

Appendix 2.6 – Lower Horsebridge

Sites

067_3100 Land to the East of A267
080_3100 Rothwebis Nursery
428_3100 Land at North Street
780_3100 Land East of A22 and South of A271

067/3100 Land to the East of A267

Landscape and Visual Assessment

Location and description

The site is situated in a predominantly rural area on the outskirts of the village of Lower Horsebridge. The urban edge of the main Horsebridge/ Hailsham settlement is about 500m away to the south.

The site itself comprises part of an open arable field bordered on two sides by hedgerow. It is accessed by a farm track which leads to the A271 and is also a PRoW bridleway.

The southernmost tip of the site is overlooked by a small cluster of properties situated in the village of Lower Horsebridge including Busbridge House and Croft Cottage (Grade II listed eighteenth century residential properties). To the east, a collection of properties on the B2104 are present in the distance.

The B2104 is a short distance away to the east and the A267 passes close to the site to the west.

A Public right of Way extends through the site in a north - south direction. Beyond the site to the south, it continues a short distance to meet the village of Lower Horsebridge and to the north it continues for c.300m until it meets a junction outside Hellings Primary School and Hellings cemetery.

Figure reference: 067/3100/L01 – Land to the East of the A267

Landscape character context

County Landscape Character Area: Eastern Low Weald (High Sensitivity)

Local Landscape Character Type and sensitivity: Open Clay Vales

Local Landscape Character Area: E6 Hellings

Landscape setting area: The closest is Hailsham 9

Distinctive characteristics - Hailsham 9

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral ancient fields;
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement

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

Figure reference 067/3100/L02 – Landscape and Visual Context

Site character areas and key features

1. Gently undulating open field

The site comprises part of an open, arable field. It is enclosed by vegetation on two sides. The boundary to the south/ south west is formed by a mature, mixed hedgerow with some prominent oak trees. An earth bank separates the site from a farm track and bridleway which passes beyond the edge of the boundary at a lower level. The boundary to the east comprises a single species hedgerow.

To the north and north west, the site boundary does not follow any discernible site features but extends across the middle of a large field.

The site has a rural character but noise from the surrounding roads – the B2104, A267 and the A271 all

067/3100 Land to the East of A267

generate noise which detracts from the sense of tranquillity. In the northern part of the site, the B2104 becomes a visually dominant feature, since it is situated at a lower level than the site and it can be clearly viewed over the top of the adjacent hedgerow.

The site is gently undulating, the highest point can be found in the northern corner of the site before the field slopes away to meet the B2104. There are long distance views beyond this of open countryside with rolling fields and tree belts. At the edge of the site there are some distinctive clumps of oak trees.

Overhead cables extend along the western boundary while a PRoW extends through the site in a north-south direction.

Key features include:

- PRoW
- Long views of rolling fields to the north
- Hedgerow with mature oak trees (along south-western boundary)

Figure reference: 067/3100/L03 - Site Analysis

Visual analysis

Visual context

The site is visually contained to the south, east and west but there are long distance views to the north. There are direct, close views from the three properties at the southern corner of the site including Busbridge House, (a Grade II Listed Building). There are also views in to the site from the surrounding roads. The site is visually prominent from the A267 because it is situated at a higher level than the road. The Granary Rural Business Centre can be seen on the A267, due north of the site. There will also be views from the B2104 and from the properties and the school that line this stretch of road between the village of Lower Horsebridge and the junction with the A267. Open views of the site are experienced from the PRoW as it extends through the site and continues northwards. A further PRoW which extends through fields to the north of the site beyond the A267 also experiences open views in to the site. The bridleway beyond the south western site boundary may experience some glimpsed views during the winter months.

Figure reference 067/3100/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited to the south and south west by the mature hedgerow that bounds the site and lines both sides of the adjacent track. To the east it incorporates the properties that overlook the site within the village of Lower Horsebridge and extends along the B2104 to incorporate the cluster of properties and the school, but these properties and hedgerow to the B2104 limit the ZVI from extending further. To the north the ZVI extends much further across open countryside with rolling fields until it is contained by Boggy Wood and surrounding tree belts.

Refer to Figure 067/3100/L02 for approximate ZVI

Key views and principal visual receptors

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

- The A267 (Low sensitivity)
- Properties to the southern boundary in Lower Horsebridge (High sensitivity)
- PRoW (High sensitivity)

Refer to Figure 067/3100/L03 key local views into site

Landscape sensitivity and capacity

067/3100 Land to the East of A267

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 9

Area is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

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

The site has a High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate-Low Landscape Value. The Moderate-Low Landscape Value of the site arises from the absence of landscape features within the site, its location adjacent to an existing settlement edge and its separation from a wider area of undeveloped countryside by the A267.

Significant variations in sensitivity within the site - The southern edge of the site is more sensitive due to its proximity to a PRoW, prominent belt of mature trees and Listed Buildings (south-east end).

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. PRoW
Reason – legal and historic right of way has important leisure value connecting the countryside around Lower Horsebridge and Hailsham making it accessible
2. Existing hedgerow and trees
Reason – the hedgerow along the south-west site boundary is a mature mixed species native hedgerow with mature oak trees which contains the site along this edge and has ecological value

Opportunities for landscape enhancement

3. Improved signage to the public right of way
4. Potential opportunity along southern edge of site to create landscape zone/open space, which

067/3100 Land to the East of A267

would strengthen existing green corridor along bridleway

Refer to Figure 067/3100/L04 – Landscape Opportunities and Constraints Plan

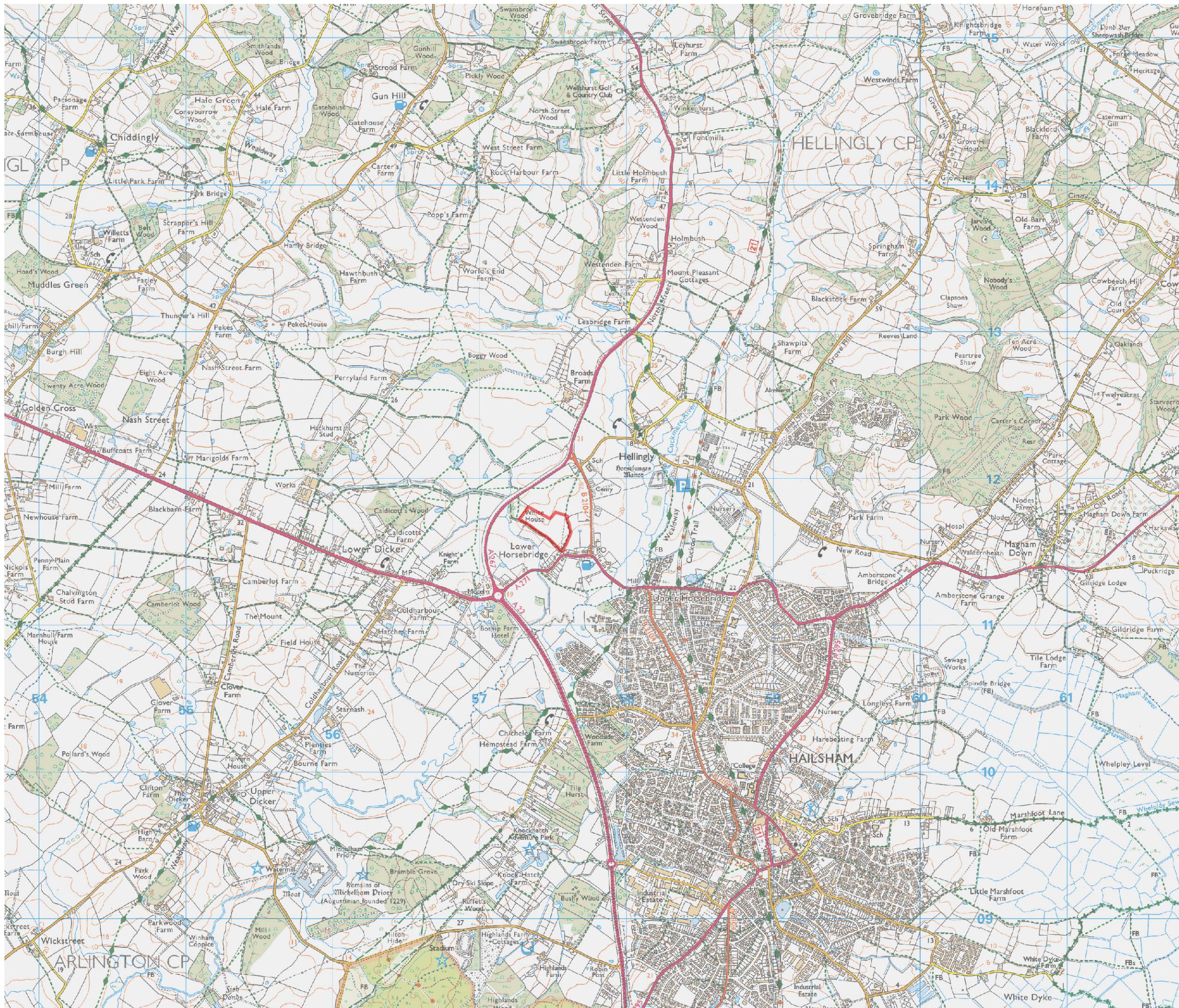
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development across the whole of the site would form a new area of settlement that would contrast with the existing small scale settlement pattern of Lower Horsebridge. Development on the site has the potential to affect the character and setting of the village of Lower Horsebridge and reduce the openness of the countryside surrounding the existing village. The rural character of the PRoW which pass through and adjacent to the site could also be affected. However, the village setting and PRoW network has already been compromised to some extent by the construction of the A267 to the north of Lower Horsebridge which acts as a barrier between the village and the open countryside to the north/west.
- Potential landscape effects arising from development on the site could be mitigated through: restriction of the development area to the eastern side of the site (adjacent to the existing village edge); creation of a landscape buffer between the development edge and PRoW which pass through and adjacent to the southern and eastern edges of the site; retention of existing boundary vegetation around the perimeter of the site; and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Without appropriate mitigation measures there is the potential for the character and quality of views from the properties at the edge of the site and along the B2014 (including Grade II listed Busbridge House), which overlook the site, to be affected with views across a developed site replacing existing open views across countryside. Views from the PRoW which pass through and adjacent to the site and the adjacent roads (B2104 and A267) could also be similarly affected.
- Potential visual effects arising from development on the site could be mitigated through: creation of a landscape buffer between the development edge and PRoW which pass through and adjacent to the southern and eastern edges of the site; retention of existing boundary vegetation around the perimeter of the site; creation of a set back between the development edge and the listed buildings to the south of the site and designing development with a scale and character appropriate to the landscape character and context of the site

