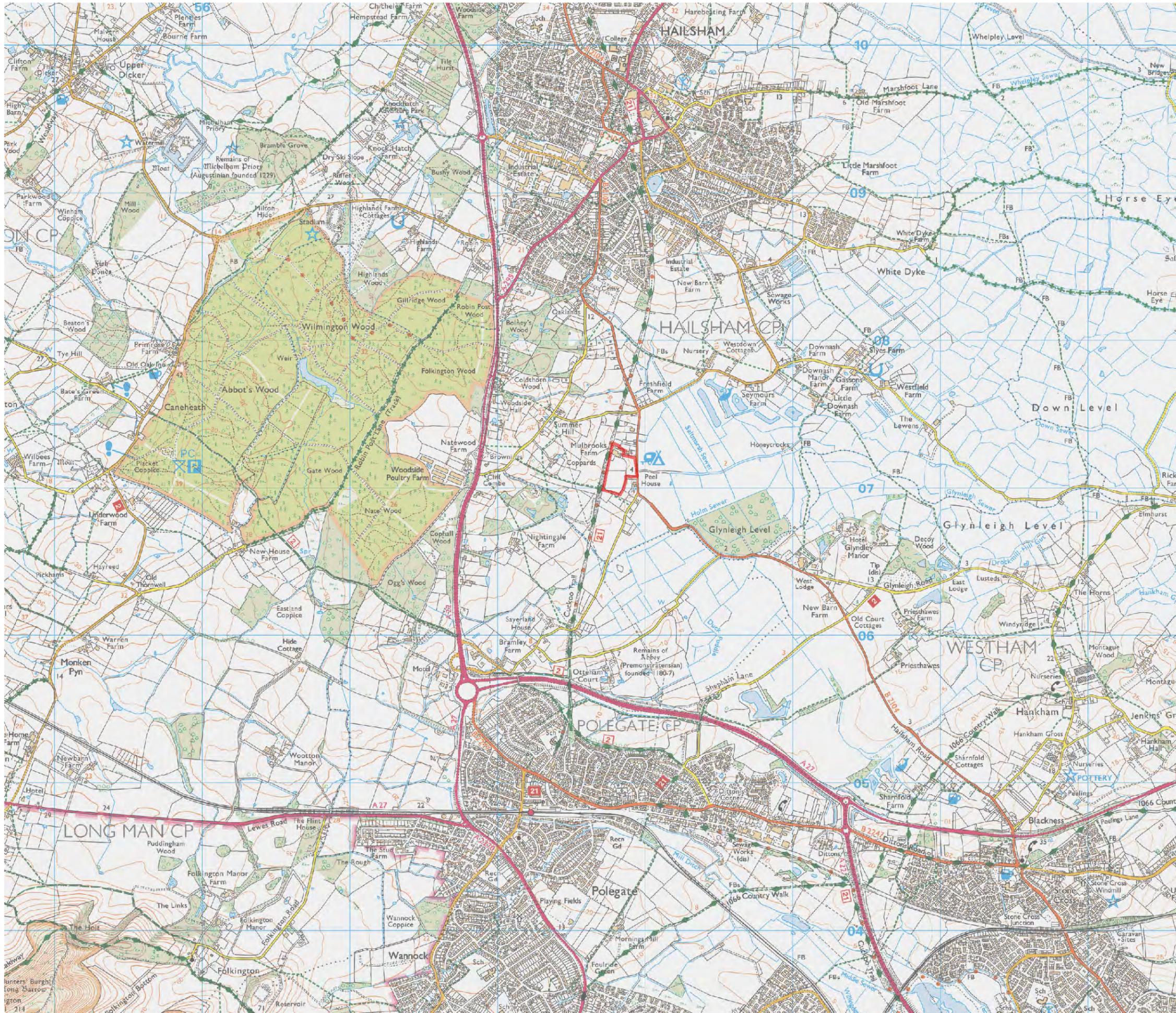
900/1310 Land Adjoining Old Loom Mill

development in the area and the enclosure of this part of the site by existing buildings and vegetation

