

Appendix 2.4 – Polegate and Willingdon

Sites

120_1510 Hindsland Fields (East)
193_1510 Land Bounded in Part by A27 & Levett Road
204_1510 Cophall Farm
236_3370 Mornings Mill Farm
241_1510 Land at Shepham Lane
255_1510 Land at and Adjoining Honey Farm
257_1510 Land Adjacent to Cophall Farm
271_1510 Land South of Aberdale Road
457_1510 Little Shepham, Shepham Lane
540_3370 Land at Broderickland & Hamlands Farm
772_1510 Land at Rear of Dittons Farm
835_1510 Land at Polly Arch, Lynholm Road

120/1510 Hindsland Fields (East), Eastbourne Road

Landscape and Visual Assessment

Location and description

The site comprises a small area of unmanaged grassland on the south eastern edge of Polegate. It sits at the western edge of a curving band of undeveloped land (known as the Eastbourne Levels) which is almost entirely enclosed by the developed areas of Polegate, Willingdon, Langley and Eastbourne. Housing abuts the western edge of the site (Spurway Park) with undeveloped land around the other sides of the site. Previously managed playing fields lie to the south west, grazing and pastoral fields lie to the east of the site and unmanaged grassland / scrub and a recreation ground lie immediately to the north.

Trees along the western edge of the site are covered by a TPO and a Public Right of Way passes approximately 300m east of the site.

Figure reference: 120/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastbourne Levels

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

Local Landscape Character Area: East Polegate Levels

Landscape setting area: Polegate Area 3

Distinctive characteristics - Polegate Area 3

- Playing fields and recreation grounds at the settlement edges in the west, with mature trees
- Predominantly pastoral fields, lined with occasional hedgerows

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

Figure reference 120/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Unmanaged grassland

Site forms part of an area of former playing fields of the University of Brighton, which continue to the south west of the site (Hindsland), but appears unmanaged and neglected with long grass, self-seeded trees and scrub vegetation.

The site has a rather private and secluded feel despite proximity to a residential area, due to the boundary vegetation. To the south however the site is more open and has views to the ridge of the South Downs which provide a sense of place to the site.

The housing to the west at Spur Road / Spurway Park is visible between the mature tree belt (mostly oak, covered by a tree preservation order) and scrub vegetation along this boundary. This with noise from the A2270 (approx. 500m to the south) and the railway (approx. 500m to the north) detract from the sense of seclusion and tranquillity.

Key features include:

- Mature trees on boundary
- Unmanaged grassland

Figure reference: 120/1510/L03 - Site Analysis

120/1510 Hindsland Fields (East), Eastbourne Road

Visual analysis

Visual context

Scrub vegetation, hedgerows and mature trees enclose the north east and west edges of the site with the south of the site more open.

Housing borders the west of the site with clear views into the site between trees. There are glimpsed views from housing at Heron Ridge to north of the site between gaps in the trees although vegetation beyond the site largely screen this aspect. Vegetation enclosing the eastern boundary provides some screening of views from adjacent fields (though this would be lessened in winter), trees and vegetation beyond the site help to screen views from the wider landscape to the east.

The south western boundary of the site is poorly defined with little separation between the site and the former University playing fields. There are clear views from the playing fields and there would be some views from the road (A2270) although as this is lower than the site and the playing fields these would not be clear. If the site were to be developed, it is likely that there would be views of the development from housing on the other side of the road.

Figure reference 120/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site extends to the Eastbourne Road to the south of the site and encompasses housing immediately adjacent to the site on the west and beyond the recreation ground to the north. The ZVI also extends into the open land to the east but this is limited by existing vegetation. There are also long distance views to and from the upper slopes of the South Downs National Park in the area between Wilmington and Willingdon.

Refer to Figure 120/1510/L02 for approximate ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key views towards the site.

Key views and principal visual receptors

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

- Housing adjacent to the site (High sensitivity)
- Users of Playing fields to south of the site (Medium sensitivity)
- Users of PRoW to northeast of the site (High sensitivity)
- Users of PRoW in the South Downs National Park between Folkington and Willingdon (High sensitivity)

Refer to Figure 120/1510/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. Urban fringe land uses are present within this area, in the form of playing fields and recreation grounds. There is a relatively strong strength of place as a result of open views across the area and south-eastwards towards the ridges of the South Downs.

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

120/1510 Hindsland Fields (East), Eastbourne Road

Site sensitivity and capacity assessment

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

The site has a High Landscape Capacity due to its low sensitivity, arising from low visibility and moderate sense of place, and moderate value which arises from its condition, undeveloped character and position as a minor part of a wider area providing a sense of separation between settlements.

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

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

Opportunities for landscape enhancement

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

Refer to Figure 120/1510/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 weaken the open, pastoral character of the wider East Polegate Levels and the sense of separation between Polegate, Willingdon and Eastbourne. However, development within the site could be seen as an extension of the existing development at Spur Road and could be well screened from the wider open area to the east, lessening the potential impact of encroachment into the Eastbourne Levels landscape. Overall, the magnitude of effect on landscape character arising from development on the site is likely to be small

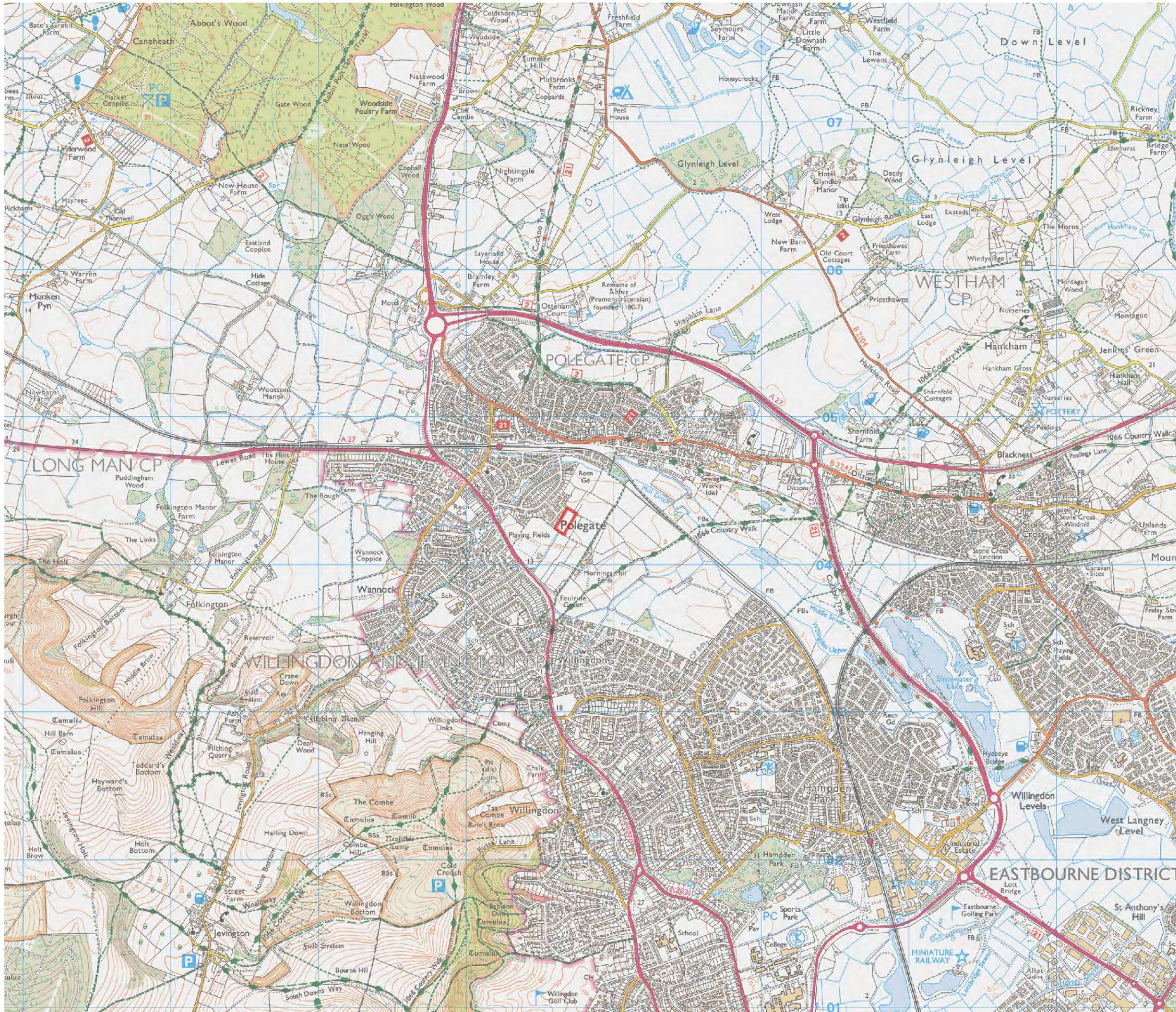
120/1510 Hindsland Fields (East), Eastbourne Road

due to the small size of the site.

- Potential landscape effects arising from development on the site could be mitigated through: the retention and strengthening of existing vegetation around the perimeter of the site and additional planting along the southern boundary of the site; integrating tree planting within the development area and designing development with a scale and character appropriate to the landscape character and context of the site.

Key visual effects

- The introduction of development on the site could result in minor effects on the character and quality of views from properties adjacent to the site and views from PRowS to the east of the site arising from an increased prominence of the urban edge in the view. There may also be minor effects on views of the wider area from PRowS on the South Downs (particularly from viewpoints to the west of Willingdon) due to a minor reduction in the extent of the open East Polegate Levels and slight increase in visibility of the urban area within the view
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site.

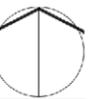


Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Polegate & Willington
 120/1510 Hindsland Fields (east),
 Eastbourne Road

Site Location

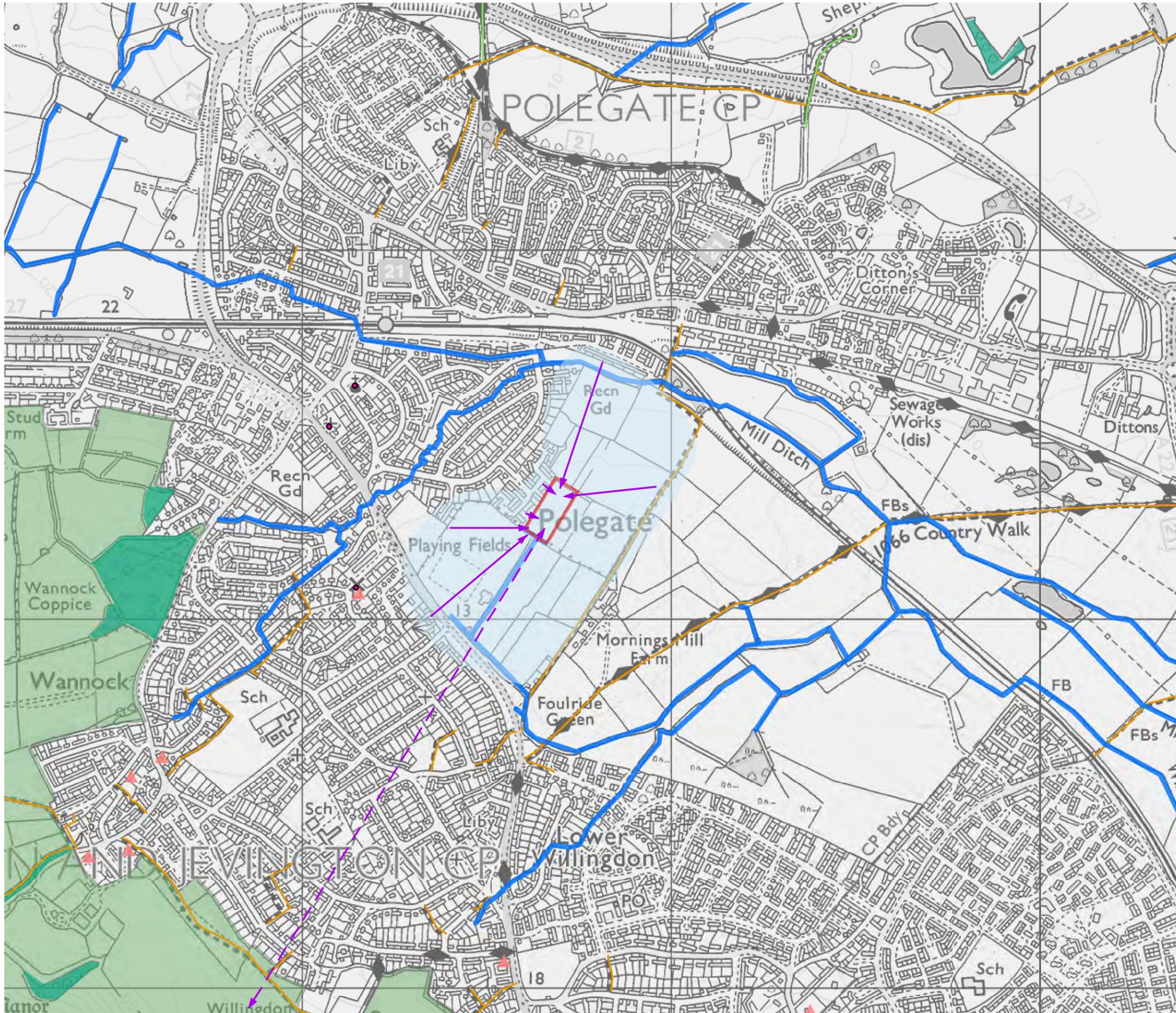
Figure 120/1510/L01
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- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - 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
 Polegate & Willingdon
 120/1510 Hindsland Fields (east),
 Eastbourne Road