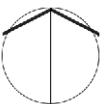


Key
 Site Boundary

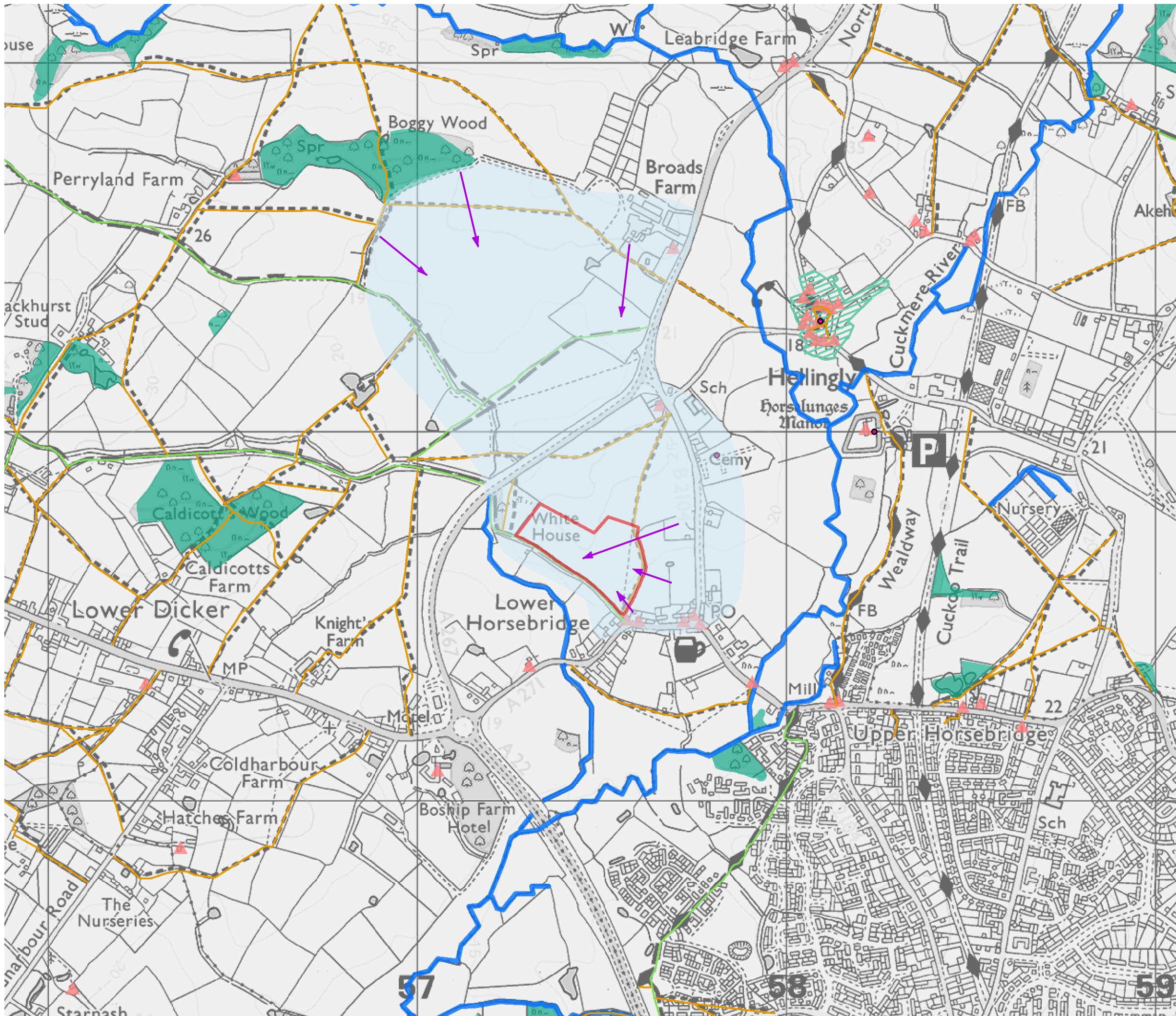
L16418 Hailsham Area Action Plan
 Lower Horsebridge
 067/3100 Land to the east of A267

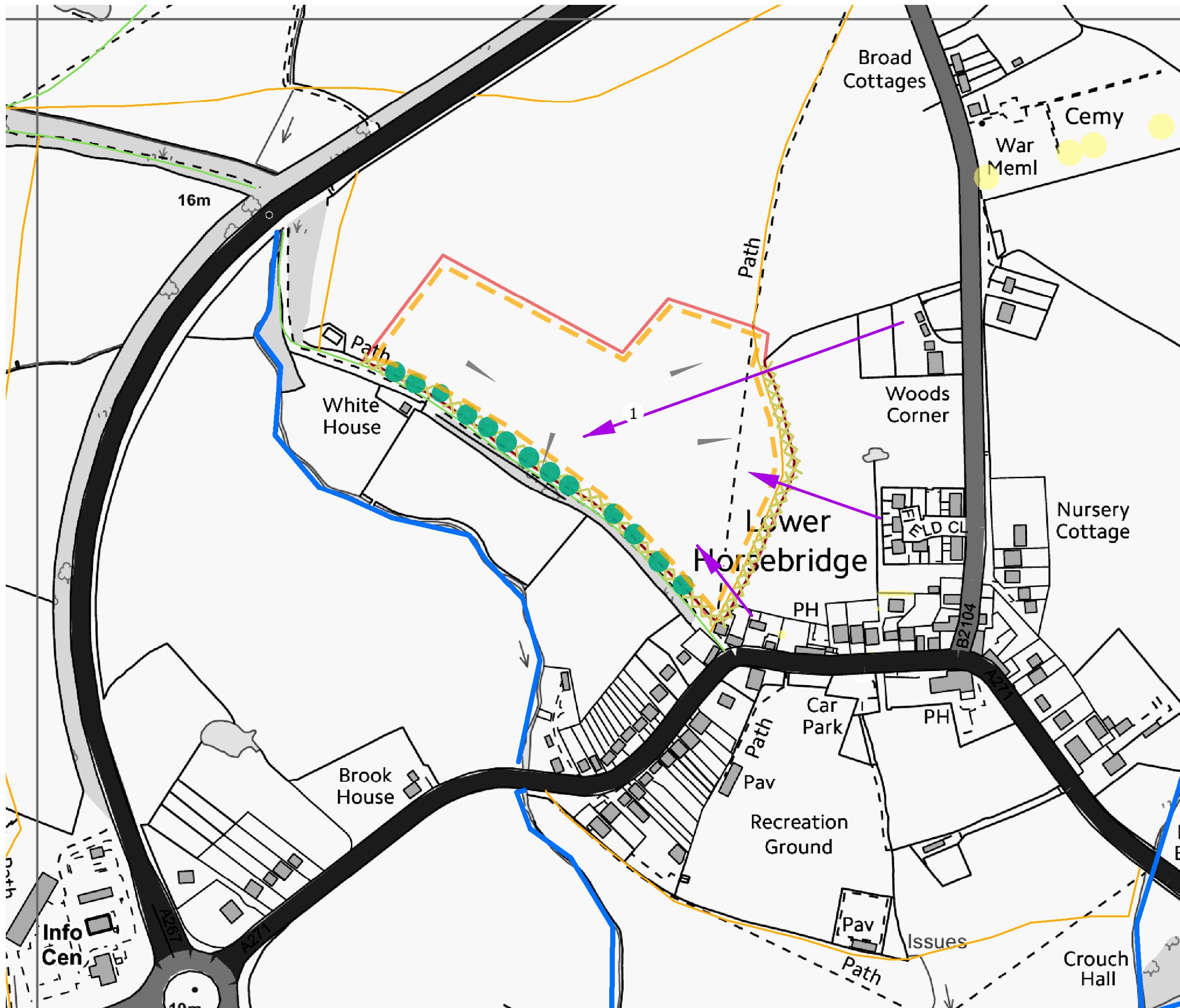
Site Location

Figure 067/3100/L01
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Oct 2016





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

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067/3100 Land to the east of A267

Site Analysis

Figure 067/3100/L03
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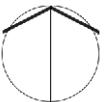
Key

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

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Lower Horsebridge
067/3100 Land to the east of A267

Landscape Opportunities and Constraints

Figure 067/3100/L04
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080/3100 Rothwebis Nursery

Landscape and Visual Assessment

Location and description

The site is located on the eastern edge of the village of Lower Horsebridge and c. 250m from the edge of Upper Horsebridge. It is accessed from the B2104 Upper Horsebridge Road via a private driveway. The main part of the site is set back from the road and extends behind three other properties which face onto the B2104. It comprises a private dwelling with a large garden and orchard area and a number of outbuildings.

The site is within the valley of the River Cuckmere corridor which continues to the north towards Hellingly and to the south towards Upper Dicker. Mature trees line the river marking its position in the landscape and forming a landscape feature and the Wealdway PRoW passes along the valley approximately 200m east of the site. This corridor is an important swathe of undeveloped land which separates the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. It is a low-lying area and all the site other than the northern corner falls within flood zoneS 2 and 3 and is therefore at risk from flooding. A tributary of the main river flows along the southern boundary of the site. To the north and east of the site is a pastoral landscape which extends along the river valley to Hellingly. A moated manor house -Horselunges Manor (Grade I Listed Building) is located approximately 0.5km to the north of the site and is enclosed by mature trees.

Figure reference: 080/3100/L01 – Cobwebs Nursery

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Hailsham 9

Distinctive characteristics - Hailsham 9

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral ancient fields;
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement

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

Figure reference 080/3100/L02 – Landscape and Visual Context

Site character areas and key features

1. House, garden and orchard

The site comprises a single story residential dwelling with a small front garden and a larger rear garden. The garden areas are mainly lawn areas with some trees, ornamental planting and garden structures (including a swimming pool in the rear garden). To the north of the main rear garden is an open grass area with a number of outbuildings (including a large brick garage/workshop) and an old orchard. The eastern boundary of the site is enclosed by a low hedge/line of bramble beyond which there are views along the Cuckmere Valley towards Hellingly. A tall coniferous hedge and line of mature trees forms the northern boundary of the site. Passing traffic on the B2104 is audible but despite this the site is rural in character and has the appearance of a rural small-holding.

Key features include:

080/3100 Rothwebis Nursery

- Tributary stream of the River Cuckmere
- Orchard
- Mature garden trees
- Views across the Cuckmere Valley

Figure reference: 080/3100/L03 - Site Analysis

Visual analysis

Visual context

The site is not widely visible from the surrounding area. It is enclosed to the north, south and west by boundary vegetation, adjacent properties and gardens along the B2104 and a small triangle of mature trees and scrub adjacent to the southern boundary of the site. There is a brief glimpsed view of the site from the B2104 as it passes the site. From the east, the site is more open to views from the surrounding pastoral landscape however there are few properties or PRoW in this area with views towards the site. The principal visual receptor in this area is the Wealdway which passes to the east and north-east of the site; there are likely to be occasional views towards the site from this, particularly in winter.