- Potential landscape effects arising from development on the site could be mitigated to some extent through: the design of development with an appropriate scale and character to complement the existing landscape setting (including restricting development to small scale development in and around the existing mill buildings); providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes adjacent to the site; integrating strategic tree planting within the development areas; and the retention of the existing landscape features within the site noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of views from properties which overlook the site and views from the Cuckoo Trail, PRoW and B2104/Ersham Road as they pass through/adjacent to the site. Development on the site may be visible in these views and built development may form an intrusive feature which detracts from the current pastoral character of views. In clear conditions, development on the site may also be noticeable in the distance in views from the South Downs National Park forming a new area of development unconnected to Hailsham or Polegate and potentially forming an intrusive feature in the view. However, development on the site would be a distant feature and would be unlikely to significantly affect the character or quality of the view. There may also be occasional glimpsed views from longer distance viewpoints on PRoW to the east of the site within the Pevensy Levels (particularly in winter) but development is unlikely to be visually prominent due to the presence of trees in the landscape which screens the site from many viewpoints.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention of existing mature planting within and round the site; providing a landscape buffer between the development edge and both the Cuckoo Trail and the PRoW which passes through the site; and integrating strategic tree planting within the development areas.

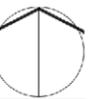


Key
 Site Boundary

L16418 Hailsham Area Action Plan
 Hailsham South
 900/1310 Land adjoining the Old Loom Mill