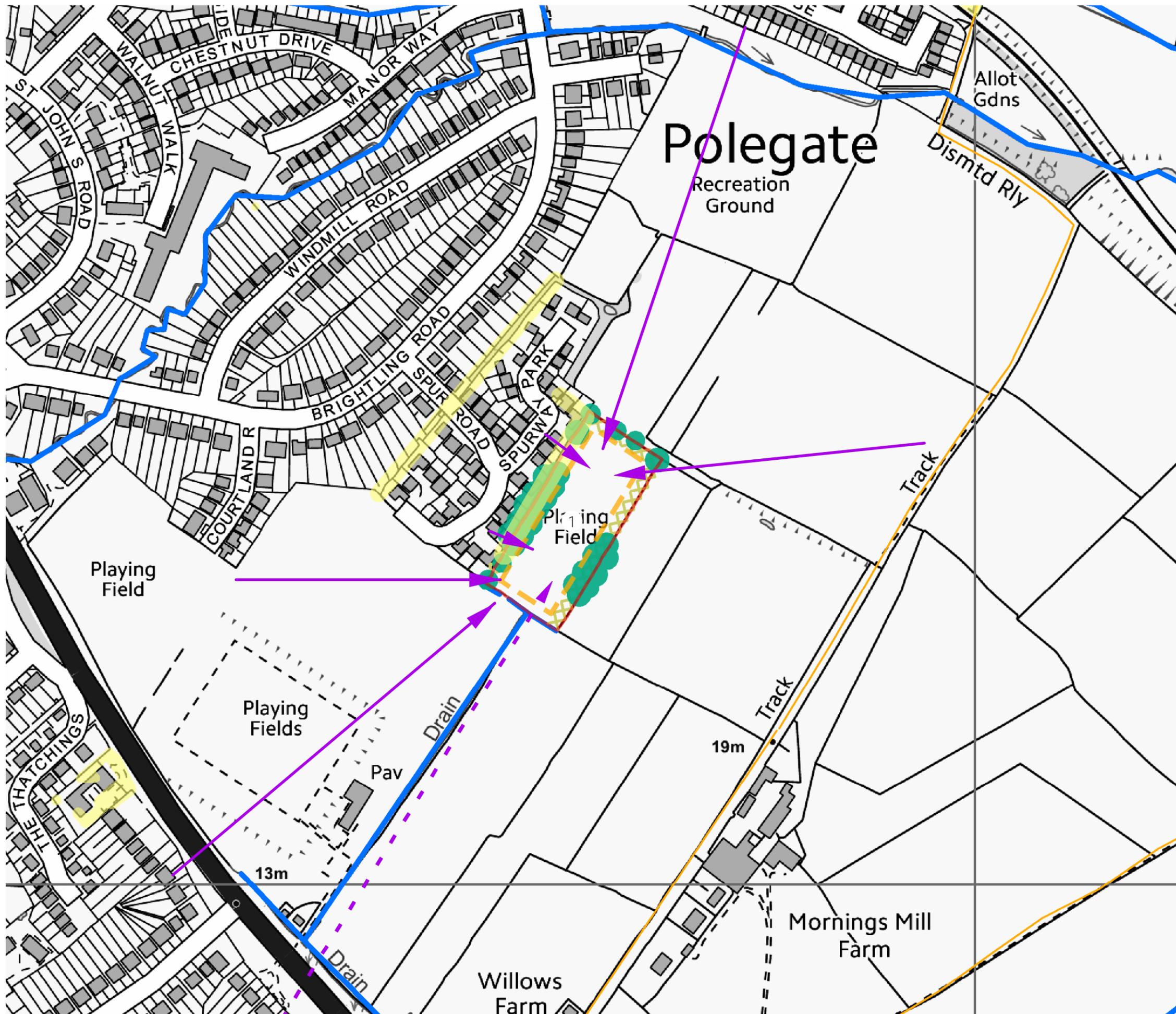
Landscape and Visual Context

Figure 120/1510/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

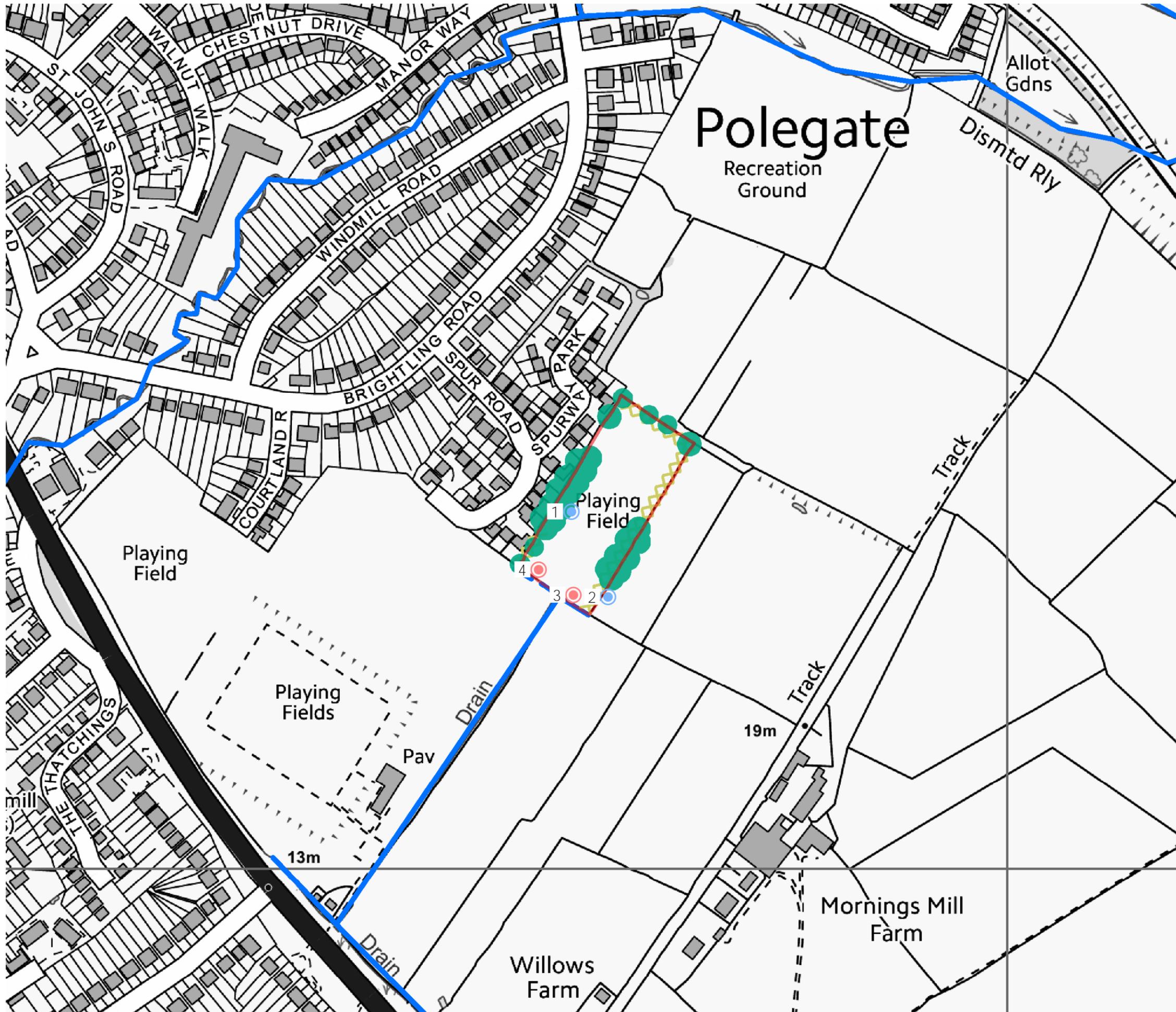
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 Polegate & Willingdon
 120/1510 Hindsland Fields (east),
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Site Analysis

Figure 120/1510/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
 Polegate & Willingdon
 120/1510 Hindsland Fields (east),
 Eastbourne Road

Landscape Opportunities and Constraints

Figure 120/1510/L04
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193/1501 Land Bounded in part by A27 & Levett Road

Landscape and Visual Assessment

Location and description

The site comprises an area of arable land between the north eastern edge of Polegate and the A27. It consists of arable fields with hedgerows and blocks of woodland (some of which is covered by a TPO). The A27 runs to the north of the site beyond which is open countryside (Pevensy Levels); to the south is the urban area of Polegate, with new housing developments at Jubilee Drive and Bluebell Way adjacent to the site.

The site sits within a band of arable / open land which runs along the south side the A27 from Polegate to Stone Cross. The existing urban edge is defined and contained by the woodland belt along the southern edge of the site and there is a sense of separation between the urban area to the south and the undeveloped countryside to the north.

Figure reference: 193/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensy Levels

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

Local Landscape Character Area: Pevensy and Hankam

Landscape setting area: Polegate area 2

Distinctive characteristics – of Polegate area 2

- Large-scale, drained fields of alluvial grazing marsh
- Reed-fringed drainage ditches
- A series of minor, rural road corridors

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

Figure reference 193/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Arable fields and woodland blocks

Site consist of two gently undulating arable fields on the southern edge of the A27.

The site has an urban-fringe character, its large scale arable fields and managed hedgerows contrast with the housing developments visible on the southern boundary and the A27 and wind turbines highly visible to the north.

The site is gently undulating, sloping generally to the north. The open farmland of the Levels landscape to the north is visible beyond the A27. Settlements at Hankam are visible on the wooded ridges rising to the north east.

Two blocks of woodland are contained within the site. The first, a triangular wedge on the south eastern corner contains mostly deciduous woodland (ash, sycamore & oak) with hedgerow on the field side. There **are Scots' pines in this woodland which are a noticeable feature** rising above the smaller trees. A second block of woodland is located at the eastern corner of the site and contains mature trees such as ash, elm and oak. Both woodland blocks appear unmanaged with overgrown understorey vegetation.

Key features include:

193/1501 Land Bounded in part by A27 & Levett Road

- Blocks of mature woodland
- Hedgerows
- Proximity to A27

Figure reference: 193/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed to the north by the A27 and to the south by housing but there are clear longer distance views of the site from the open farmland north of the A27.

Mature trees along Shepham Lane to the west provide enclosure and some screening of views into the site from beyond Shepham Lane. The site is clearly visible from the Lane and from the Bridleway crossing the A27. Further blocks of woodland and hedgerows in fields to the west along with roadside vegetation along the embankment of the A27 restrict views of the site from the west and north west.

The housing to the south has clear views into the site.

The site is clearly visible from the A27 to the north and the east of the site. Beyond the A27 the ground levels fall away and the site would be visible from the open farmland and PRoW to the north. To the north east the ground rises up around the settlement of Hankham which will give some views into the site.

Figure reference 193/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends into the housing developments south of the site and across the A27 to the open farmland to the north and up the higher ground to the north east of the site. There are also likely to be some long distance views from further north and north west from the low lying Levels areas.

Refer to Figure 193/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- Housing to south of the site (High Sensitivity)
- Users of A27 (Low Sensitivity)
- PRoW to north of site (High Sensitivity)

Refer to Figure 193/1510/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This large-scale landscape of drained alluvial grazing marsh has a recognisable landscape pattern, but little historic continuity. Valuable landscape features in the reed fringed drainage channels contribute to recognisable strength of place. The far eastern edge of this Landscape Setting Area adjoins the designated SSSI, Ramsar and Site of Community Importance.

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

193/1501 Land Bounded in part by A27 & Levett Road

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Recent
Strength of Place	Very Weak
Landform	Apparent
Tree Cover	Open
Visibility	High
Landscape Sensitivity	Low
Landscape Value	Low
Landscape Capacity	High

The site has a High Landscape Capacity due to its low value and low sensitivity. The site's value was assessed as low due to its lack of tranquillity and proximity to landscape detractors such as the A27, wind turbines, its position next to an existing settlement edge and the existing severance of the area from the wider landscape by the A27.

Significant variations in sensitivity within the site - The mature woodland area at the eastern end of the site is covered by a TPO and is of higher sensitivity

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

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

Opportunities for landscape enhancement

- Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
- Develop and implement long term management plan for woodland areas
- Develop and implement tree planting strategy to reinforce local landscape character and integrate development with the landscape

Refer to Figure 193/1510/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 affect the band of open land between Polegate and the A27 and could weaken the currently well-defined settlement edge of northern Polegate. Development on the site could also affect the landscape character of the Levels area north of the A27; the northern edge of Polegate is not currently easily discernible from the A27 and beyond but

193/1501 Land Bounded in part by A27 & Levett Road

development on the site would extend the settlement edge which could diminish the rural character of the southern edge of the Levels area

- Potential landscape effects arising from development on the site could be mitigated through: the retention and strengthening of existing vegetation around the perimeter of the site (including the TPO woodland); integrating tree planting within the development area and designing development with a scale and character appropriate to the landscape character and context of the site.

Key visual effects

- The introduction of development on the site could affect the character of views from the farmland and PRow to the north of the site arising from the increased visibility of the urban edge of Polegate in the background of views. Development on the site could also urbanise views from housing surrounding the site to the south.
- Potential visual effects arising from development on the site could be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site, particularly along the northern and southern edges of the site



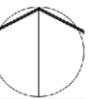
Key
 Site Boundary

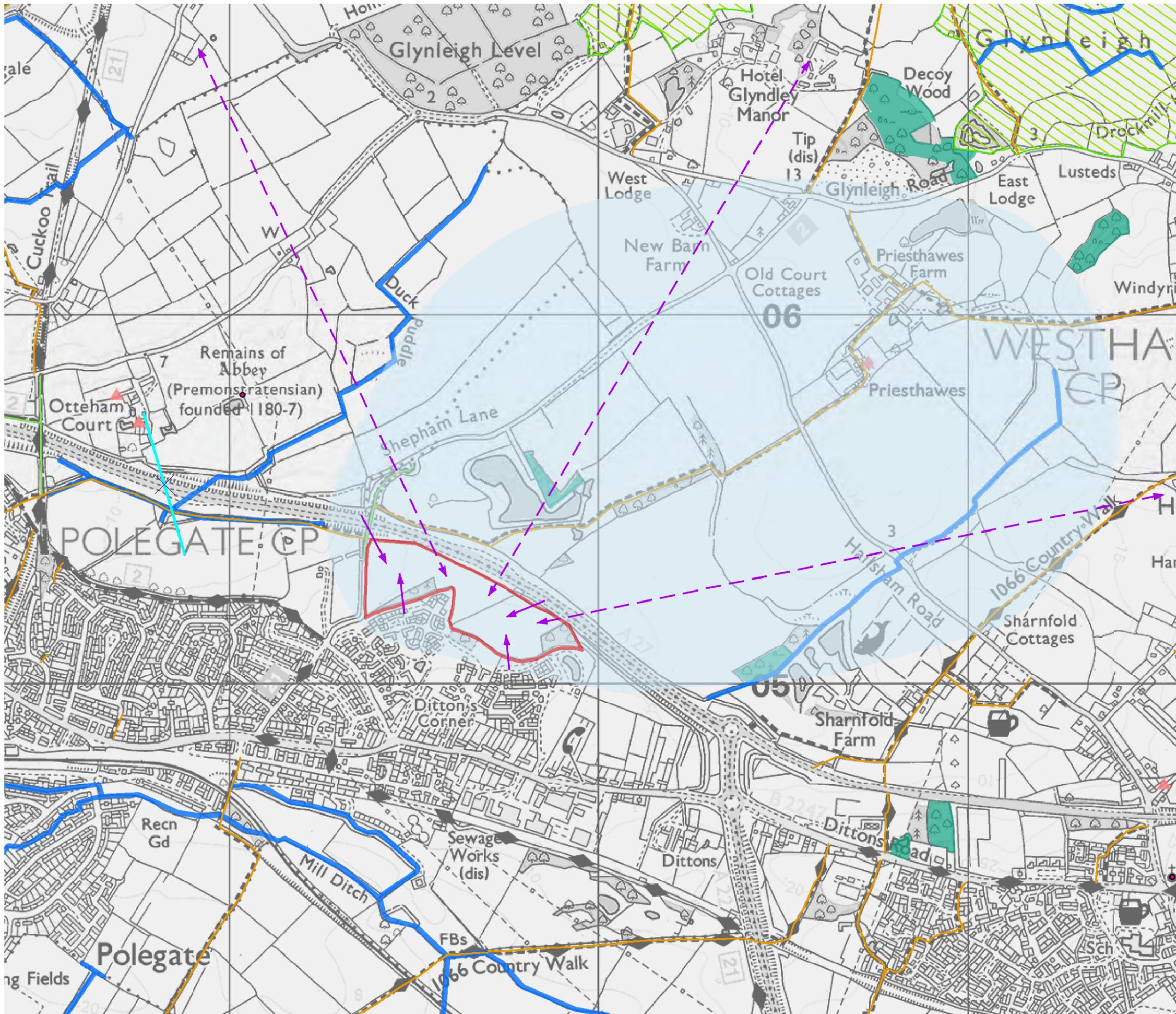
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 Polegate & Willingdon
 193/1510 Land bounded in part by A27(T)
 and Levett Road