Figure reference 080/3100/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The ZVI of the site is primarily two fields to the north of the site and the corridor of the Cuckmere valley between the B2104 and Horselunges Manor.

Refer to Figure 080/3100/L02 for approximate ZVI

Key views and principal visual receptors

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

- Glimpsed views from short section (c. 100m) of the B2104 (Low sensitivity)
- Glimpsed views from upper floor windows of adjacent properties (High sensitivity)
- Glimpsed views from the Wealdway PRoW (High sensitivity)

Refer to Figure 080/3100/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 9

Area is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct

080/3100 Rothwebis Nursery

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

The site has a Moderate Landscape Value due to its position on the edge of the Cuckmere Valley which forms a strategic landscape area of high sensitivity providing separation between Lower Horsebridge and Upper Horsebridge/Hailsham and the landscape setting for the northern edge of Hailsham. However, the landscape sensitivity of the site is Low due to the relatively low visibility of the site from the surrounding area and weak sense of place. Overall the Landscape Capacity of the site is considered to be High.

Significant variations in sensitivity within the site - The landscape sensitivity of the site does not vary significantly across it. However, Flood zones 2 and 3 extend across the southern and eastern side of the site which restricts the suitability of these areas to accommodate development.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Mature vegetation along stream and southern site boundary
Reason – Vegetation encloses the eastern side of the site and forms part of a green corridor along the tributary stream.
2. Orchard
Reason – orchards are important landscape and ecological features which are nationally in decline

Opportunities for landscape enhancement

3. Strengthen hedgerow along eastern boundary with additional tree and shrub planting to reinforce boundary and create stronger edge between the site and the pastoral landscape to the north

Refer to Figure 080/3100/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

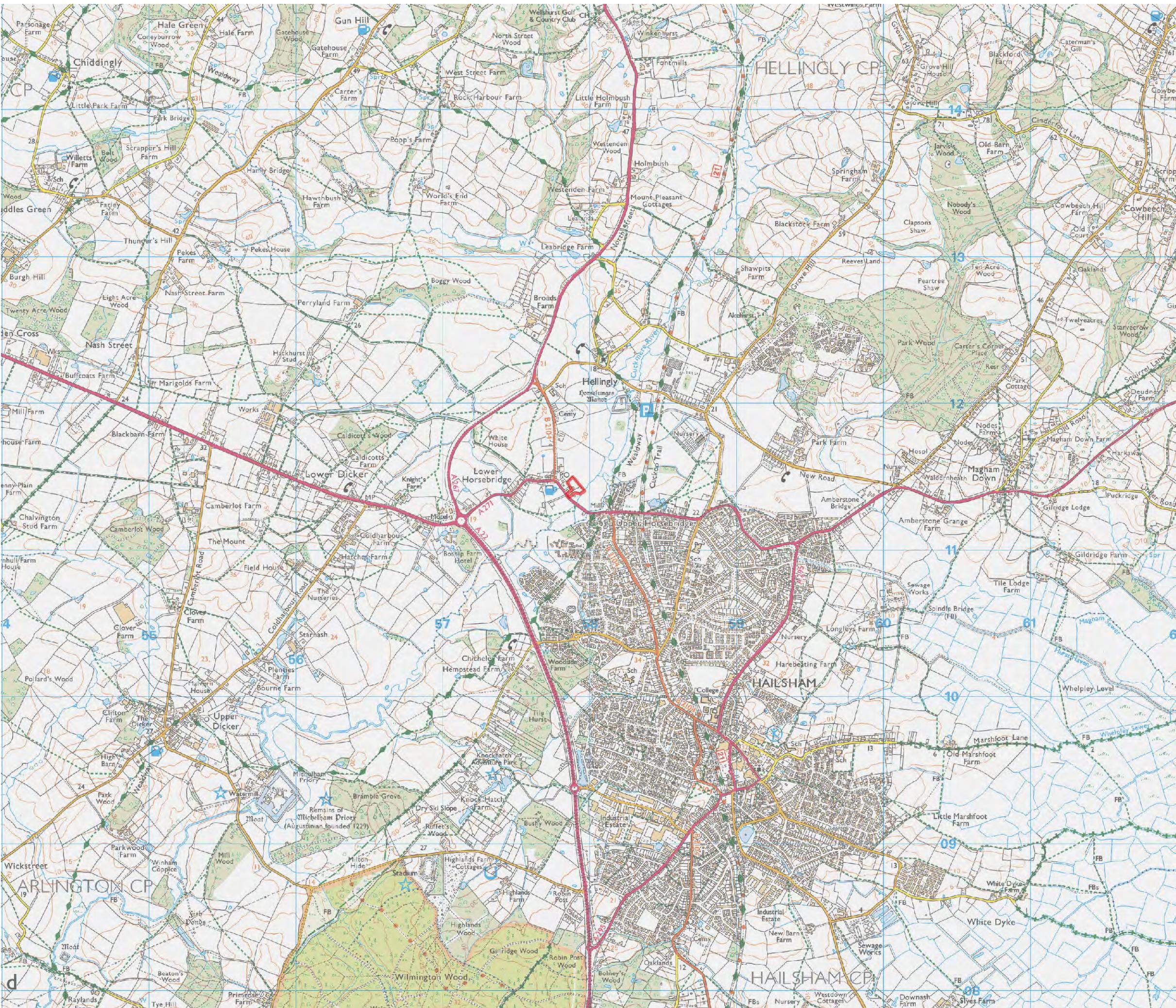
- The site is well located adjacent to the existing village edge and existing vegetation around the site provides good visual containment. Potential landscape effects arising from development of the site are therefore likely to be minor if development is of an appropriate scale and character. However, the location of the site within flood zones 2 and 3 means that flood mitigation measures would be required to remove the development area out of the flood zones. Substantial land-raising or bunding on the site would be inappropriate to the landscape character of the Cuckmere Valley and could result in the loss of mature vegetation.
- 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 settlement patterns of Lower Horsebridge; the retention and reinforcement of vegetation around the

080/3100 Rothwebis Nursery

boundary of the site; and the retention and enhancement of the orchard.

Key visual effects

- Development on the site could have minor effects on the character and quality of views from the adjacent residential properties to the north-west of the site and there is potential for possible minor effects on glimpsed views from the Grade I listed Horselunges Manor and the Wealdway PRoW
- Potential visual effects arising from development on the site could be mitigated through: the design of development with an appropriate scale and character; and the retention and reinforcement of vegetation around the boundary of the site

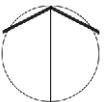


Key
Site Boundary

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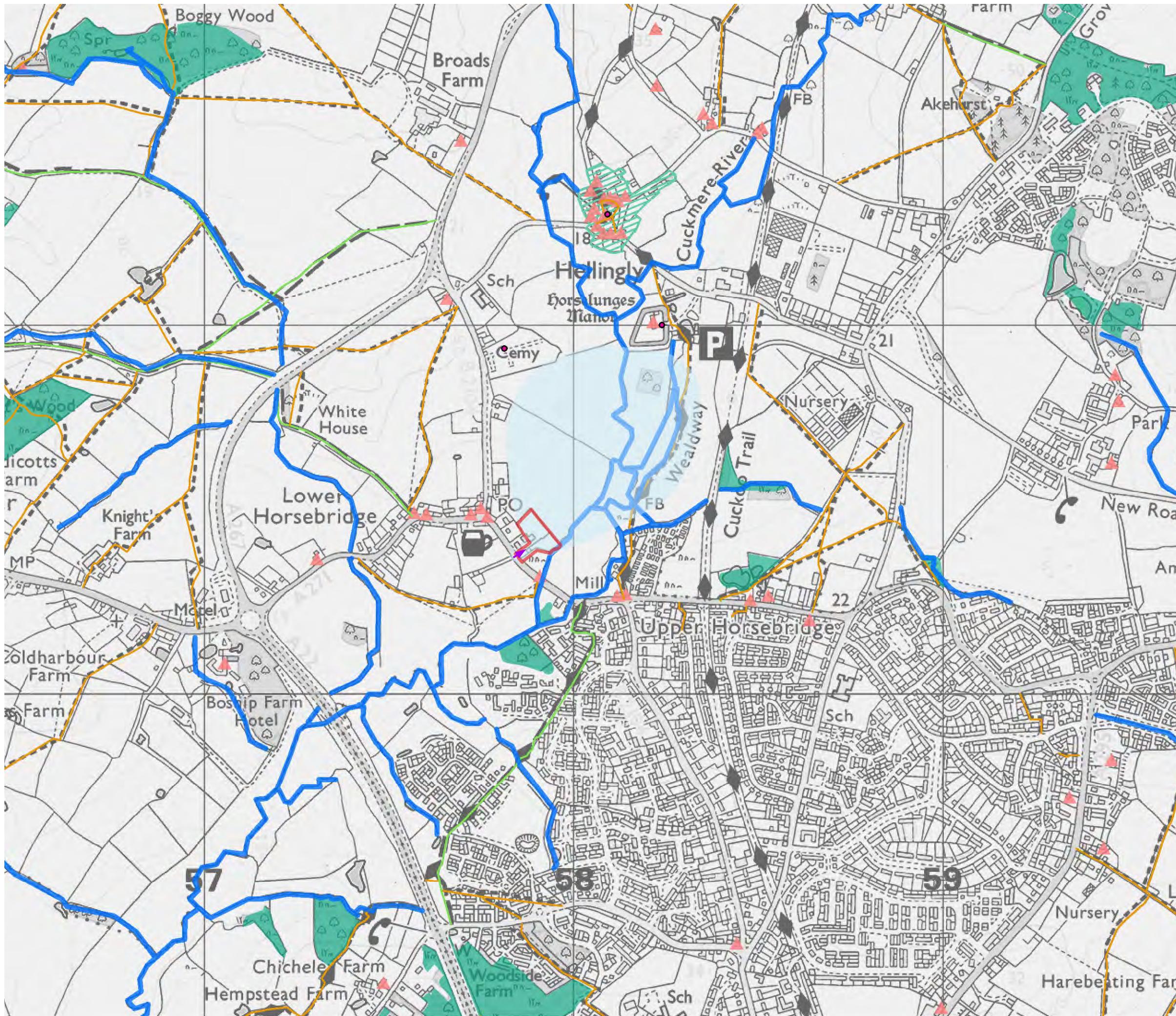
Site Location

Figure 080/3100/L01
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the landscape partnership



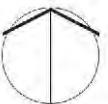
- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