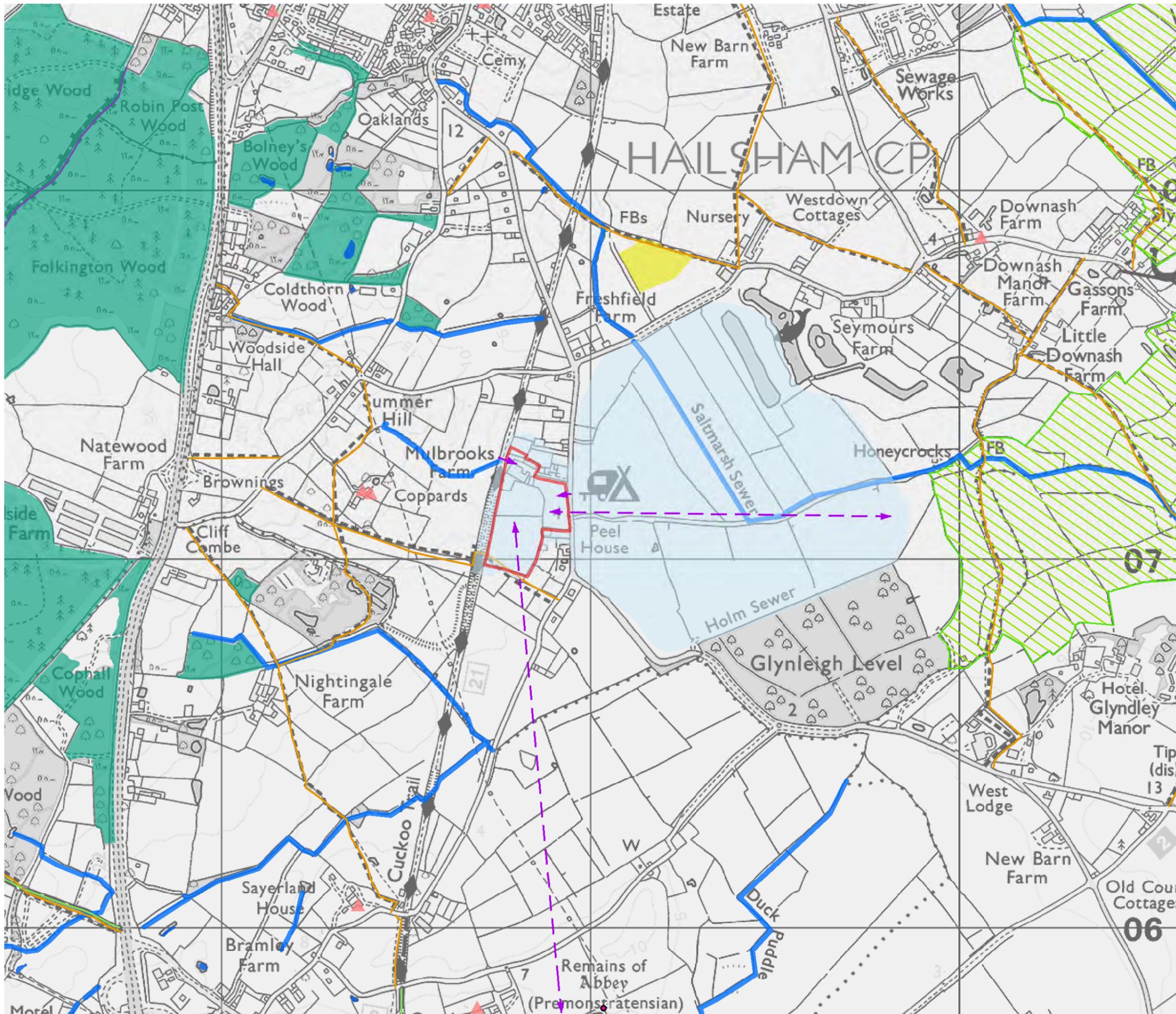
Site Location

Figure 900/1310/L01
 1:25 000@A3



Nov 2016





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

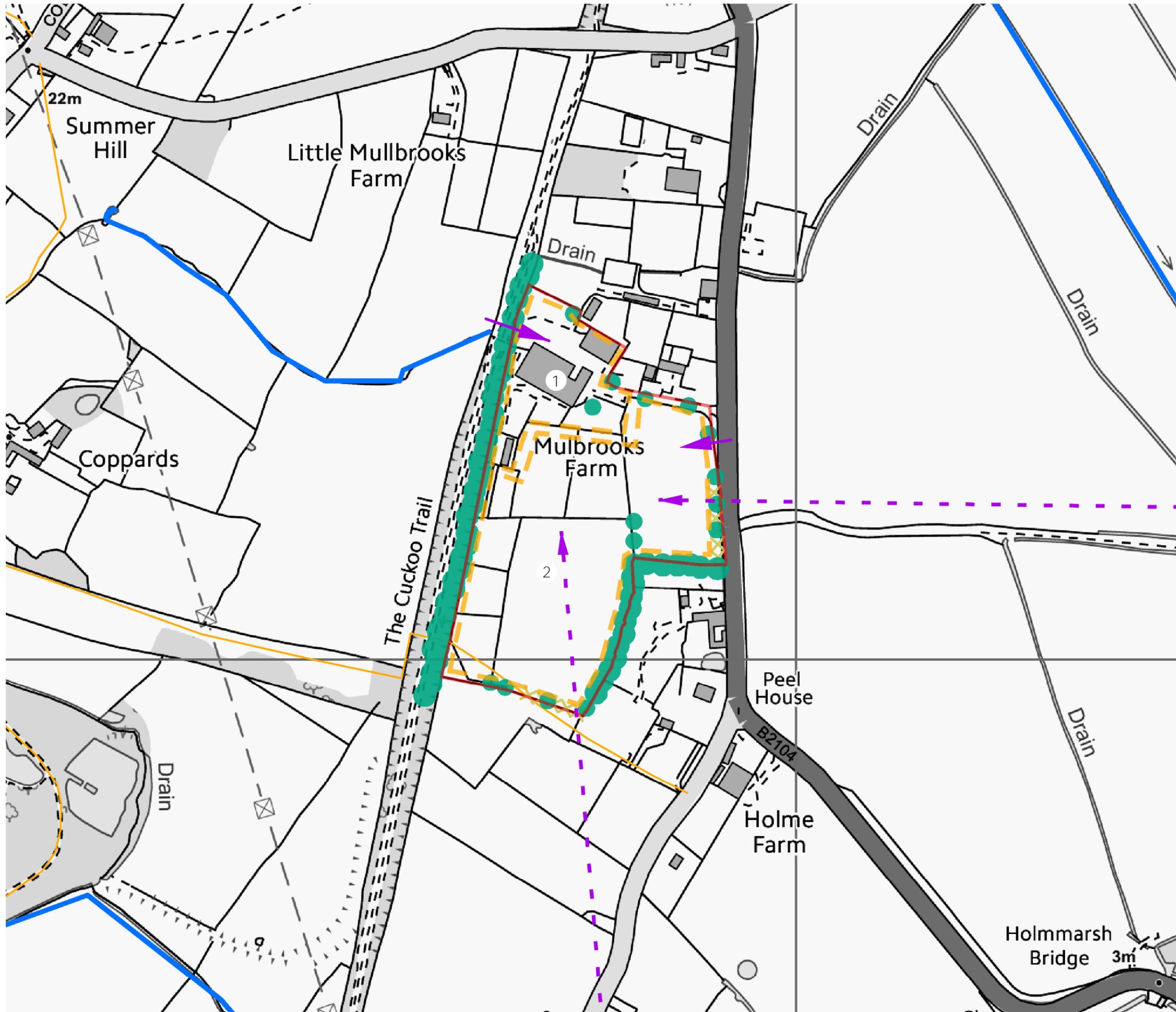
L16418 Hailsham Area Action Plan
 Hailsham South
 900/1310 Land adjoining the Old Loom Mill