Site Location

Figure 193/1510/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

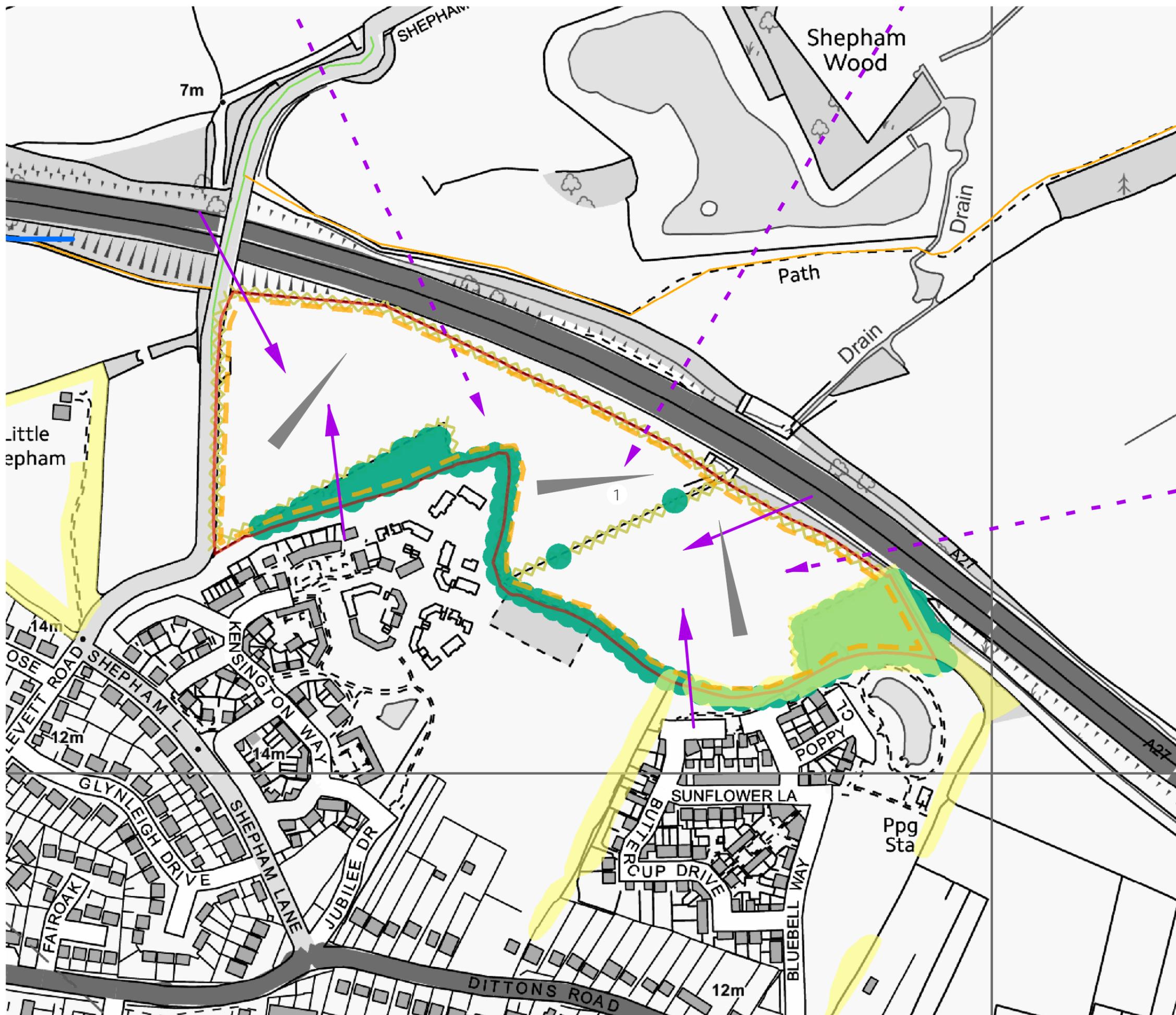
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 Polegate & Willingdon
 193/1510 Land bounded in part by A27(T)
 and Levett Road

Landscape and Visual Context

Figure 193/1510/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
 Polegate & Willingdon
 193/1510 Land bounded in part by A27(T)
 and Levett Road

Site Analysis

Figure 193/1510/L03
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Key

 Site Boundary

Landscape Target Notes (refer to text for details)

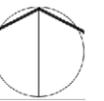
 Landscape Features to be safeguarded/retained

 Landscape Opportunities

L16416 Hailsham Area Action Plan
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 and Levett Road

Landscape Opportunities and Constraints

Figure 193/1510/L04
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204/1510 Cophall Farm, Polegate

Landscape and Visual Assessment

Location and description

The site is a large area of undulating land to the north west of Polegate adjacent to the A27/ A22 junction roundabout. It comprises a large group of fields around Cophall Farm and several belts of mature vegetation (part of which is covered by a TPO). The east side of the site includes a developed area with highway **service area including some commercial buildings, a Holiday Inn, and McDonald's.**

To the south and west beyond the site is an extensive area of farmland (mainly arable) which slopes down towards the south and includes Wootton Manor (Grade II listed Building and Historic Park). Further farmland (mainly pastoral) is located to the north-east of the site. **To the north of the site is Ogg's Wood which forms part of an extensive area of woodland much of which is Ancient Woodland.** A PRoW passes through the north-eastern part of the site. To the south-east of the site is the urban area of Polegate which is enclosed by the A27 which wrap around the north and western edge of the settlement.

Figure reference: 204/1510/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: E4 Wilmington Green

Landscape setting area: Polegate Area 5

Distinctive characteristics - Polegate Area 5

- A small-scale, ancient patchwork of drained grazing marshes, with reed-fringed ditches at field boundaries

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

Figure reference 204/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Polegate Service Area

Recently developed highway service area on the eastern edge of the site comprising a group of mainly service buildings including petrol filling station, Treacle Mine pub/restaurant, Premier Inn and Mc Donald's restaurant. A large new ambulance centre is currently under construction. Buildings are generally large scale and industrial in character. Together they form intrusive elements in the landscape and detract from the otherwise rural character of the surrounding area.

Key features include:

- Large scale buildings (industrial character) with brightly coloured elements (signage, canopies, entrance features)
- Highways infrastructure (lights, signage etc)

2. Eastern fields

Group of sloping grass fields on lower eastern side of the site the central part of which is used for large weekly car boot sales (Mammoth Boot fairs). The northern part includes several fields used as horse

204/1510 Cophall Farm, Polegate

paddocks and the southern part includes several large fields of open pasture. The area is enclosed by mature tree belts along the south, west and north edges which form prominent landscape features and a treed backdrop to views of the area from the east. **Ogg's Wood to the north-west** provides further enclosure. A **PRoW passes through the northern side of the area connecting to Ogg's Wood and a small stream flows** through the northern corner of the area marked by a line of vegetation. When not in use for boot sales, the area has a similar open rural character as the landscape to the north-east and west albeit less agricultural in character. When boot sales are in operation the area is densely occupied with vehicles, refreshment outlets and sales areas and has large numbers of visitors.

Key features include:

- Mature tree belt along western edge
- Mature tree belts incorporating tracks along the southern boundary and close to the northern boundary
- Small streams
- Tracks, signage, pitch lines and other infrastructure associated with car boot sales
- Ancient Woodland to North-west of site

3. Cophall Farm and pastures

Group of sloping grass fields on higher western side of the site and including Cophall Farm and associated farm buildings. A narrow tree belt extends through the centre of the area along the shallow valley of a small stream. The northern half of the area is primarily horse paddocks, sub-divided by wooden post and rail fences. The southern half of the area is a group of irregularly sized fields sub-divided by hedgerows. Both areas have a pronounced slope towards the central stream. The western and southern boundaries are marked by mature tree lines and the south-western corner includes a small dense copse with overgrown pond. There are attractive long distance views across the site to the south towards the South Downs National Park, **to the north towards Ogg's Wood and to the east towards the Pevensy Levels**. These views contribute to the sense of place within the area. This part of the site falls within the setting of the South Downs National Park albeit not playing a major role due to the distance of the area from the National Park and the presence of woodland in the intervening area which obstructs some views of the site.

Figure reference: 204/1510/L03 - Site Analysis

Visual analysis

Visual context

The eastern side of the site is open to view from the surrounding area, particularly the south-east corner of the site which is very prominent in views from the A22/A27 road interchange. The western side of the site is less visible from the surrounding area **due to the presence of tree belts within and around the site and Ogg's Wood** which enclose the site and screen it from some viewpoints in the local area. However, from the elevated parts of the site there are long distance views over the tree belts to the upper slopes of the South Downs ridge in the south and towards the Pevensy Levels in the east. There are few residential properties with views towards the site (other than Cop Hall Farm within the site) due to the very low settlement density in the area generally.

Figure reference 204/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site **is contained by Ogg's Wood and Nate Wood to the north**, vegetation along the A22 to the east, and to the south by tree belts along the southern edge of the site. Beyond this area there are also more distant elevated areas from which the site is visible (particularly within the South Downs National Park between Alfriston and Willingdon). In some long distance views from the South Downs National Park the site is visible in the background as part of a **wider area of sloping arable land with Abbot's and**

204/1510 Cophall Farm, Polegate

Wilmington Wood seen behind.

Refer to Figure 204/1510/L02 for approximate principal ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key views towards the site.

Key views and principal visual receptors

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

- Cop Hall Farm and Hide Cottage residential properties (High sensitivity)
- Users of the A22 and A27 (Low sensitivity)
- Users of public footpath and bridleway (Sustrans route 2) **along edge of Ogg's Wood (High sensitivity)** and through site
- Users of public footpaths and bridleways on north-facing slopes of the South Downs National Park around Folkington and Combe Hill (High sensitivity)

Refer to Figure 204/1510/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Landscape Setting Area 5 is considered to have 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 influence is present in the form of the railway corridor, detracting from the overall sensitivity and value of the landscape.

(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-High
Landscape Capacity	Moderate-Low

The site has a Moderate-High Landscape Value due to its location on the edge of an extensive area of undeveloped remnant Ancient historic landscape, its prominent tree belts which form important landscape features, its generally good condition, strong rural character and its position within the setting of the South Downs National Park. **The site's High Sensitivity and Moderate-High Value** result in a Moderate-Low Landscape Capacity.

204/1510 Cophall Farm, 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. Existing mature tree belts
Reason – tree belts enclose the site and form prominent landscape features
2. Stream and associated vegetation
Reason – stream is valuable landscape and ecological feature
3. **PRoW to Ogg's Wood**
Reason – **PRoW connects with network of paths through Ogg's Wood and the extensive area of woodland to the north.** It forms part of an important recreational route to the countryside (Sustrans route 2) which is accessible from Polegate.

Opportunities for landscape enhancement

4. Introduction of tree belt around highway service area to mitigate landscape and visual effects of the recent development
5. Development of woodland management plan for tree belts to ensure their long term protection and enhancement as landscape features

Refer to Figure 204/1510/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

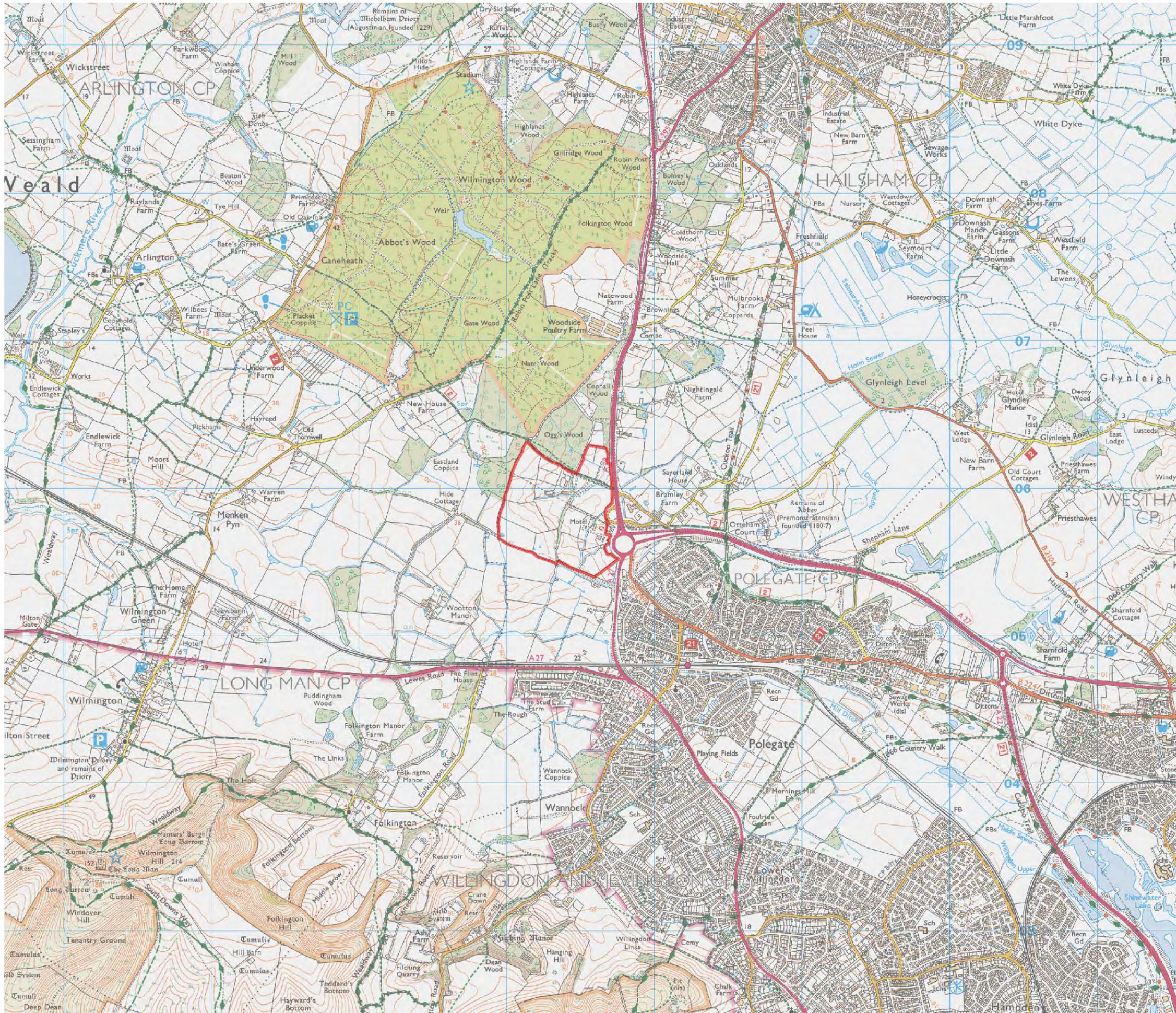
- The introduction of development on the site could potentially have effects on the Open Clay Vales landscape character of the area. Development would be contrary to the existing settlement and land-use pattern of the landscape which is characterised by occasional scattered farmsteads and extensive areas of arable and pastoral farmland and could erode the Ancient field pattern which currently remains. Development could also potentially affect the character of the PRoW which passes along the eastern side of the site. Development in the area would also extend the urban area of Polegate to the west side of the A27 which would break the strong edge of the settlement which is currently formed by the A27.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of the existing mature tree belts within the site; locating development on the lower parts of the site; providing a set back and landscape buffer along the PRoW; integrating tree planting within the development area and designing development with a scale and character appropriate to the landscape character and context of the site.