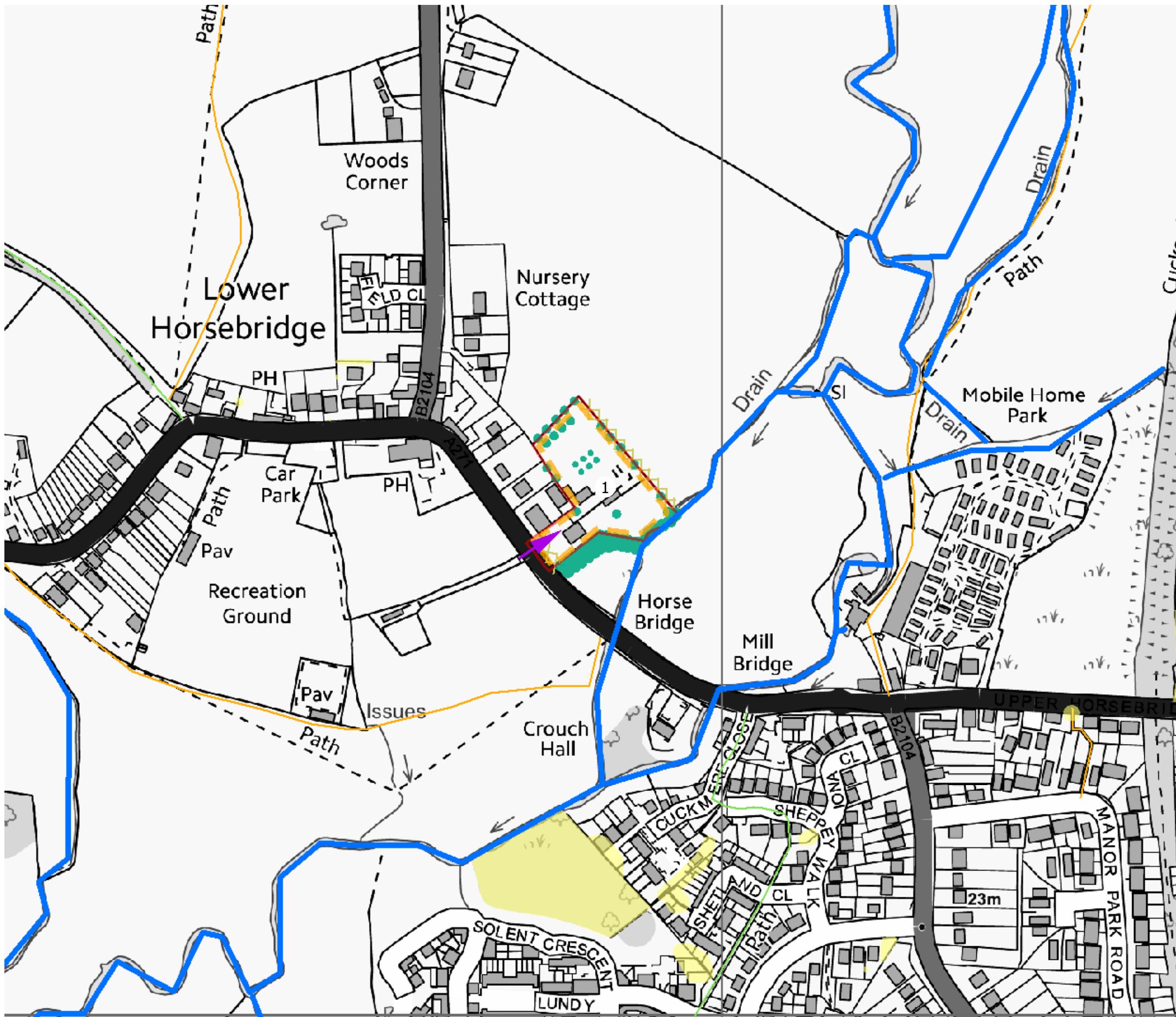
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Lower Horsebridge
080/3100 Rothwebis Nursery

Landscape and Visual Context

Figure 080/3100/L02
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- Key**
- Site Boundary
 - Key Vegetation on Site
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

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Lower Horsebridge
080/3100 Rothwebis Nursery

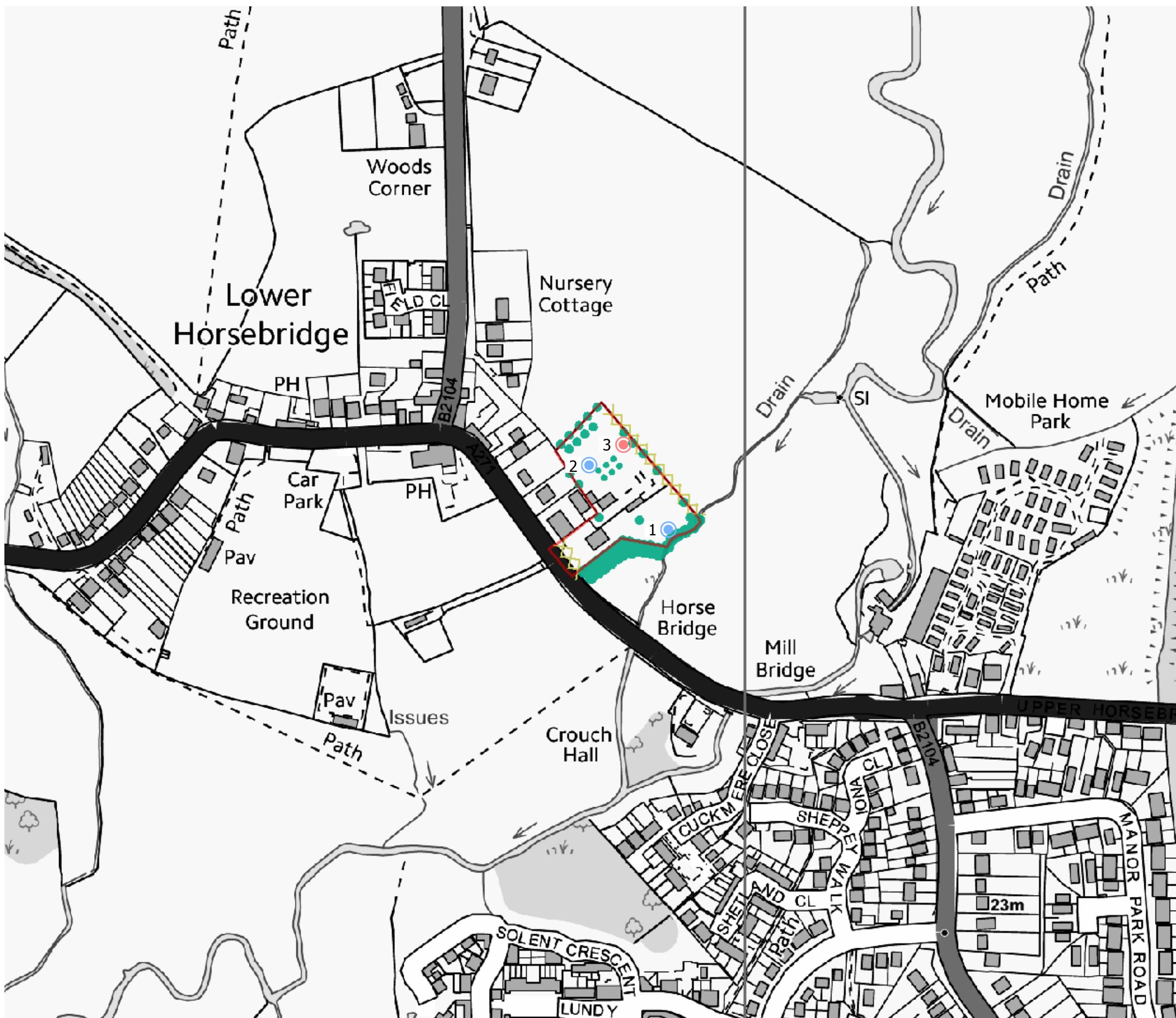
Site Analysis

Figure 080/3100/L03
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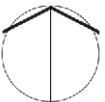
Key

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

L16418 Hailsham Area Action Plan
Lower Horsebridge
080/3100 Rothwebis Nursery

Landscape Opportunities and Constraints

Figure 080/3100/L04
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428/3100 Land at North Street

Landscape and Visual Assessment

Location and description

The site is situated in a predominantly rural area on the outskirts of the village of Lower Horsebridge. The urban edge of the main Horsebridge/ Hailsham settlement is about 500m away to the south.

To the south side, the site is bordered by residential properties (including Busbridge House and Croft Cottage Grade II listed eighteenth century residential properties) and a pub. A portion of the eastern edge of the site borders the B2104. This eastern edge also wraps around a small new housing development (Field Close). A further, single residential property on a large plot, borders the north east corner of the site.

To the west, and the north, the site is bounded by hedgerow beyond which is undeveloped agricultural land with a PRoW extending north south close to the site boundary.

The site itself comprises a flat, semi-open field.

Figure reference: 428/3100/L01 – Land at North Street

Landscape character context

County Landscape Character Area: Eastern Low Weald (High Sensitivity)

Local Landscape Character Type and sensitivity: Open Clay Vales

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Site falls outside a setting area but the closest is Hailsham 9

Distinctive characteristics - Hailsham 9

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral ancient fields;
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement

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

Figure reference 428/3100/L02 – Landscape and Visual Context

Site character areas and key features

1. Semi open, flat field

The site is an irregular shaped flat field of pasture, which is currently mown for hay. The site is enclosed by hedgerow on the western edge. Back gardens from adjacent properties comprise the southern site edge and a small new housing development sits on the eastern site boundary. The combination of this and the presence of the B2104 to the eastern edge with the noise it generates creates an edge of settlement character.

A hedgerow extends north – south along the eastern edge of the site adjacent to the new housing development, to the north of this is a small pond which is nestled within a clump of vegetation.

An electricity pylon extends through the site in a north-south direction and the noise from the adjacent roads can be heard throughout the site.

Key features include:

- A small pond
- Hedgerow

428/3100 Land at North Street

- Tree clump surrounding the pond

Figure reference: 428/3100/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed by hedgerow to the west and the north. Trees on the horizon within the surrounding fields limit views to and from the wider area.

The site is enclosed by surrounding residential development to the south and to part of the eastern edge. These properties are visually dominant and overlook the site. The new housing development is buffered to the eastern edge by an existing hedgerow but there will be views from first floor windows. The eastern and western edge of the housing development which bounds the site is delineated by a chain link fence, which provides open views in and out of the site.

There are views in from the B2104 to the eastern site edge in the northern part of the site. Glimpsed views extend beyond this road into surrounding field these views are screened and limited by trees along the B2104 and in the field beyond.