Landscape and Visual Context

Figure 900/1310/L02
 1:10 000@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

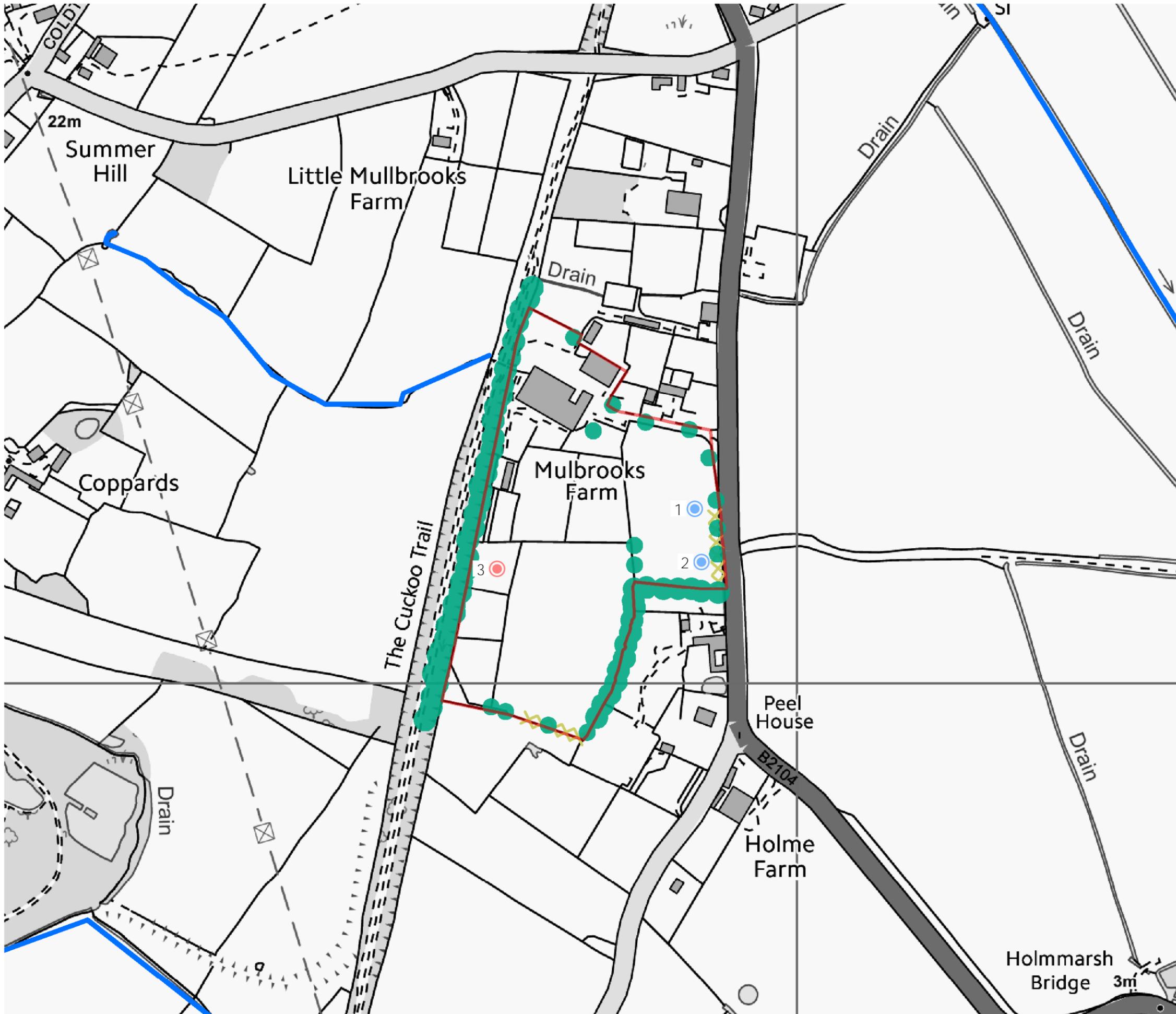
L16418 Hailsham Area Action Plan
 Hailsham South
 900/1310 Land adjoining the Old Loom Mill

Site Analysis

Figure 900/1310/L03
 1:3 000@A3

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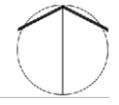


- Key**
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Hailsham South
 900/1310 Land adjoining the Old Loom Mill

Landscape Opportunities and Constraints

Figure 900/1310/L04
 1:3 000@A3



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