Key visual effects

- Development on the site could potentially urbanise the area which would affect the character and quality of views from the A27 and the PRoW through the site particularly due to the sloping and elevated nature of different parts of the site which increases the likely prominence of development on the site in views from the surrounding area. Development on the site could also be visible in some views from the South Downs National Park. In particular, development on the elevated parts of the site could be an intrusive element in the view and seen in the context of an otherwise wooded and agricultural landscape (rather than against the backdrop of an existing developed area)
- Potential visual effects arising from development on the site could be mitigated to some extent

204/1510 Cophall Farm, Polegate

through the introduction of strategic landscape planting within and around the perimeter of the site and location of development areas on the lower slopes of the site



Key
 Site Boundary

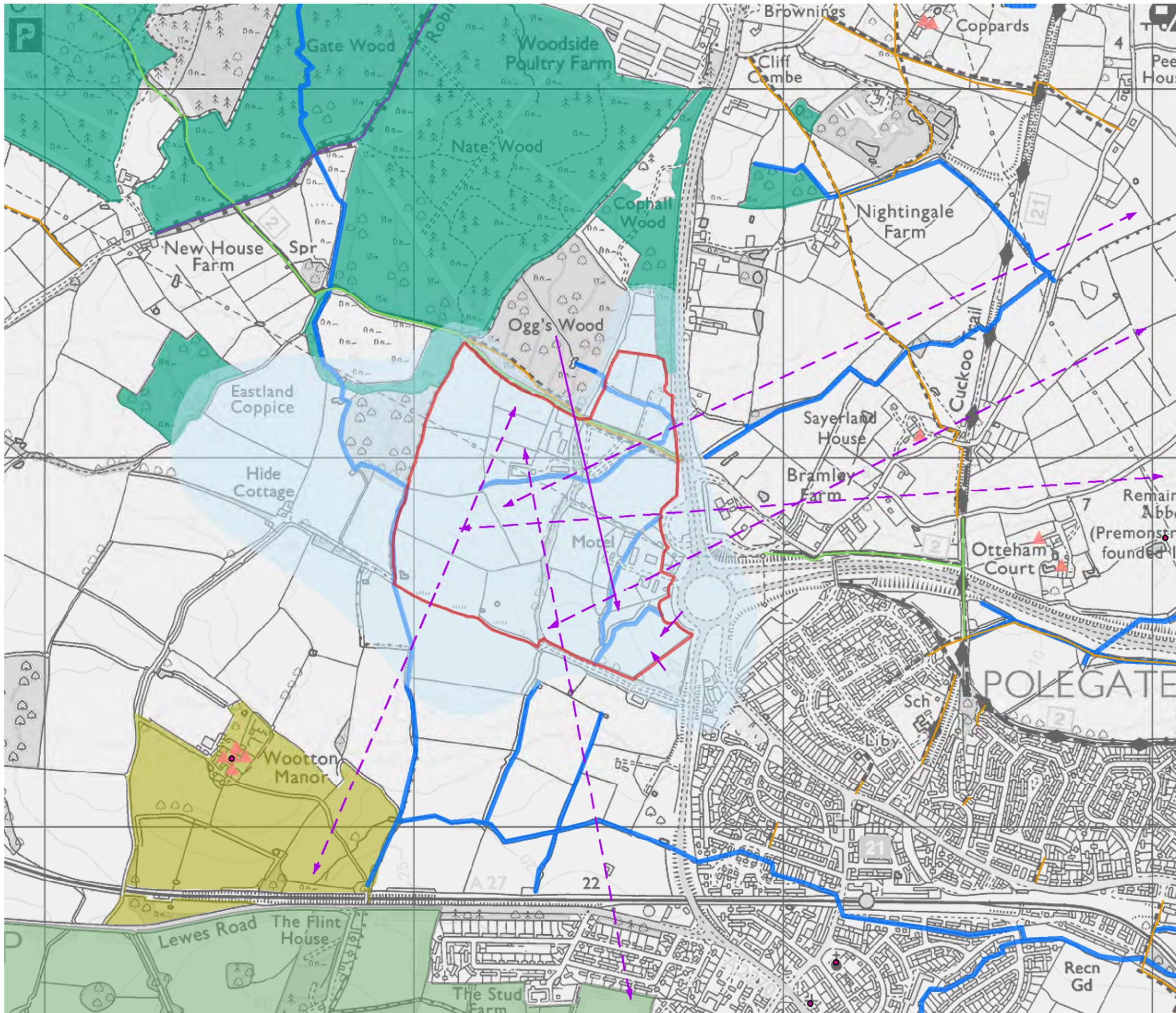
L16416 Hailsham Area Action Plan
 Polegate & Willington
 204/1510 Cophall Farm, Baytree Lane

Site Location

Figure 204/1510/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

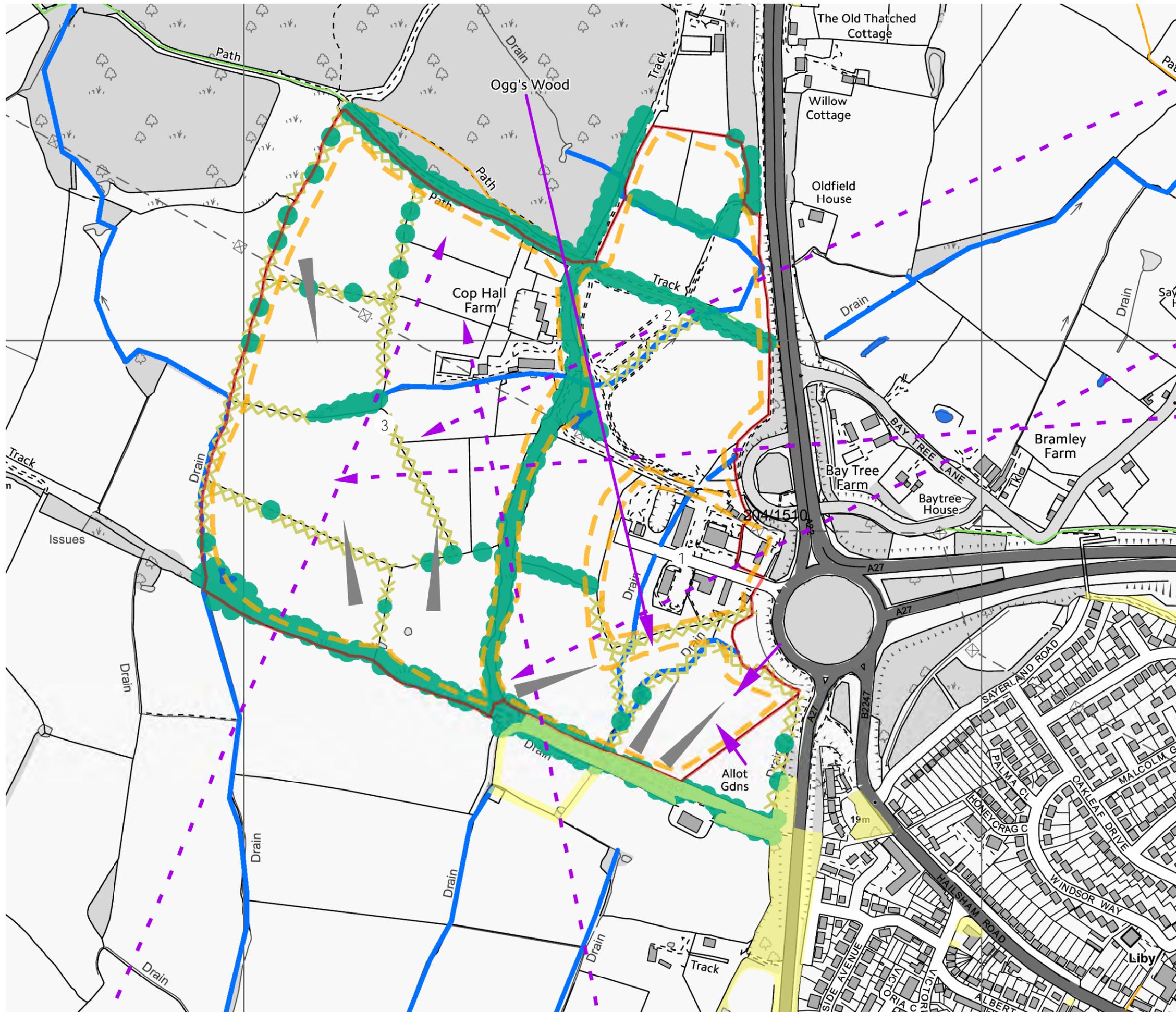
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 204/1510 Coppall Farm, Baytree Lane

Landscape and Visual Context

Figure 204/1510/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
 - Key Slopes

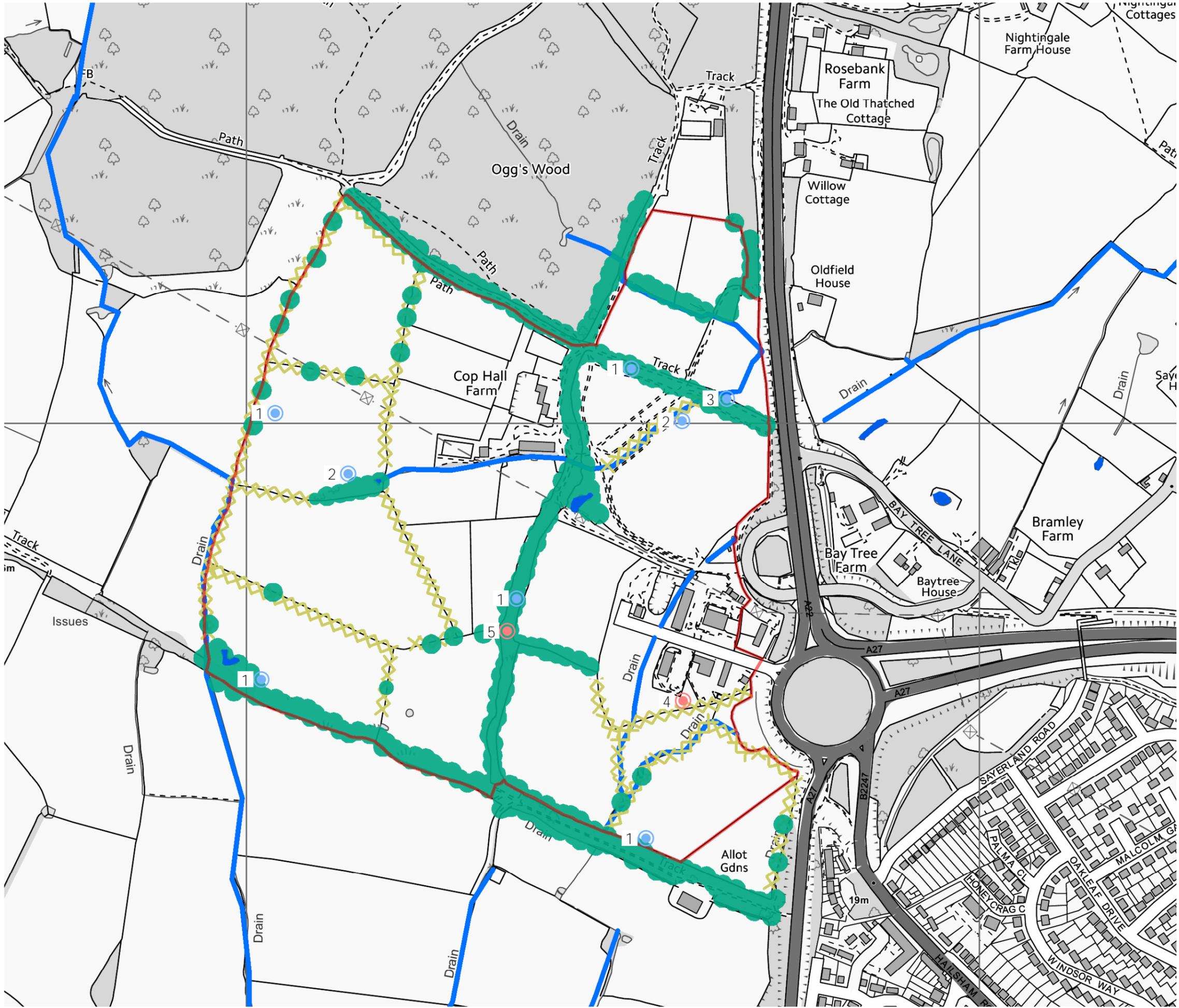
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 204/1510 Cophall Farm, Baytree Lane

Site Analysis

Figure 204/1510/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
 Polegate & Willingdon
 204/1510 Cophall Farm, Baytree Lane

Landscape Opportunities and Constraints

Figure 204/1510/L04
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Landscape and Visual Assessment

Location and description

The site comprises farmhouses and farmland to the south east of Polegate, on the northern edge of Lower Willingdon. It is set within a curving band of undeveloped land (known as the Eastbourne Levels) which is almost entirely enclosed by the developed areas of Polegate, Willingdon, Langley and Eastbourne.

The East Coastway railway line runs along the north eastern edge of the site. The Eastbourne Road A2270 and residential area lie to the south west of the site. Playing fields and recreation grounds border the site to the west with open farmland to the east. The site is crossed by two PRoW including the 1066 Country Walk Recreational Trail.

Figure reference: 236/3370/L01 – Site location

Landscape character context

County Landscape Character Area: Eastbourne Levels

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

Local Landscape Character Area: East Polegate Levels

Landscape setting area: Polegate Area 3

Distinctive characteristics - Polegate Area 3

- Playing fields and recreation grounds at the settlement edges in the west, with mature trees
- Predominantly pastoral fields, lined with occasional hedgerows

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

Figure reference 236/3370/L02 – Landscape and Visual Context

Site character areas and key features

1. Mornings Mill Farm buildings and surrounds

Collection of farm buildings and gardens. Mostly redbrick, one and two storey houses with gardens. A track leads from Eastbourne Road to a hardstanding parking area. A collection of outbuildings of varying ages and states of repair to the north end of the area with a dilapidated feel.