Figure reference 428/3100/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends into the neighbouring fields to the north, east and west before it is limited by vegetation and extends to the south to the village of Lower Horsebridge.

Refer to Figure 428/3100/L02 for approximate ZVI

Key views and principal visual receptors

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

- The properties at Field Close (High Sensitivity)
- The properties to the A271 (including four Grade II listed properties) (High Sensitivity)
- The PRoW (High Sensitivity)
- The B2104 (Low Sensitivity)

Refer to Figure 428/3100/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of nearest Landscape setting area: Hailsham Area 9

Area is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity.

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

428/3100 Land at North Street

Site sensitivity and capacity assessment

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

The site has a High Landscape Capacity as a result of its Low Landscape Sensitivity and Moderate-Low Landscape Value. This Moderate-Low Landscape Value of the site arises from the scarcity of landscape features within the site, its location adjacent to an existing settlement edge and its separation from a wider area of undeveloped countryside by the A267. The low sensitivity of the site relates principally to its weak sense of place and relatively low visibility from the surrounding area.

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing hedgerow particularly that which is located between the new housing development and the eastern boundary.
Reason - hedgerow encloses the western side of the site and helps to integrate the existing recent development on Field Close into the landscape
2. Pond
Reason – Ponds are important ecological and drainage features

Opportunities for landscape enhancement

3. Create a more successful, planted buffer between the existing new development and the site, to replace the existing chain link fence is a crude and create a boundary which is more appropriate to the local landscape character

Refer to Figure 428/3100/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 would form a new area of settlement that would contrast with the existing small scale settlement pattern of Lower Horsebridge. Development on the site has the potential to affect the character and setting of the village of Lower Horsebridge and

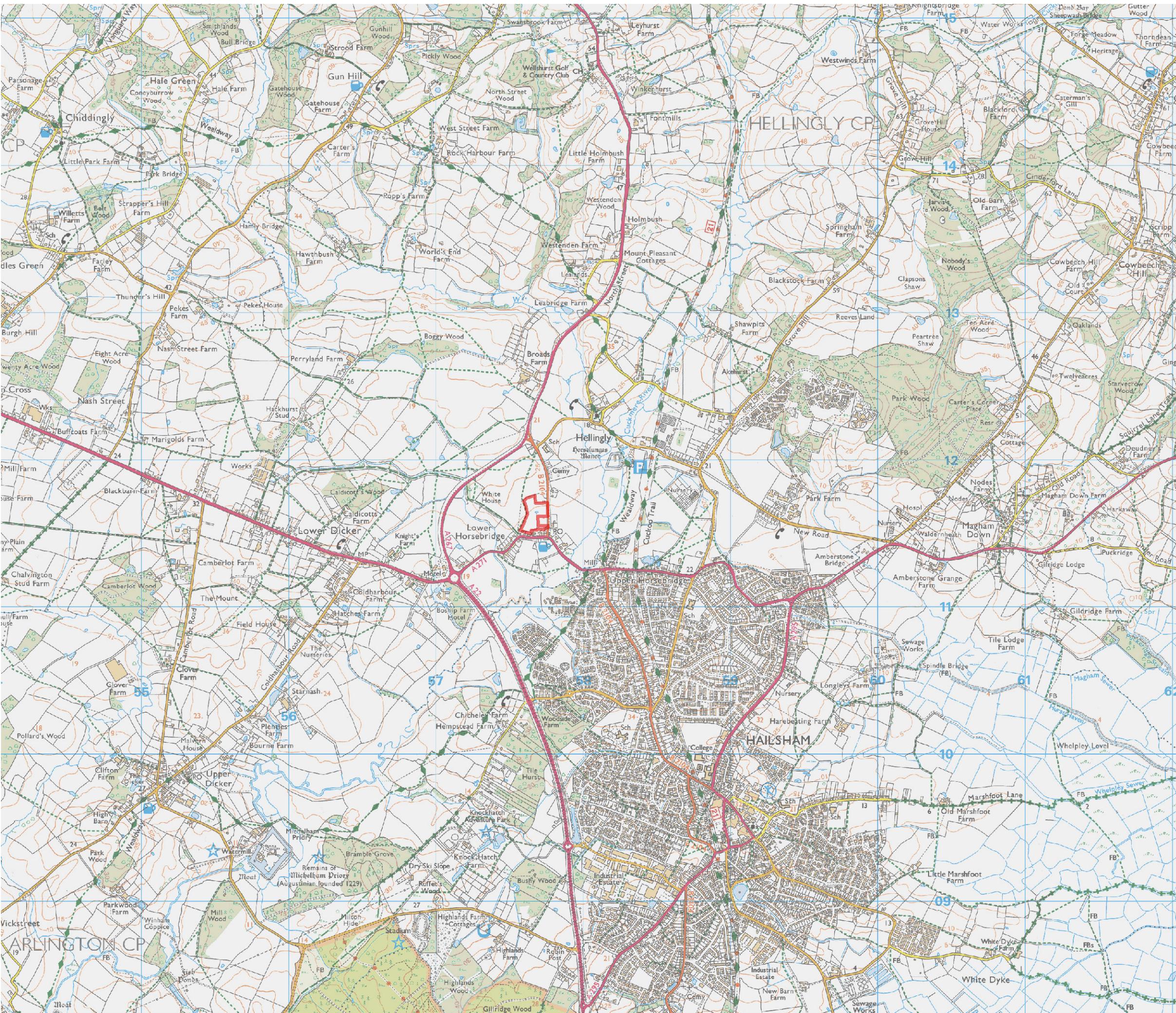
428/3100 Land at North Street

reduce the openness of the countryside surrounding the existing village. However, the site is relatively contained by existing hedgerows around the site and Field Close is poorly integrated with the village and so additional residential development in the area around it could improve its integration with its surroundings. Development on the site of an appropriate scale and character could form an appropriate expansion of the existing settlement of Lower Horsebridge

- The rural character of the PRoW which passes adjacent to the site could also be affected. However, the village setting and PRoW network has already been compromised to some extent by the construction of the Field Close development and the A267 to the north of Lower Horsebridge which acts as a barrier between the village and the open countryside to the north/west.
- Potential landscape effects arising from development of the site could be mitigated to some extent through: restriction of the development area to the southern side of the site (adjacent to the existing village edge); creation of a landscape buffer between the development edge and PRoW which passes adjacent to the western edge of the site; retention of existing boundary vegetation around the perimeter of the site; and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Without appropriate mitigation measures there is the potential for the character and quality of views from the properties which overlook the site including those on Field Close, and along the B2014 and A271 (including Grade II listed Busbridge House and Croft Cottage) to be affected. Views across a developed site would replace existing open views across countryside. Views from the PRoW which passes adjacent to the site and the adjacent roads (B2104 and A267) could also be similarly affected.
- Potential visual effects arising from development of the site could be mitigated to some extent through: creation of a landscape buffer between the development edge and PRoW to the west; retention of existing boundary vegetation around the perimeter of the site; creation of a set back between the development edge and the listed buildings to the south of the site and designing development with a scale and character appropriate to the landscape character and context of the site



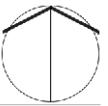
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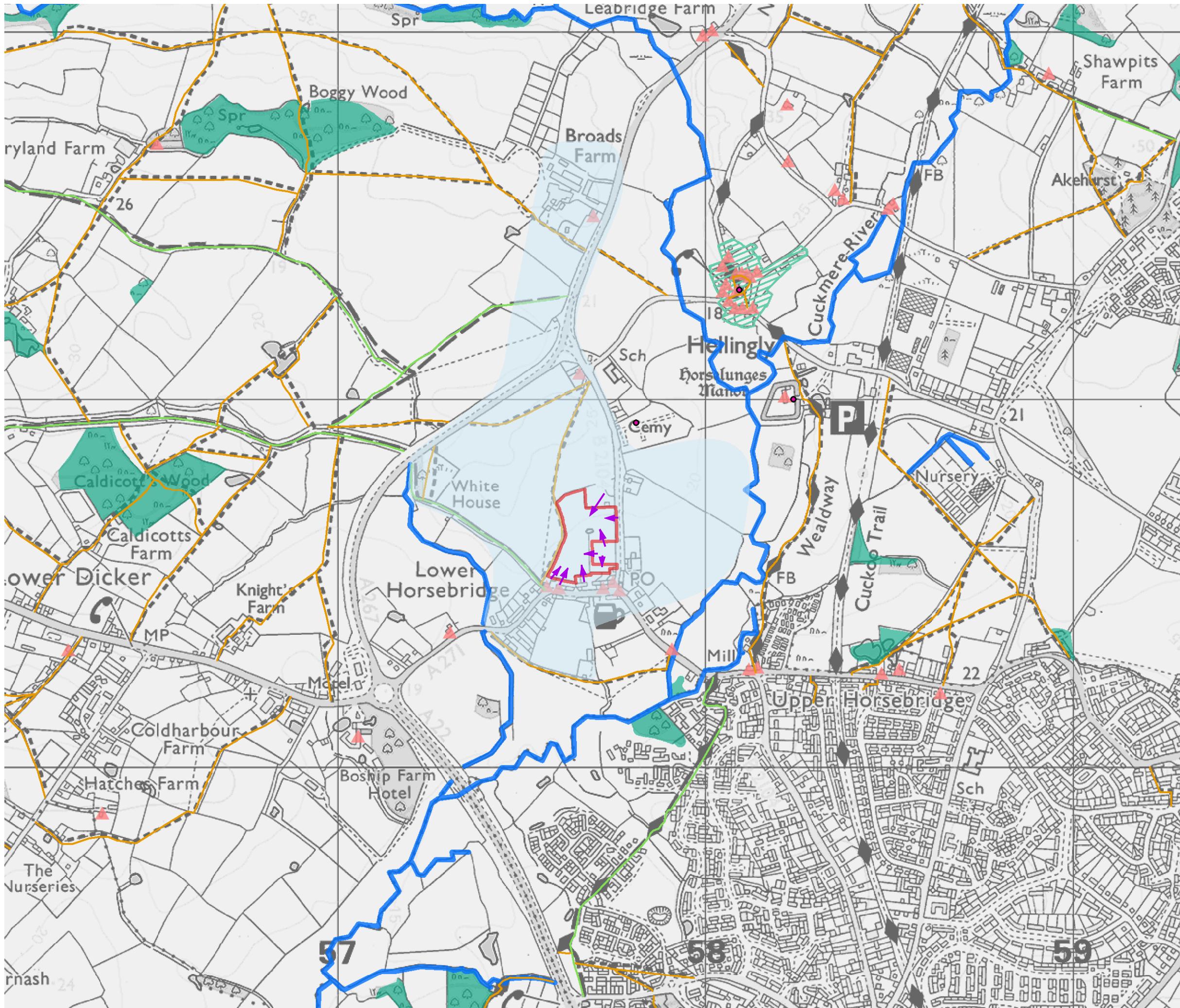
L16418 Hailsham Area Action Plan Lower Horsebridge 428/3100 Land at North Street