The buildings face east, looking onto open pastoral fields lined with hedgerows. A tree lined track (mostly mature oaks) runs north south behind the farmhouses. To the south there are attractive views of the scarp slopes of the South Downs rising up beyond the residential areas of Willingdon.

Key features include:

- Farm buildings and outhouses
- Line of mature oaks along track

2. Fields

Pastoral fields of grazing and arable land lined by network of hedgerows, trees and drainage ditches. A tree lined track (also a PRoW) runs north-south through the centre of the site from the A2270. Either side of the track are farm buildings, to the west, close to the A2270 is Willows Farm (two storey farm house and dilapidated out-buildings). Mornings Mill Farm buildings sit to the east of the track.

The site is crossed by overhead wires and in addition to the PRoW running along the central track the site is

236/3370 Mornings Mill Farm, Eastbourne Road, Willingdon

also crossed by the 1066 Country Walk PRoW which runs north-east across the site. The site borders the A2270 Eastbourne Road to the south west, between the road and the fields are grass verges and scrub vegetation lining a drainage ditch.

The topography of the area falls gently away from a high point on the western boundary. Views south from the area are dominated by the slopes of the South Down rising above the rooftops of Willingdon providing a strong sense of place to the area. To the east is a similar area of fields contributing to the sense of openness present in the area. The pastoral feel of the area is relatively tranquil in character despite the proximity of light industrial sites, railways, pylons and wind turbines and the urban edge in the surrounding area.

Key features include:

- Tree-lined track
- Long views to South Downs
- Network of hedgerows with mature trees
- Drainage ditches

Figure reference: 236/3370/L03 - Site Analysis

Visual analysis

Visual context

The site sits within a wider area of open land which extends north and east of the site. There are views over this open area between the edge of Polegate and the edge of Willingdon, these include views west from the A22. The site is also visible from the north-facing slopes of the South Downs National Park between Folkington and Willingdon e.g. from PRoW around Combe Hill. In these long distance views the site appears as part of an open area of fields, enclosed on all sides by the urban edges of Polegate and Willingdon with views beyond to the Pevensy Levels and the High Weald in the distance.

Eastbourne Road and housing provide a strongly defined settlement edge to enclose the south western edge of the site whilst boundary vegetation and playing fields provide separation between the site and the eastern edge of Polegate to the west.

The railway line encloses the northern edge of the site, to the west this boundary is lined with mature trees which provide some screening of views towards the site from houses along Lynholm Road and the Cuckoo trail. To the east there is little vegetative screening alongside the railway making this half of the site more visible from the open land and Cuckoo Trail to the north of the railway line. There are clear views from housing at Heron Ridge on the north western corner of the site.

Much of the site is clearly visible from the Eastbourne Road and housing beyond. The road provides a clearly defined edge to the settlement and marks a change in character from urban / suburban on one side and the pastoral open character of the site on the other.

The mature trees along the central track visually separate the east and west sides of the site, this along with vegetation and woodland to the east of the site, provide some screening of views into the site from housing along Seven Sisters Road and Oxendean Gardens south of the site.

To the west, playing fields and recreation grounds provide some separation between the site and the eastern edge of residential Polegate. Denser vegetation and mature trees provide better screening at the northern end of the western boundary. However, there are views into the site from housing along Courtland road and the eastern end of Brightling Road.

Figure reference 236/3370/L02 – Landscape and Visual Context

236/3370 Mornings Mill Farm, Eastbourne Road, Willingdon

Zone of visual influence (ZVI)

The principal ZVI of the site extends across the open area to the east and into the residential areas lying to the south and west. Beyond this there is also an area of elevated land on the north-facing slopes of the South Downs National Park around Coombe Hill from which there are long distance views over the site.

Refer to Figure 236/3370/L02 for approximate principal ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key views towards the site.

Key views and principal visual receptors

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

- PRowS crossing and adjacent to the site (High sensitivity)
- Housing within and adjacent to the site (High sensitivity)
- PRow in the South Downs National Park (High sensitivity)

Refer to Figure 236/3370/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. Urban fringe land uses are present within this area, in the form of playing fields and recreation grounds. There is a relatively strong strength of place as a result of open views across the area and south-eastwards towards the ridges of the South Downs.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient / Historic (majority of the site is Ancient, with area around Mornings Mill farm recorded as Historic)
Strength of Place	Strong / Moderate
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	High / Moderate
Landscape Value	Moderate
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its high to moderate sensitivity and moderate value.

The site lies at the western edge of the Eastbourne Levels, a curving area of open land which is entirely enclosed by settlements and provides separation between Eastbourne, Langley, Polegate and Willingdon. The

236/3370 Mornings Mill Farm, Eastbourne Road, Willingdon

open nature of the site plays an important role in separating the adjacent settlements and is a noticeable feature in views from within the South Downs National Park around Combe Hill. These characteristics, together with its largely open character and the dramatic views towards the South Downs contribute to the value of the site.

Significant variations in sensitivity within the site - The western and south-western sides of the site are of lower sensitivity due to their proximity to the existing urban edges of Polegate and Willingdon. The central and eastern edges are of higher sensitivity due to the presence of watercourses and flood zones and two PRoWs (including the 1066 Country Walk).

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

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

Opportunities for landscape enhancement

4. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
5. Improve and maintain PRoW (including signage, stiles, boundaries etc.)

Refer to Figure 236/3370/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development within the site could potentially affect the character and integrity of the Eastbourne Levels landscape character area. This is a small remnant of undeveloped landscape which is almost completely enclosed by the expanded urban areas of Polegate, Willingdon, Langley and Eastbourne. Development on the site has potential to affect the landscape quality of neighbouring farmlands and urban areas as development could detract from the pastoral character of the site and wider, connected landscape. The introduction of development on the site could also weaken the sense of separation between Polegate and Willingdon and affect the character of the PRoW which pass through the site.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; restricting development to the less sensitive western side of the site; providing a set back and landscape buffer between the development edge and the PRoW (particularly the 1066 Country Walk); integrating tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site.

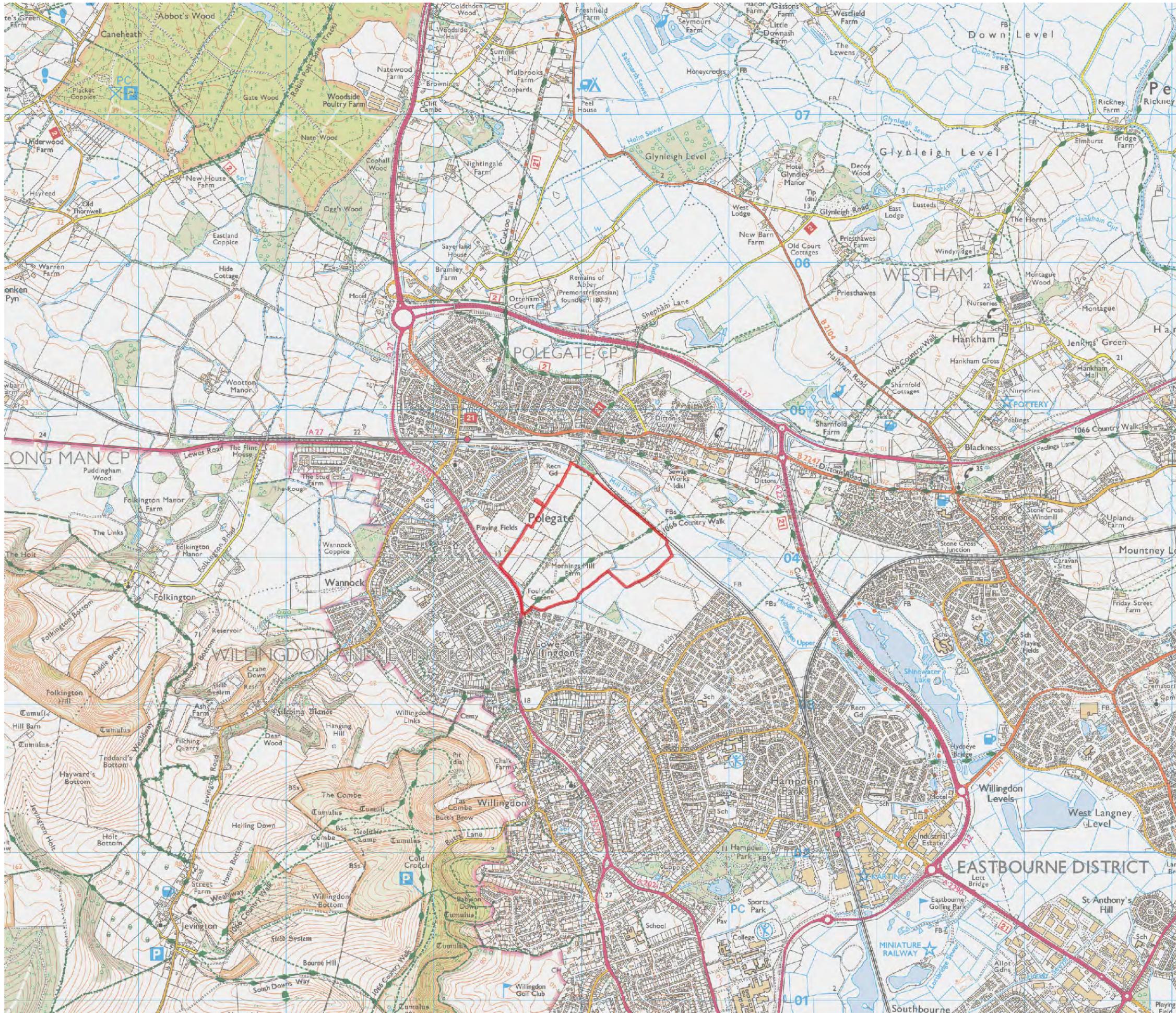
Key visual effects

- The introduction of development within the site could potentially affect the character and quality of

236/3370 Mornings Mill Farm, Eastbourne Road, Willingdon

views from the Eastbourne Road, A22 and properties adjacent to the site and views from PRoWs crossing and adjacent to the site, arising from the prominence and proximity of the development edge within views. Development could also affect long distance views from PRoWs in the South Downs National Park (particularly around Combe Hill) arising from views of the development area in the background of the view replacing views of the Eastbourne Levels

- Potential visual effects arising from development on the site have the potential to be mitigated to some extent through the restriction of development areas to the western side of the site; maintaining a visual corridor of open land on the east side of the site; and the introduction of tree lines around the perimeter of the development area



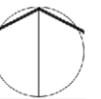
Key
 Site Boundary

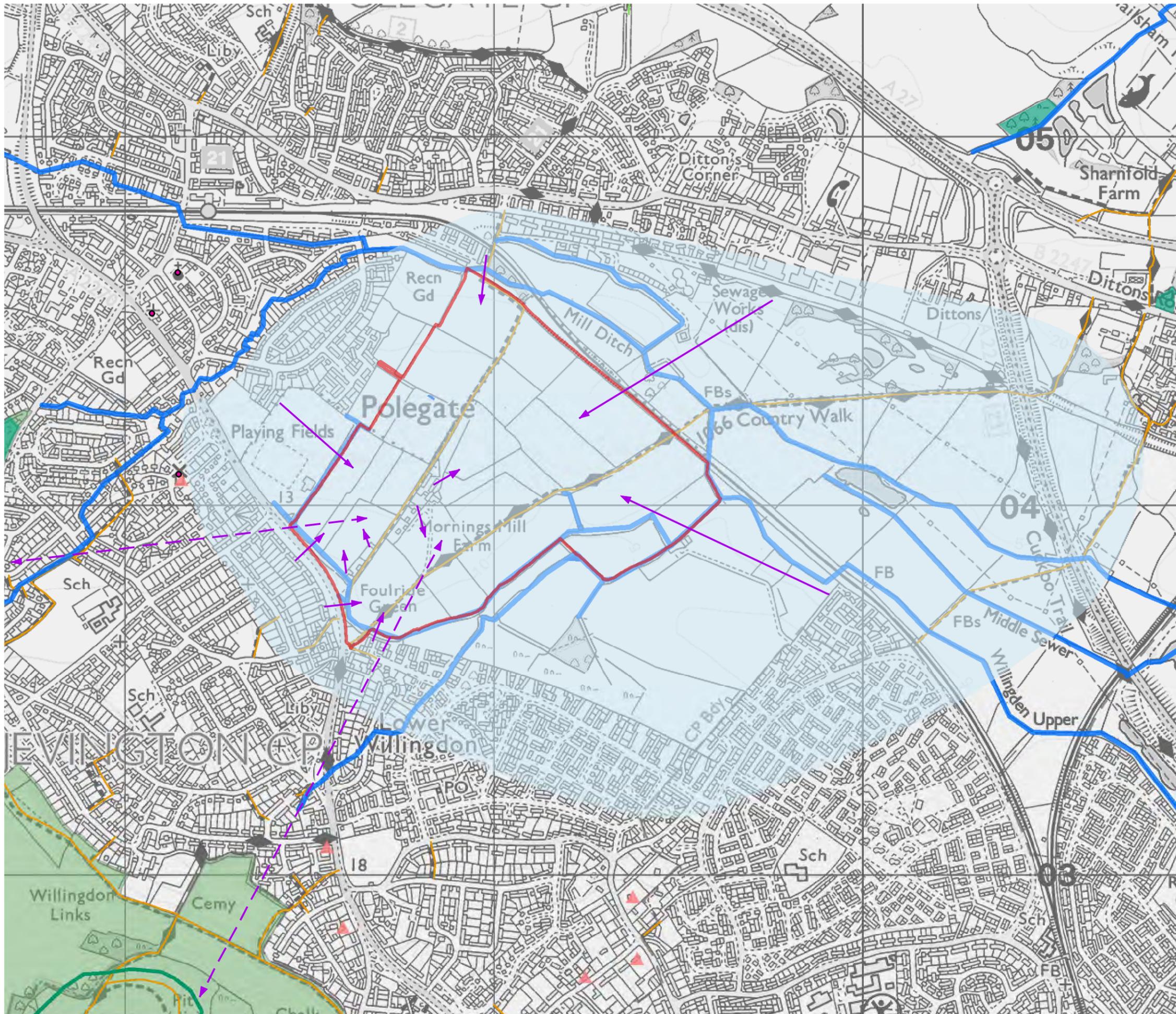
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 236/3370 Mornings Mill Farm

Site Location

Figure 236/3370/L01
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Sept 2016



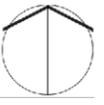


- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

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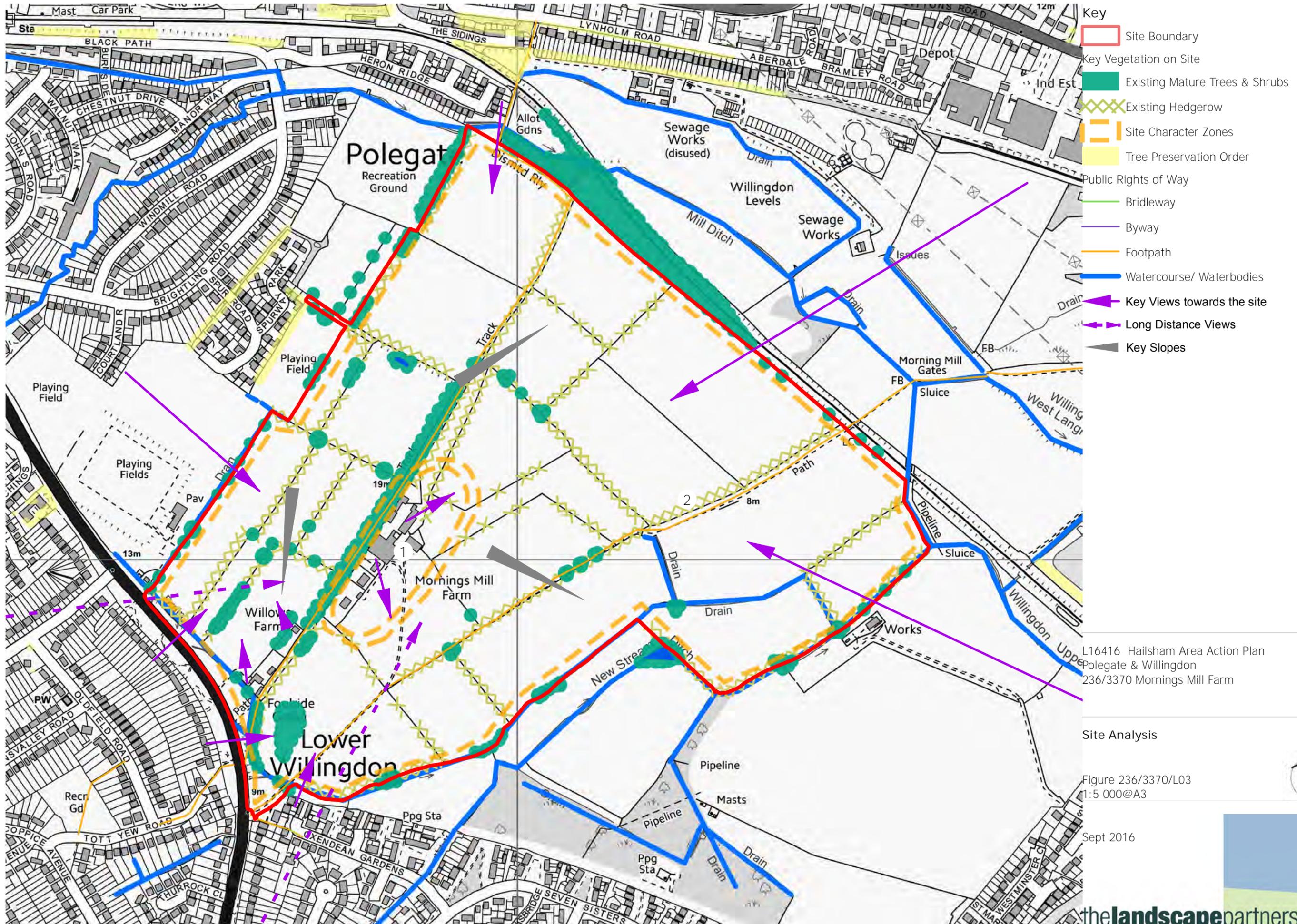
Landscape and Visual Context

Figure 236/3370/L02
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Sept 2016





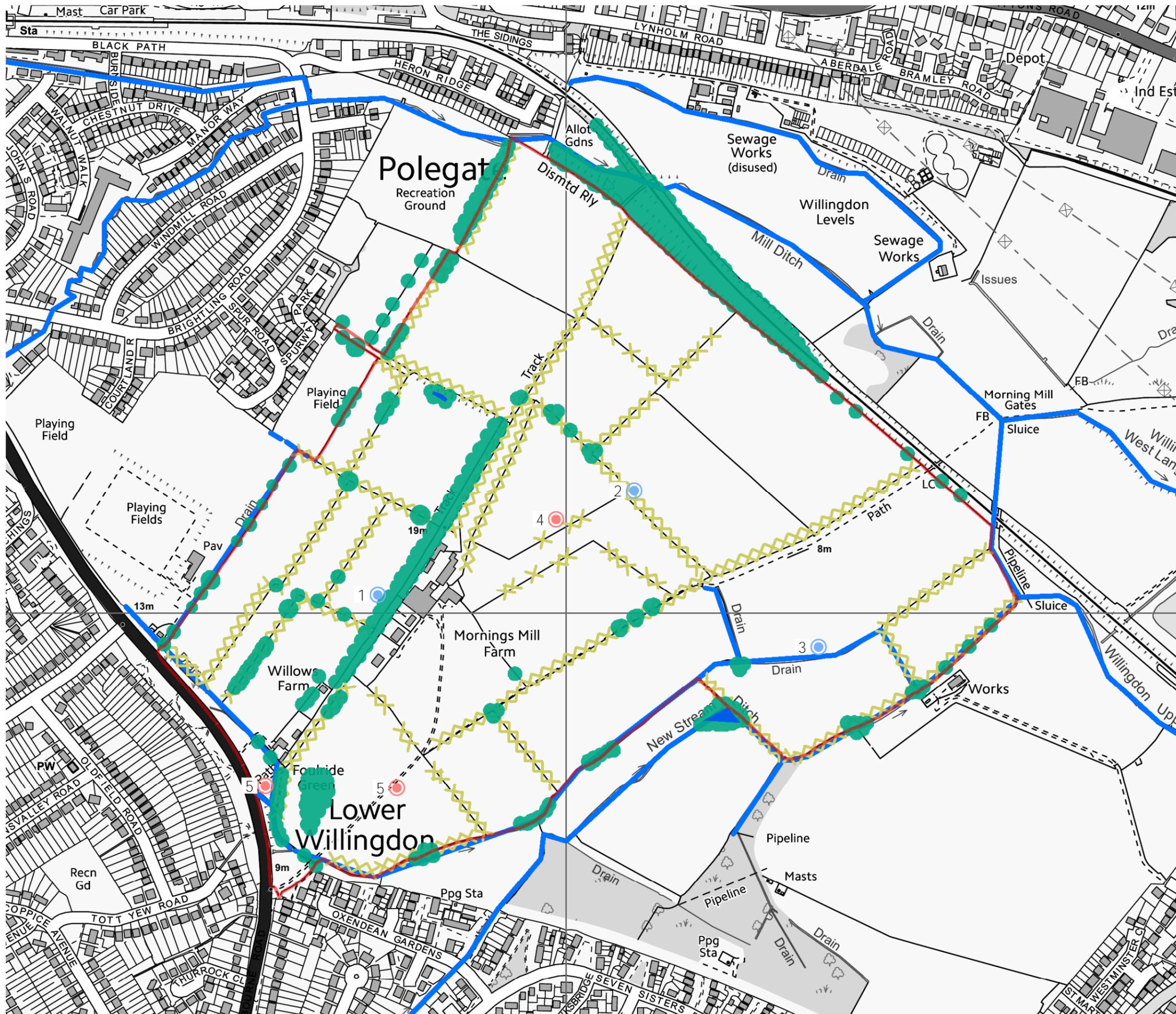
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 236/3370 Mornings Mill Farm

Site Analysis

Figure 236/3370/L03
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- Key**
- Site Boundary
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

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 Polegate & Willingdon
 236/3370 Mornings Mill Farm

Landscape Opportunities and Constraints

Figure 236/3370/L04
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241/150 Land at Shepham Lane

Landscape and Visual Assessment

Location and description

The site comprises an area of mainly arable land between the northern edge of Polegate and the A27. It consists of fields, scrub and pockets of woodland bordered to north and south by PRoW. The A27 runs beyond the PRoW to the north of the site. The Cuckoo Trail PRoW recreation route (part of the National Cycle Network) runs along the southern and western boundary of the site, beyond which is residential Polegate.

The site sits at the western end of a band of arable / open land which runs along the south side the A27 from Polegate to Stone Cross. The existing urban edge is strongly defined and contained by the woodland belt along the southern edge of the site (which is covered by a TPO) and there is a strong sense of separation between the urban area to the south and the open countryside to the north.

Figure reference: 241/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

Local Landscape Character Type and sensitivity: Open Levels (Very High Sensitivity) – western third of site. Settled Levels (Very High Sensitivity) – central and eastern thirds of site

Local Landscape Character Area: Down and Whelpey (west side), Pevensey and Hankam (east side)

Landscape setting area:, Polegate area 1 (west), Polegate area 2 (east)

Distinctive characteristics - Polegate area 1 (west) and Polegate area 2 (east)

Polegate Setting 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

Polegate Setting Area 2:

- Large-scale, drained fields of alluvial grazing marsh
- Reed-fringed drainage ditches
- A series of minor, rural road corridors

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

Figure reference 241/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Arable Fields & Grassland

Two arable fields (to west) and an area of grassland (eastern field) with mature trees and hedgerows along all but the northern boundary. Area contains patches of scrub, drainage ditches and a pond. Area is gently undulating, with a general fall to the north and there is a strong sense of openness and wide skies in the large scale fields with views over the Open and Settled Levels areas to the north of the A27. The dense and mature woodland belt (oak) along the southern boundary forms a wooded backdrop to the area and provides a sense of seclusion and separation from the adjacent urban area.

241/150 Land at Shepham Lane

Beyond the boundary fence to the north runs a PRoW, a stretch of boundary planting and embankment separate the footpath and the A27 which is audible but not visible from within the site. Powerlines cross the site and there is a pylon present in the central field. There is a triangular area of scrub in the north western corner of the site, separated from the field by a small watercourse and woodland area. Another triangular patch of scrub and ditch /pond is located on the northern boundary at the centre of the area. To the east a small reed-edged pond sits in a localised hollow surrounded by small oaks between the grassland and arable field. Overall, the area has a strong rural character despite its proximity to the A27 and the urban edge of Polegate.

Key features include:

- Large skies and sense of openness
- Mature trees & Hedgerows

2. Enclosed Grassland

Area of grassland to eastern edge of site, between Shepham Lane to the east and Little Shepham house and garden to the west. Area is almost completely enclosed by mature trees giving it a relatively secluded and tranquil character despite its proximity to the A27 and adjacent housing areas.

Area consists of mown grassland with long grass and scrub to boundaries, a concrete access track enters the north east corner of the area from Shepham Lane and passes north into the adjacent field. The house at Little Shepham is just visible above boundary and garden trees and there are glimpsed views to the north and north east through gaps in the trees where the access track enters the site.

Key features include:

- Mature trees on all boundaries (trees on southern boundary are covered by TPO)
- Sense of seclusion

Figure reference: 241/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is well enclosed on all sides, by mature vegetation to the south, west and east, and by the A27 road corridor to the north.

A band of mature woodland (mostly oak) sits between the northern edge of Polegate and the area of open land to the south of the A27 and provides a strongly defined urban edge. These oaks line the southern and western boundary of the site along the Cuckoo Trail and wrap around Little Shepham. Along with hedgerow vegetation this only allows limited views into the site from the trail and the housing beyond.

A double line of oaks line the eastern boundary with Shepham Lane providing much screening of views from the open area to the east and housing to south east (Kensington Way). Gaps in the trees for the access gate give clear views to area 2 from Shepham Lane. The screening effect would be much reduced in the winter months when trees and shrubs are not in leaf.

There are clear views from the footpath on the northern boundary into the site, although these become obstructed by vegetation at various points along the boundary. Shepham Lane rises up to cross the A27 (at this point it becomes a Bridleway) and the upper reaches of the site are visible above planting on the road embankment. The site is largely hidden from view from the A27 north of the site due to its lower position, glimpsed views of the eastern site edge may be possible from further east along the A27.

Beyond the A27 only glimpsed views into the site are likely from viewpoints close to the A27. Views of the upper parts of the site may be possible from upper floors of Otteham Court (Listed Building) in winter

241/150 Land at Shepham Lane

months. From long distance viewpoints in the open landscape further north, there may be some glimpsed views of the site if it were developed.

Figure reference 241/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends into the adjacent open areas to the east and west of the site and across the housing adjacent to the site. The A27 restricts the ZVI to the north of the site although there may be long distance views of the site, if it were developed, from the flat levels area to the north and east e.g. around Cottage Lane and B2104.

Refer to Figure 241/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- PRow surrounding the site (High Sensitivity)
- Housing adjacent to the site (High Sensitivity)
- Otteham Court listed building (High Sensitivity)

Refer to Figure 241/1510/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Polegate Area 1 (west) and Polegate Area 2 (east)

Setting Area 1 (*western third of site*) is considered to have 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.

Setting Area 2 is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This large-scale landscape of drained alluvial grazing marsh has a recognisable landscape pattern, but little historic continuity. Valuable landscape features in the reed fringed drainage channels contribute to recognisable strength of place. The far eastern edge of this Landscape Setting Area adjoins the designated SSSI, Ramsar and Site of Community Importance.

(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

241/150 Land at Shepham Lane

Visibility	Moderate
Landscape Sensitivity	High
Landscape Value	Moderate
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its High sensitivity and Moderate value.

The value of the site was assessed as moderate due to the presence of mature trees and hedgerows, the well-used PRoWs around the site and the sense of openness and undeveloped character on the perimeter of a wider undeveloped area of landscape. Balanced against these were landscape detractors such as the pylons, overhead wires and proximity to the A27 together with the severance of the area from the wider landscape by the A27.

Significant variations in sensitivity within the site - Area 2 is well enclosed visually and as such is considered the least sensitive part of the site. The most sensitive part is the southern edge of the site which is considered to be a sensitive edge due to the presence of the Cuckoo Trail (an important recreational route) and a significant mature tree belt (covered by TPO).

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees
Reason – trees help to enclose the site and are an attractive and prominent landscape feature
2. Hedgerows
Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity
3. Watercourse / pond
Reason – watercourse / pond are valuable landscape and ecological features

Opportunities for landscape enhancement

4. Reinforce existing hedgerows and implement long term programme of hedgerow maintenance
5. Landscape and ecological improvements to ponds and watercourses (including long term programme for regular management)
6. Develop and implement long term management plan for woodland areas
7. Introduce landscape zone along southern edge to create buffer/screening between site and the Cuckoo Trail

Refer to Figure 241/1510/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 affect the band of open land between Polegate and the A27 and could weaken the currently well-defined settlement edge of northern Polegate. Development could also potentially affect the character of the PRoWs (including the Cuckoo Trail) which pass along the northern and southern sides of the site. Development could enclose the routes and create an urban context for the rights of way which would replace the existing views across arable fields (through trees and hedgerow in places).

241/150 Land at Shepham Lane

- Potential landscape effects arising from development on the site could be mitigated through: the retention and strengthening of existing vegetation around the perimeter of the site (including the TPO tree belt); providing a set-back between the development edge and the two PRoWs; integrating tree planting within the development area and designing development with a scale and character appropriate to the landscape character and context of the site.

Key visual effects

- The introduction of development on the site could affect the character of views from the Cuckoo Trail and PRoW to the north of the site arising from the increased visibility of the urban edge and loss of views across open farmland. The character and quality of views from housing surrounding the site to the south could be similarly affected.
- Potential visual effects arising from development have the potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site, particularly along the northern and southern edges of the site.