Site Location

Figure 428/3100/L01
1:25 000@A3

Oct 2016





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

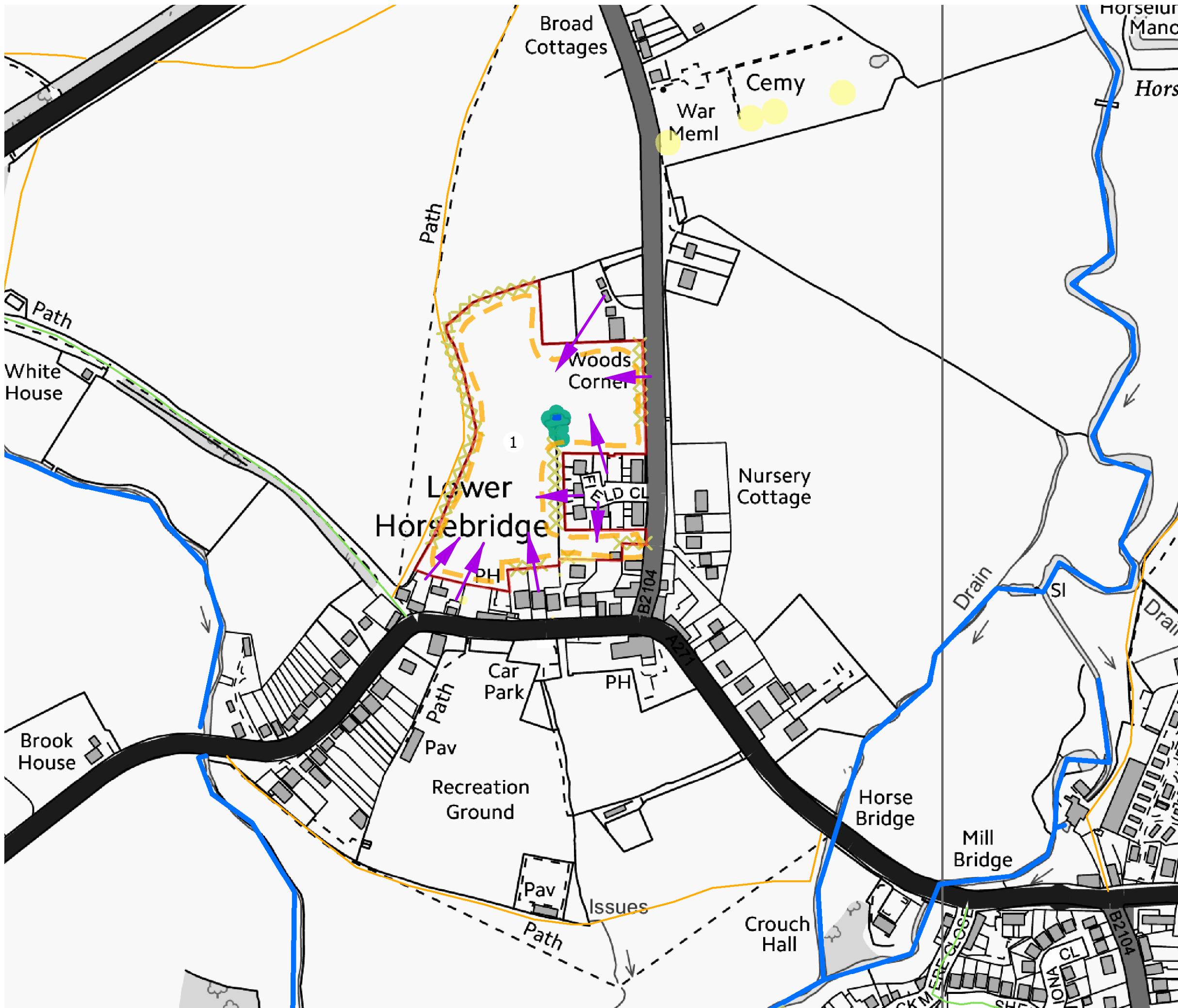
L16418 Hailsham Area Action Plan
Lower Horsebridge
428/3100 Land at North Street

Landscape and Visual Context

Figure 428/3100/L02
1:10 000@A3

Oct 2016





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

L16418 Hailsham Area Action Plan
Lower Horsebridge
428/3100 Land at North Street

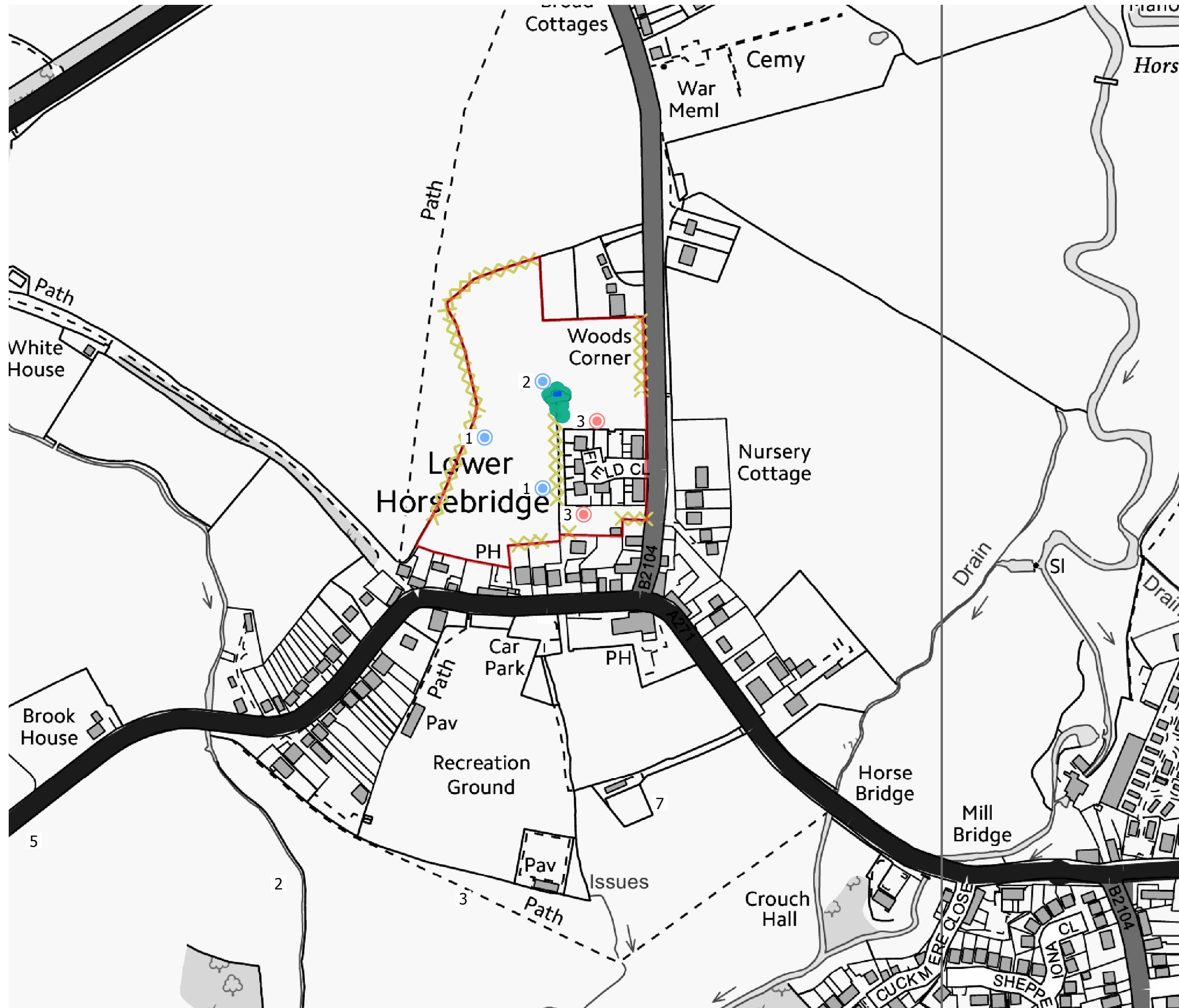
Site Analysis

Figure 428/3100/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
Lower Horsebridge
428/3100 Land at North Street

Landscape Opportunities and Constraints

Figure 428/3100/L04
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780/3100 Land East of A22 and south of A271, Lower Horsebridge

Landscape and Visual Assessment

Location and description

The site is located on the southern edge of Lower Horsebridge adjacent to the roundabout junction between the A22 and A267 and close to the north-western edge of Hailsham. The river Cuckmere forms the southern boundary of the site and the B2104/A271 forms the eastern boundary. A PRoW extends along the northern edge of the site and crosses through the middle of the eastern side of the site. The site forms part of the wider River Cuckmere corridor which continues to the north towards Hellingly and to the south towards Upper Dicker. This corridor is an important swathe of undeveloped land which separates the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. It is a low-lying area and most of the site is within flood zones 2 or 3 and therefore at risk from flooding.

To the north-west of the site beyond the roundabout junction is an extensive area of open countryside which rises up to form the High Weald AONB. To the north-east of the site is the village of Lower Horsebridge which includes the village recreation ground which abuts the site. To the south of the site is an area of informal public open space which extends between the edge of an area of residential development and the river Cuckmere.

Figure reference: 780/3100/L01 – Site location

Landscape character context

County Landscape Character Area: Eastern Low Weald

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

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Hailsham 9

Distinctive characteristics - Hailsham 9

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral ancient fields;
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement

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

Figure reference 780/3100/L02 – Landscape and Visual Context

Site character areas and key features

1. River pasture

The site comprises an open area of pasture which is currently grazed by cattle. The meandering course of the River Cuckmere along the southern boundary forms a strong landscape feature which is defined by a line of vegetation. Around the edges of the site, traffic noise is audible (particularly adjacent to the A22) but this diminishes in the centre of the site. Vegetation around the site boundaries and along the River Cuckmere provide some enclosure to the site but there are glimpsed views of the urban area to the south. Beyond this there are glimpsed long distance views to the South Downs. Lombardy Poplars line the boundary with the recreation ground to the north and form a prominent line in the landscape. Other key vegetation includes a small copse of trees on the western side of the site and occasional scattered mature trees. A large sub-station adjacent to the north-eastern edge of the site is visually intrusive in the landscape.

Overall, despite the proximity of the urban area the site has a strong pastoral character and creates an effective sense of separation between Lower Horsebridge and Upper Horsebridge.

780/3100 Land East of A22 and south of A271, Lower Horsebridge

Key features include:

- Meandering River Cuckmere and associated riverine vegetation
- Tributary stream/ditch
- PRoW along northern edge
- WW2 Pill box (concrete fort)
- Small copse centred around a shallow depression
- Mobile phone mast

Figure reference: 780/3100/L03 - Site Analysis

Visual analysis

Visual context

The site is relatively enclosed by vegetation which borders the adjacent roads and boundaries around the perimeter of the site. However, there are views into the site through gaps in this vegetation (e.g. where the A22 crosses the River Cuckmere and from the B2104/A271), from the public open space which extends along the southern side of the River Cuckmere and from properties which are adjacent or close to the site (particularly on Solent Crescent). There are also glimpsed views into the site from Lower Horsebridge Recreation Ground.

Figure reference 780/3100/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site extends to the A22 in the west, the southern edge of Lower Horsebridge to the north, along the Cuckmere valley to the east and to the northern built edge of Hailsham/Upper Horsebridge to the south.

Refer to Figure 780/3100/L02 for approximate ZVI

Key views and principal visual receptors

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

- Residential properties (High sensitivity)
- PRoW (High sensitivity)
- B2104/A271 (Low sensitivity)

Refer to Figure 780/3100/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 9

Area is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include mature hedgerows and trees. The gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields is considered to have High Landscape Sensitivity.

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

780/3100 Land East of A22 and south of A271, Lower Horsebridge

Site sensitivity and capacity assessment

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

The site has a Moderate-Low Landscape Capacity due to its value as a strategic landscape area providing separation between Lower Horsebridge and Upper Horsebridge/Hailsham and the landscape setting for the northern edge of Hailsham. The River Cuckmere is a landscape feature with high sensitivity, however, the relatively low visibility of the site from the surrounding area reduces the general sensitivity of the site as a whole.

Significant variations in sensitivity within the site - The river and adjacent areas of pasture on the southern and eastern side of the site have the highest landscape sensitivity and are within flood zones 2/3. The western corner of the site adjacent to the A267/A22 roundabout junction is less sensitive and is not in flood zones 2/3.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. River Cuckmere together with associated riverine vegetation and adjacent meadow area
Reason – River and associated meadow is a key landscape feature and the area forms of the functional floodplain for the River Cuckmere. The river corridor also forms an important landscape zone which separates Lower Horsebridge from Upper Horsebridge/Hailsham.
2. Tributary stream
Reason – Stream forms part of the local drainage system and is a valuable landscape and ecological feature
3. Public Right of Way
Reason – PRoW provides a recreational route for local residents of both Lower Horsebridge and Upper Horsebridge/Hailsham
4. WW2 Pill box (concrete fort)
Reason – Pillbox is a local landscape feature of cultural heritage value
5. Roadside vegetation (hedgerows and tree/shrub belt)
Reason – Vegetation provides valuable enclosure to the site and screens site from the surrounding areas of open countryside

Opportunities for landscape enhancement

6. River corridor would benefit from long term management plan and programme of regular management works to preserve and enhance the character of the corridor

780/3100 Land East of A22 and south of A271, Lower Horsebridge

7. Introduce screen planting around sub-station

Refer to Figure 780/3100/L04 – Landscape Opportunities and Constraints Plan

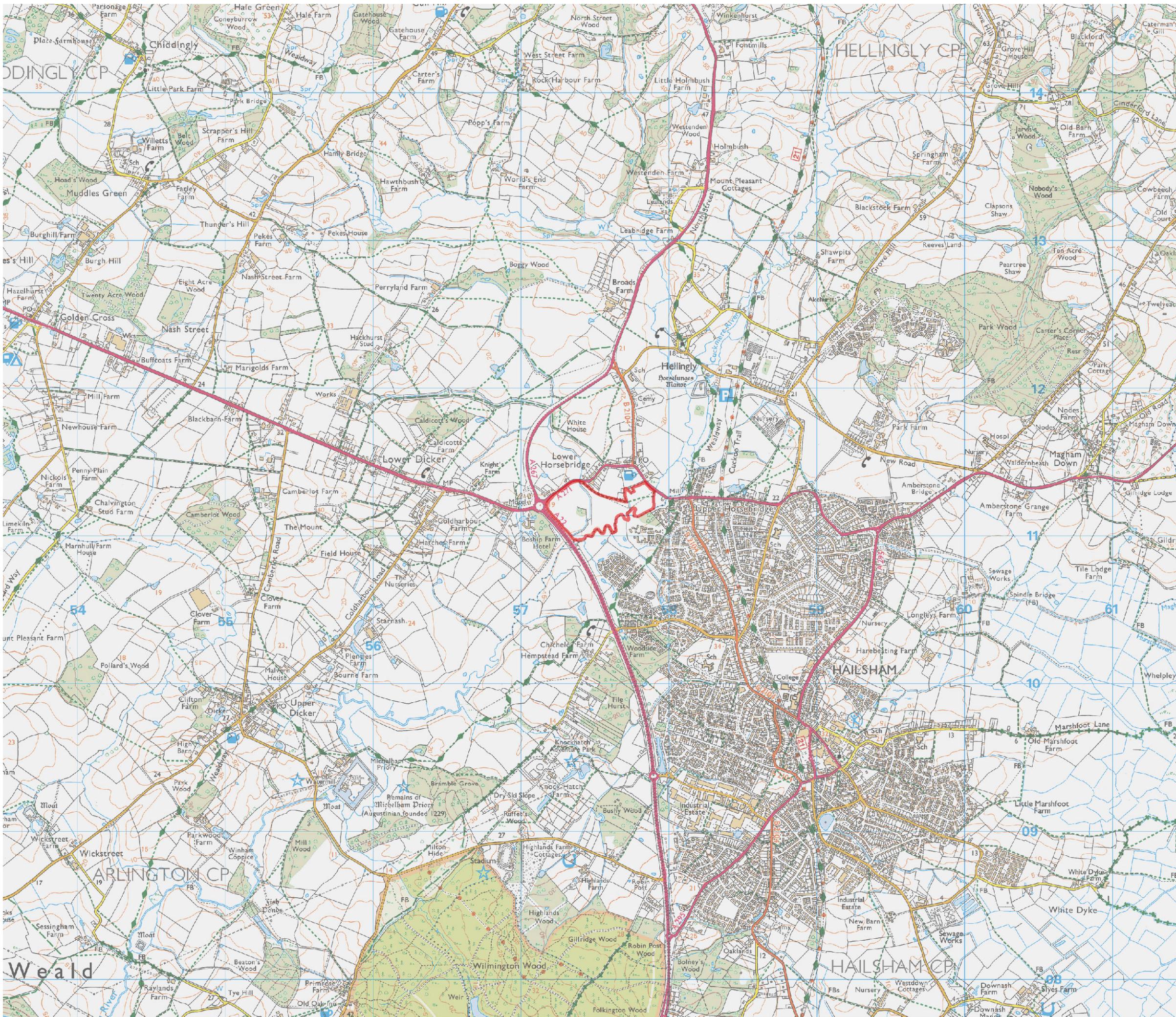
Potential landscape and visual impacts if site is developed