Key
 Site Boundary

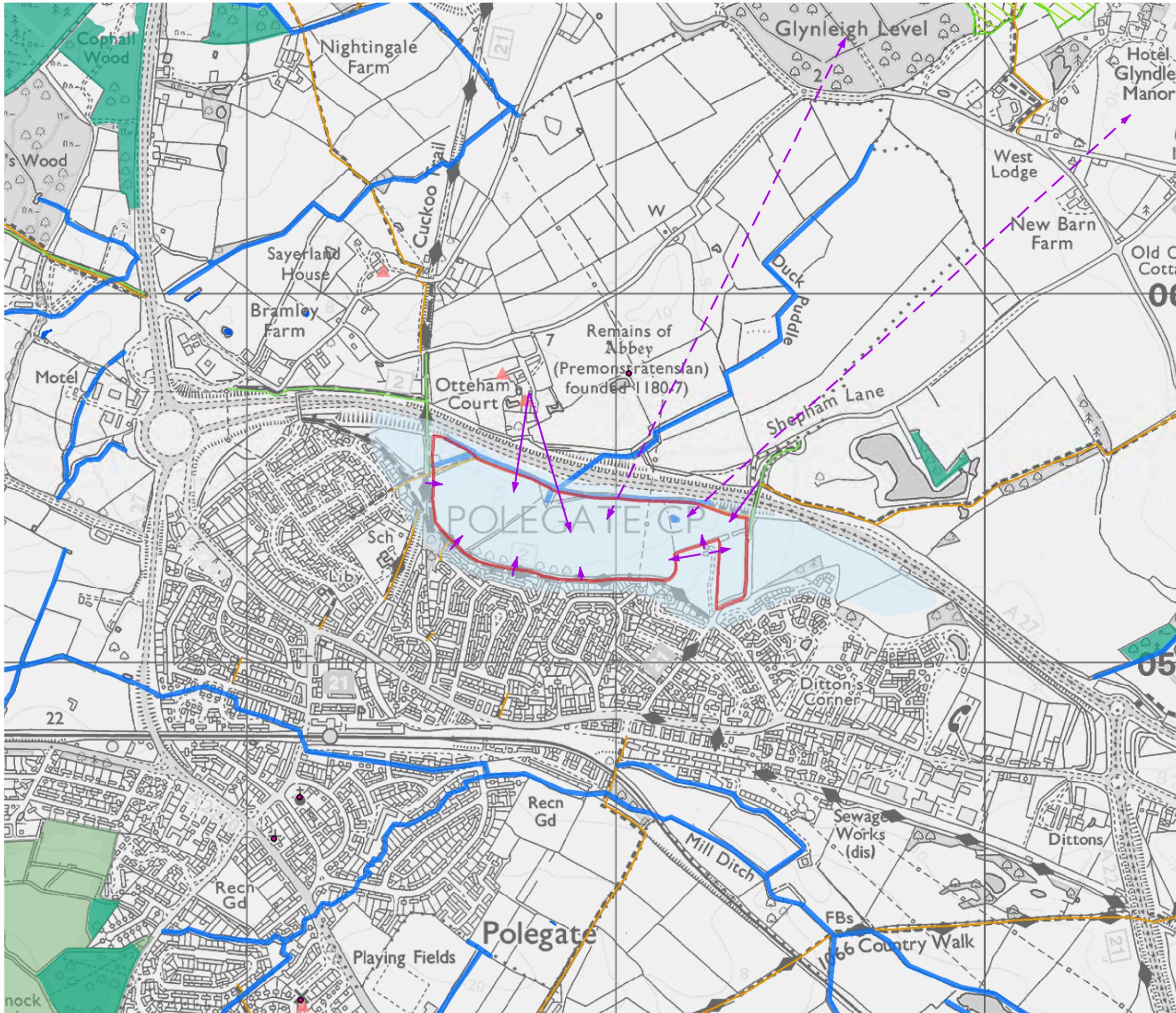
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 Polegate & Willingdon
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Site Location

Figure 241/1510/L01
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Sept 2016





- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
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 - 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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 Polegate & Willingdon
 241/1510 Land at Shepham Lane

Landscape and Visual Context

Figure 241/1510/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

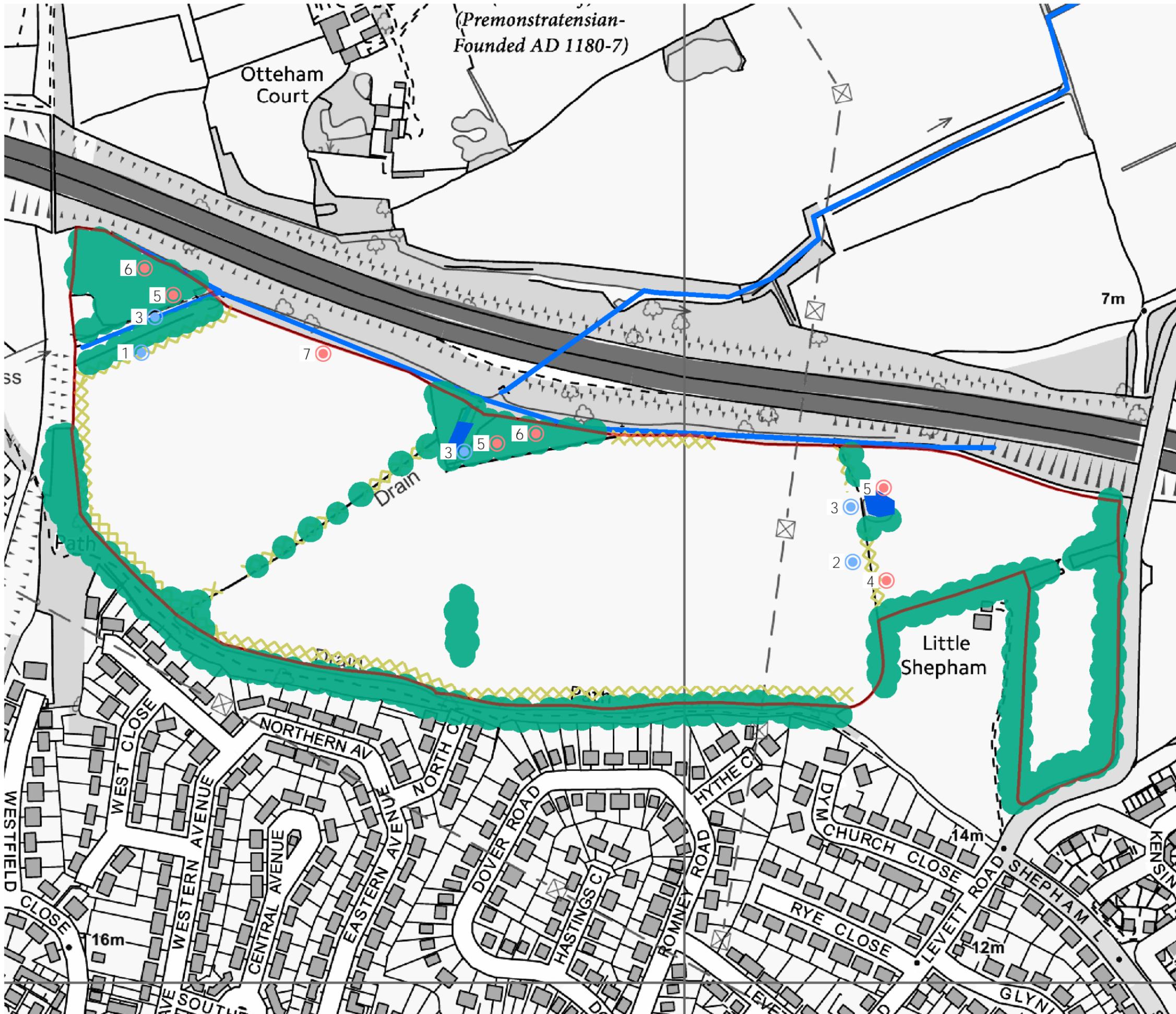
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 241/1510 Land at Shepham Lane

Site Analysis

Figure 241/1510/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
 Polegate & Willingdon
 241/1510 Land at Shepham Lane

Landscape Opportunities and Constraints

Figure 241/1510/L04
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255/1510 Land at and Adjoining Honey Farm, Eastbourne Road

Landscape and Visual Assessment

Location and description

The site is located on the edge of an extensive area of agricultural landscape on the west side of the A27 near Polegate. It is bounded by the A27 to the east and a railway line to the south. Land on the north and west boundaries is in agricultural use. The settlement of Polegate is situated beyond the A27 (Polegate Bypass) to the east and there is a limited suburban area beyond the A27 (Lewes Road) to the South.

The site itself comprises 9 fields divided by hedgerows and trees of varying width and maturity. A lorry park/ scrap metal yard is located within the site and is accessed from the A27 and a building is located on one of the northern fields accessed from a track extending along the northern boundary.

The northern site boundary also extends to incorporate allotment gardens at the edge of the A27, the roundabout at the A27 to the north of Polegate and the central reservation and west bound lane extending from this roundabout for approximately 400m.

Figure reference: 255/1310/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: E4 Wilmington Green

Landscape setting area: Polegate Area 5

Distinctive characteristics of Polegate area 5

- A small-scale, ancient patchwork of drained grazing marshes, with reed-fringed ditches at field boundaries

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

Figure reference 255/1310/L02 – Landscape and Visual Context

Site character areas and key features

1. Low lying fields and railway

This southern most area of the site, comprises two open fields grazed by sheep and cows and is the part of the site which most closely resembles the character description for the Polegate Area 5 Landscape Setting Area. It is relatively flat and is situated in the lowest part of the site. Wootton Manor, a Grade II listed property and its estate, included on the Historic England Register of Historic Parks and Gardens of special historic interest in England (Grade II) bound this character area to the west. A railway line extends along the southern boundary. This is separated by a wire fence and a band of intermittent planting including limes, hornbeam, birch, sycamore and rowan and scrub. Gaps in planting provide direct views onto the railway. The railway is a visually dominant and loud feature. Electrical equipment associated with the railway and pylons also feature on this southern edge. Beyond the railway the A27 (Lewes Road) can be glimpsed and this generates loud, persistent traffic noise and an occasional view of properties and a depot to the south which reinforces the proximity to the urban edge and detracts from the otherwise rural character.

Drainage ditches (some of which are reed-fringed) extend along the northern edge and through the centre of this area. Field hedgerows are formed by mixed hedgerow including some large ash and oak trees. There are filtered views through the trees to the rolling fields in the northern part of the site. Views of the South

255/1510 Land at and Adjoining Honey Farm, Eastbourne Road

Downs National Park, which rises above the tree line to the south are visible from the northern part of this character area.

Key features include:

- Railway line and associated electrical equipment and pylons
- Noise from railway and adjacent roads
- Drains/ streams
- Mixed hedgerow

2. Rolling arable fields

This area is characterised by a series of south sloping fields, which provide excellent panoramic views of the South Downs National Park to the south and rolling fields and tree belts. Noise from the A27 beyond the site boundary to the east and south is present. The fields are bounded by hedgerow with some dominant large trees including oak and ash. A drainage ditch extends north to south underneath hedgerow in the centre of this area. This area has a strongly rural character.

Key features include:

- Open, panoramic views of the South Downs
- Rolling fields
- Drainage ditches

3. Mature tree belt

This area comprises two belts of mature vegetation (largely ash and oak). One belt extends along the eastern boundary with the A27 (Polegate Bypass) largely screening it from view. It widens at the southern end to form a triangular area of mainly bramble and scrub. The other belt lines the track which extends from the A27 along the northern edge of the site. It rises up the centre of a spur of higher ground and is a prominent landscape feature on the skyline in views from the surrounding area. The majority of both tree belts is covered by a Tree Preservation Order.

Key features include:

- Linear band of mature native trees and shrubs

4. Industrial yard

This area comprises a track, a large yard containing vehicles and a series of corrugated metal sheds. These untidy components jut into the surrounding fields. The area is partially screened by planting – hedgerow and Leyland cypress planting. It has a degraded, urban fringe character and detracts from the otherwise rural character of the surrounding area.

Key features include:

- Metal sheds
- Poor quality planting
- Gravel, dirt tracks and hardstanding

5. The A27 road and roundabout

This area comprises the centre of the large roundabout at the north eastern edge of Polegate where the A27 and the A22 meet, a west bound stretch of the A27 (Hailsham Bypass) to the east of the roundabout and the central planted reservation as well as a small bulge of land containing the road verge to the west of the roundabout.

The centre of the roundabout is sunken containing patches of planting including willows and poplars. The central road reservation contains long grass, clumps of small trees and scrub.

This area is characterised by fast moving traffic, associated noise and typical verge planting, signage and lighting.

255/1510 Land at and Adjoining Honey Farm, Eastbourne Road

Key features include:

- Verge planting
- Constant traffic and noise
- Fast moving highways with associated infrastructure (lights, signage etc)

6. Allotments

A small triangular field situated adjacent to the A27 (Polegate Bypass) containing allotment gardens. The site slopes towards the road and is contained by buffer planting to the road edge and tree belt to the north. It is accessed via a small track from the A27. In the northern section of the area there are direct views of the road and the roundabout with the open countryside to the north seen beyond. Noise from the road is loud and constant.

Key features include:

- Allotments and sheds
- Pronounced slope
- Noise and views of the road

Figure reference: 255/1310/L03 - Site Analysis

Visual analysis

Visual context

Locally, the site is largely visually contained by the dense belt of verge planting on both sides of the A27 which bounds the site to the east and south and the tree belt along its northern boundary. However, the site (particularly the upper slopes) is clearly visible from the railway along the southern site boundary and from the elevated slopes of the South Downs National Park to the south (particularly from PRoW on the north-facing slopes between Folkington and Wilmington).

There are glimpsed views into the site from the A27 (Lewes Road) which is offset from the railway and from properties situated close to the Lewes Road. Properties at the junction of Gainsborough Road and the Lewes Road will have views from the upper windows and the depot at the south east corner has partial views into the site. A wide area of farmland extends to the west with limited visual receptors apart from an attractive farm house –the Grade II listed Wootton Manor (with registered Historic Park) which can be glimpsed in the distance.

The tree belt along the track on the northern site boundary prevents the northern most spur of the site containing the allotments and the A27 junction from being viewed by the wider site to the south. The allotments are partially at a lower level than the road but extend up the slope and are clearly visible from the road and adjacent field.

The visibility of the Cophall roundabout and the stretch of the A27 which contains west bound traffic is largely limited to the A27 itself due to the planting that extends alongside it but is clearly visible from higher fields to the east. The properties on Sayerland Road to the south of the Hailsham Bypass are situated at a higher level than the road and front onto it. There is a belt of planting to provide separation which provides screened views into the site.

Figure reference 255/1310/L02 – Landscape and Visual Context

Zone of visual influence (ZVI) of the site to the south and east is largely defined by the A27. It extends just beyond the A27 to the south incorporating some properties and a depot. To the east the site will not be visible beyond the A27 until it meets the Cophall roundabout at the north of the site where it incorporates properties facing the roundabout on Sayerland Road. To the west of the site layers of hedgerow limit the ZVI.