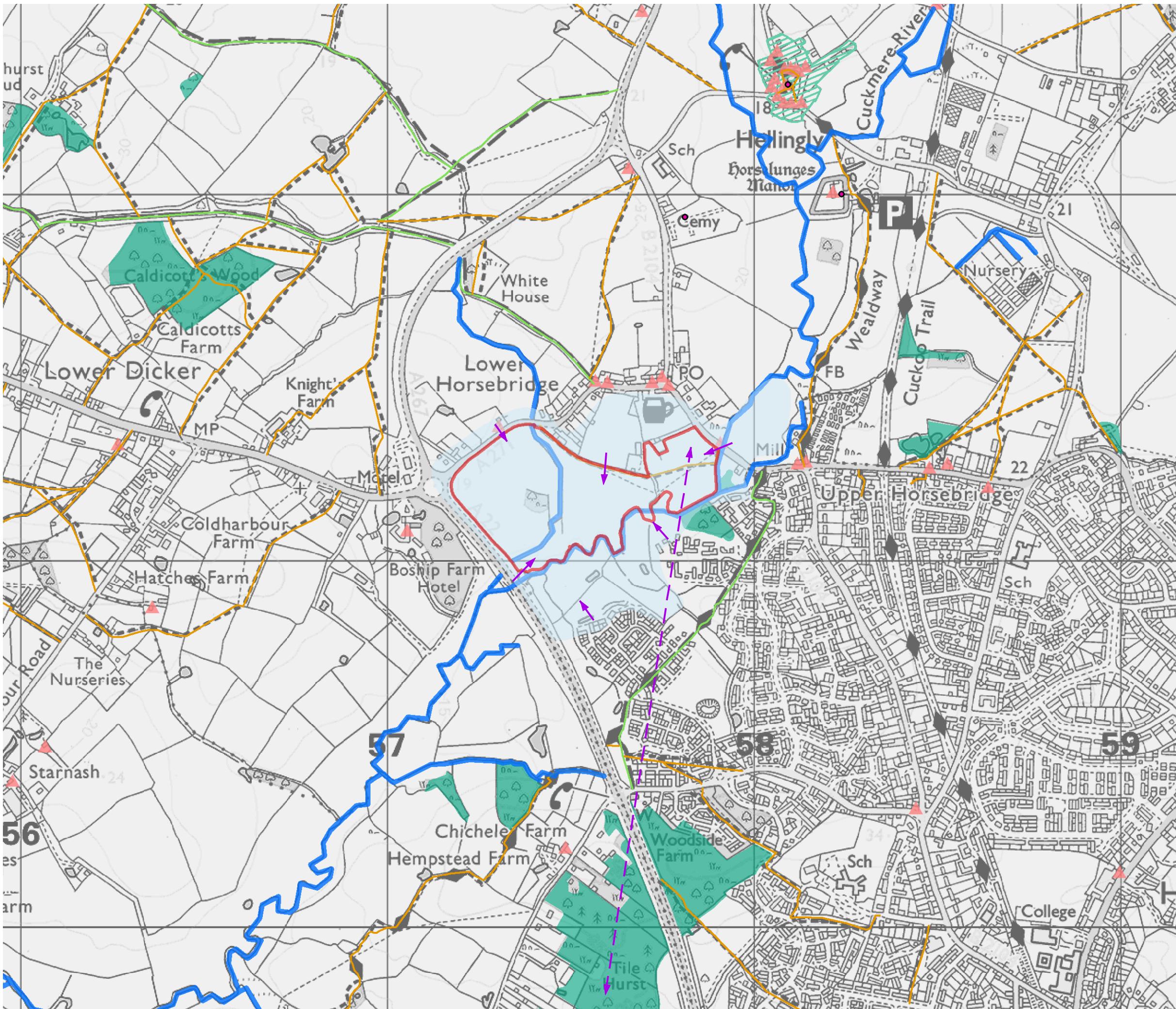
Key landscape effects

- The introduction of development across the whole of the site would erode the strategic gap between Lower Horsebridge and Upper Horsebridge/Hailsham and harm the pastoral character of the river Cuckmere corridor and landscape setting of Lower Horsebridge. However, most of the site is within flood zones 2 and 3, making development more problematic. If a smaller scale development were accommodated in the western corner of the site (in the area outside flood zones 2 and 3), landscape effects would be more limited. Development in this area could still diminish the pastoral character of the site to some extent and affect the character of the PRoW by increasing the extent of built edge along the river corridor. However, it is likely that the strategic gap between Lower Horsebridge and Upper Horsebridge/Hailsham could be maintained intact. In addition, development in this area could form a continuation to the settlement pattern of Lower Dicker along the A271 and relate to the existing concentration of development around the A22/A271 roundabout junction
- Potential landscape effects arising from development of the site could be mitigated to some extent through: location of development on the western side of the site outside floodzone 2/3; retention of the river corridor as a pastoral landscape; creation of a landscape buffer between the development edge and the PRoW which passes along the northern edge of the site; retention of existing boundary vegetation around the perimeter of the site; and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- Without appropriate mitigation measures there is the potential for the character and quality of views from the properties which overlook the site including those along the A271 and on the north side of Upper Horsebridge/ Hailsham to be affected. Views across the developed site would replace existing open views across the Cuckmere Valley. Views from the PRoW which passes along the northern edge of the site could also be similarly affected (particularly the western end).
- Potential visual effects arising from development of the site could be mitigated to some extent through: location of development on the western side of the site; retention of the river corridor as a pastoral landscape; creation of a landscape buffer between the development edge and the PRoW which passes along the northern edge of the site; retention of existing boundary vegetation around the perimeter of the site; and designing development with a scale and character appropriate to the landscape character and context of the site





- Key**
- 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
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 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - Key Views towards the site
 - Long Distance Views

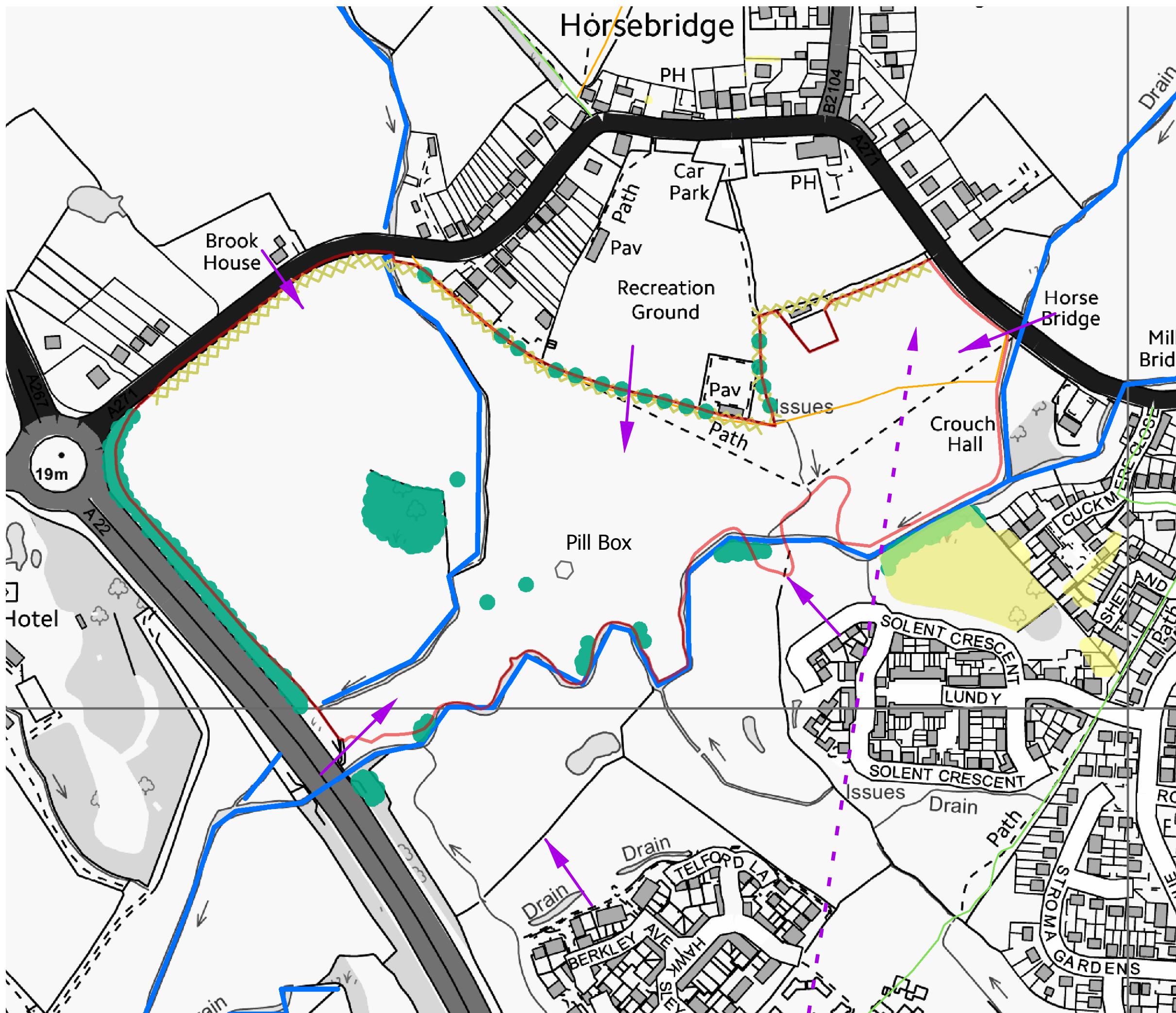
L16418 Hailsham Area Action Plan
Lower Horsebridge
780/3100 Land east of A22 and south of A271

Landscape and Visual Context

Figure 780/3100/L02
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Key

[Red Box] Site Boundary

Key Vegetation on Site

[Teal Box] Existing Mature Trees & Shrubs

[Hatched Box] Existing Hedgerow

[Orange Box] Site Character Zones

[Yellow Box] Tree Preservation Order

Public Rights of Way

— Bridleway

— Byway

— Footpath

— Watercourse/ Waterbodies

→ Key Views towards the site

→ Long Distance Views

→ Key Slopes

L16418 Hailsham Area Action Plan Lower Horsebridge 780/3100 Land east of A22 and south of A271

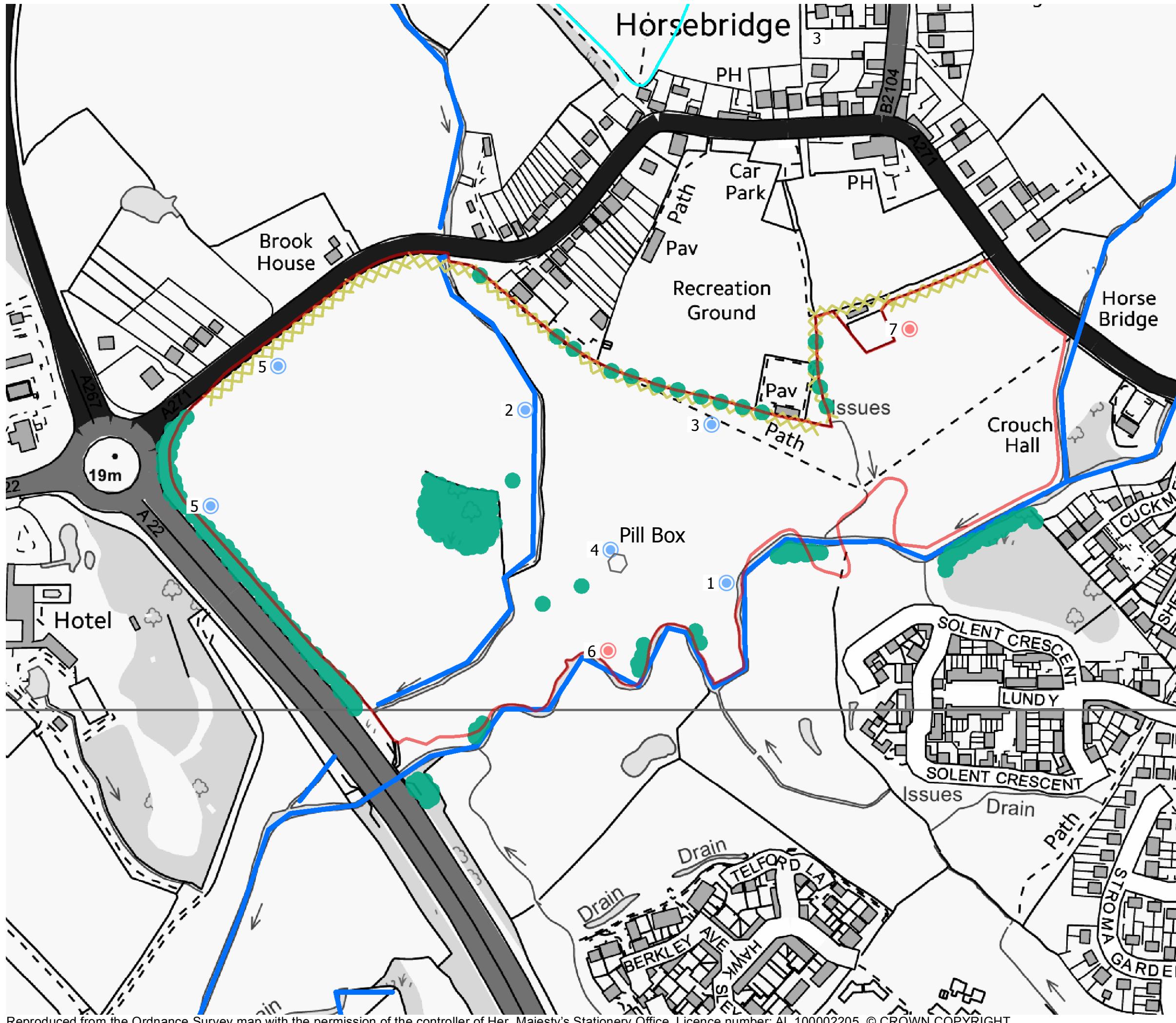
Site Analysis

Figure 780/3100/L03
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the landscape partnership



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Key

Site Boundary

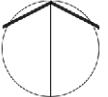
Landscape Target Notes (refer to text for details)

- Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan Lower Horsebridge 780/3100 Land east of A22 and south of A271

Landscape Opportunities and Constraints

Figure 780/3100/L04
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