255/1510 Land at and Adjoining Honey Farm, Eastbourne Road

Beyond the main ZVI around the site there are also parts of the South Down National Park with elevated long distance views towards the site. The site is most visible from the north-facing slopes of the South Downs between Folkington and Willingdon. In clear conditions, if developed the site may also be discernible from longer distance viewpoints to the west on the ridge between Firle Beacon and Alfriston

ZVI of the Refer to Figure 255/1310/L02 for approximate ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key longer distance views towards the site.

Key views and principal visual receptors

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

- Residential properties to Sayerland Road and Gainsborough Lane/ A27 (High Sensitivity)
- South Downs National Park (High Sensitivity)
- Wootton Manor and associated estate (High sensitivity)
- The railway line to the South (Low Sensitivity)
- The A27 (Low Sensitivity)

Refer to Figure 255/1310/L03 key local views into site

Landscape sensitivity and capacity

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

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 influence is present in the form of the railway corridor, detracting from the overall sensitivity and value of the landscape.

(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 visual containment provided locally by the planting to the A27. However, the views from the South Downs National Park and the fact that this area forms part of a wider stretch of undeveloped countryside contribute to its value and sensitivity.

Significant variations in sensitivity within the site - The northern part of the site (rolling arable fields) is more

255/1510 Land at and Adjoining Honey Farm, Eastbourne Road

sensitive because it occupies higher ground therefore development would be more visible (particularly from the South Downs National Park). The southern part of the site (low lying fields and railway) has potential for greater sensitivity because of its proximity and therefore potential impact on the setting of the Historic Park around Wootton Manor. The eastern edge is slightly less sensitive because it is adjacent to the A27 and therefore closest to the existing settlement edge. It is also screened by verge planting. However the A27 currently acts a strong visual containment to the existing settlement edge.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees and hedgerow
Reason – they form part of the historic field pattern and provide landscape and historic setting
2. Drainage ditches
Reason – these are important landscape and ecological features and are an important characteristic of the area
3. Existing tree belts to the A27 and along northern site boundary
Reason – this provides an important sense of enclosure, screening the A27

Opportunities for landscape enhancement

4. Develop a strategy for the replacement of ash trees which are a dominant species to the hedgerow and verge planting
5. Plant a more consistent edge to the southern boundary along the railway enhancing the hedgerow and filling gaps
6. Remove or provide more effective screening to the industrial area which currently detracts from the rural character of this area
7. Strengthen hedgerow planting along western side of site and off-site around perimeter boundary of Wootton Manor to screen views of site from the historic park.

Refer to Figure 255/1310/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 affect the Open Clay Vales character of the area and erode the ancient field patterns and rural character of the area which provides part of the setting for the South Downs National Park in the area between Folkington and Willingdon. Development on the site would extend the urban area of Polegate beyond the A27 which could potentially form a weaker settlement edge. Without appropriate mitigation there is also potential for the setting of the Grade II listed Wootton Manor and registered Historic Park and Garden to be affected arising from this change 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 (including restricting development to the lower slopes of the site); retention and strengthening of existing boundary vegetation and internal field boundaries; and the retention of landscape features noted above to be safeguarded.

Key visual effects

- Development on the site could affect the character and quality of long distance views from the South Downs National Park (particularly from PROW between Folkington and Willingdon). Development on

255/1510 Land at and Adjoining Honey Farm, Eastbourne Road

the site (particularly on the upper slopes) could be visually prominent and could urbanise and change the character and quality of the views which are currently long distance views across the Open Clay Vales towards the wooded areas of Wilmington and **Abbot's Wood in the distance**. Development on the site could also affect closer views from the railway line to the south and Wootton Manor (listed building and registered historic park) to the west with development areas potentially forming an urban and intrusive feature in some views.

- 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 lower slopes of the site); retention and strengthening of existing boundary vegetation and internal field boundaries; and the retention of landscape features noted above to be safeguarded.



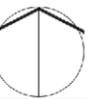
Key
 Site Boundary

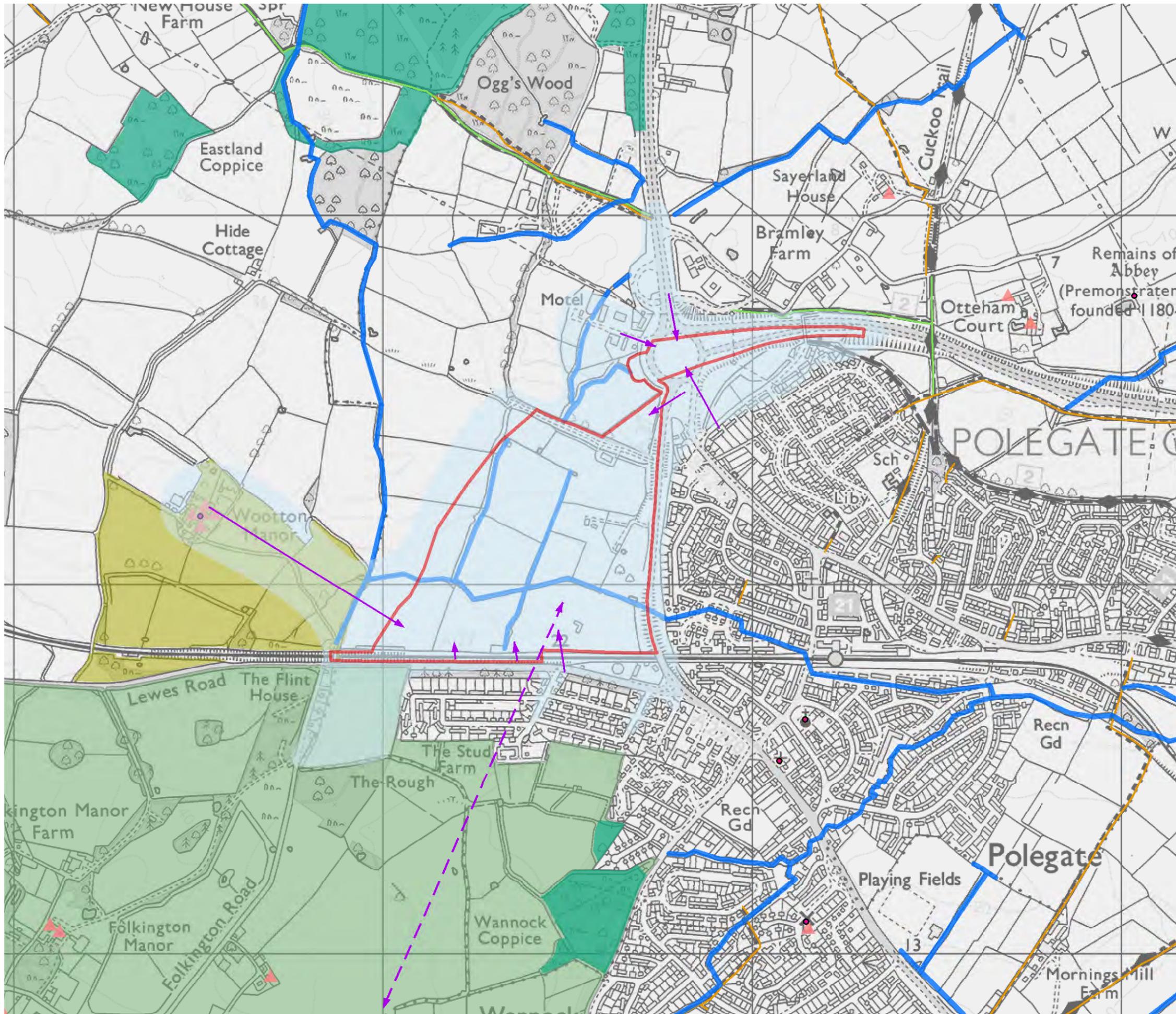
L16416 Hailsham Area Action Plan
 Polegate & Willington
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 Eastbourne Road

Site Location

Figure 255/1510/L01
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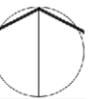


- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

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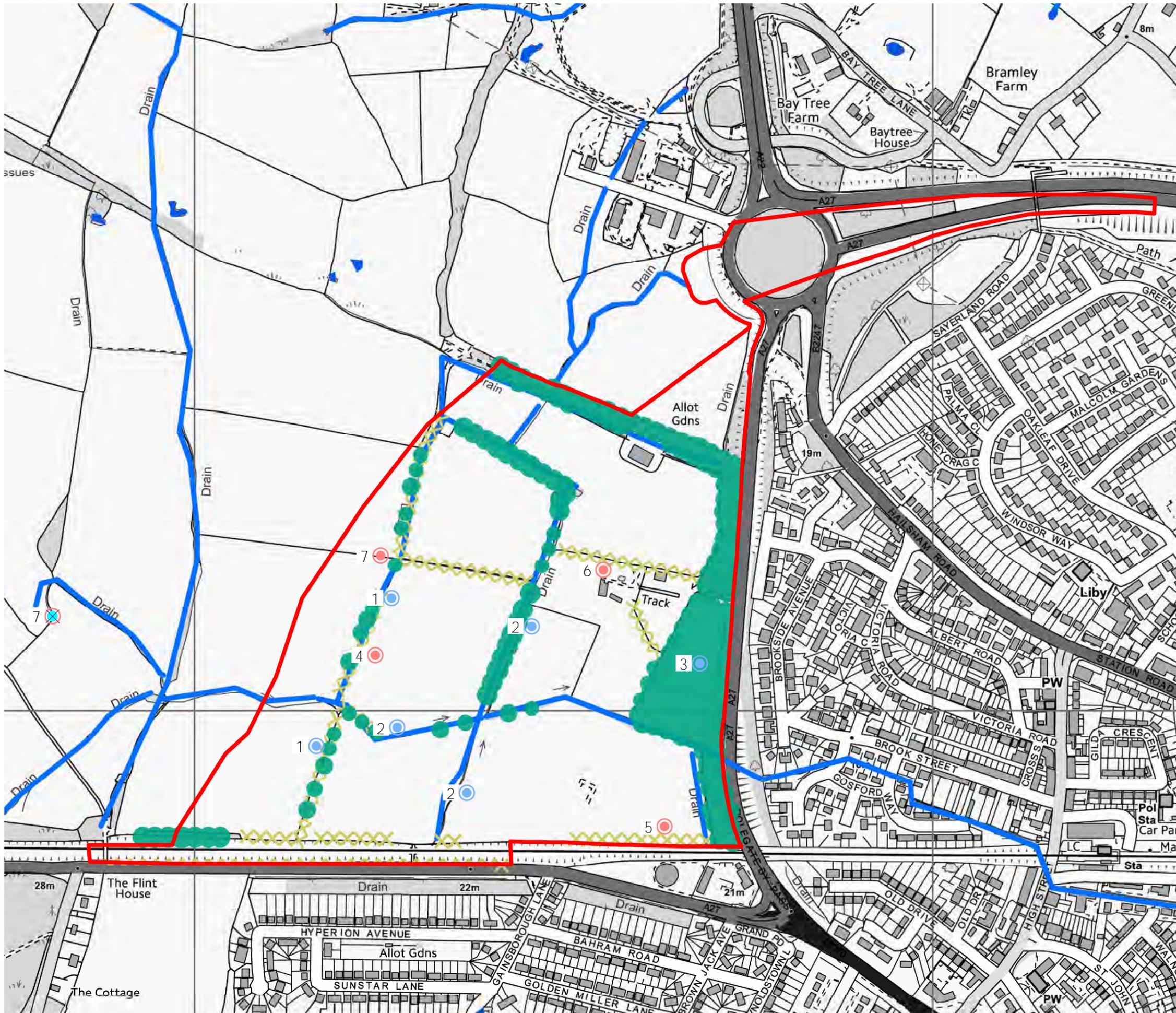
Landscape and Visual Context

Figure 255/1510/L02
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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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 Eastbourne Road

Landscape Opportunities and Constraints

Figure 255/1510/L04
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257/1510 Land Adjacent to Cophall Farm, Polegate

Landscape and Visual Assessment

Location and description

The site is located in a wider area of rural/ agricultural land approximately c. 0.5km to the west of Polegate and adjacent to the grounds of Wootton Manor (Listed Building and registered Historic Park). It is overlooked by the dramatic north-facing slopes of the South Downs.

The closest area of development is a short commercial road c. 300m north-east with service buildings **including a Holiday Inn a petrol station and a Mc Donald's** restaurant. The site itself comprises the upper slopes of a large arable field. The western boundary is enclosed by a hedgerow with scattered mature trees and the northern boundary by a tree belt of varying width and maturity.

Figure reference: 257/1510/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: E4 Wilmington Green

Landscape setting area: Polegate Area 5

Distinctive characteristics of Polegate Area 5

- A small-scale, ancient patchwork of drained grazing marshes, with reed-fringed ditches at field boundaries

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

Figure reference 257/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Open Fields

The site is broadly triangular in shape and comprises part of an open, arable field. It is enclosed by vegetation on two sides. It is bounded to the western edge by a drainage ditch and hedgerow and to the north by a tree belt. To the east and south the site boundary does not follow any discernible site features but extends across the middle of the field. There is evidence from OS mapping that a field boundary extending east – west through the middle of the site previously existed but has now been removed. The site slopes in a southwards direction providing open and panoramic views of the South Downs National Park. These views contribute to the sense of place within the area. The site contributes to the setting of the South Downs National Park albeit the presence of woodland in the intervening area around Folkington obstructs some views of the site.

The site is strongly rural in character, sitting within a wider network of farmland. Wootton Manor estate is located to the south west of the site and is c. 200m away. It is included on the Historic England Register of Historic Parks and Gardens of special historic interest in England (Grade II). Wootton Manor is a Grade II listed building within this landscape and there are glimpsed views of this from the southern part of the site.

257/1510 Land Adjacent to Cophall Farm, Polegate

Key features include:

- Drainage ditch lined with mature hedgerow
- Open views of the South Downs

Figure reference: 257/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed by boundary planting on three sides but it has an elevated position and is open and exposed to the south. The site (particularly the upper slopes) is clearly visible from parts of the South Downs National Park (particularly from PRoW on the north-facing slopes between Folkington and Wilmington).

Planting extends along the northern and western boundary with further bands of trees and hedgerow to the north and east which further contain the site although there may be glimpsed views of the site from the Grade II listed Wootton Manor (particularly in winter).

Figure reference 257/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is limited to the north, west and east but there are extensive longer views to the south to and from the South Downs National Park. The site is most visible from the north-facing slopes of the South Downs between Wilmington and Willingdon. In clear conditions, if developed the site may also be discernible from longer distance viewpoints to the west on the ridge between Firle Beacon and Alfriston

Refer to Figure 257/1510/L02 for approximate principal ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key views towards the site.

Key views and principal visual receptors

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

- Wootton Manor (High Sensitivity)
- Users of public footpaths and bridleways on north-facing slopes of the South Downs National Park around Folkington and Combe Hill (High Sensitivity)

Refer to Figure 257/1510/L03 key local views into site

Landscape sensitivity and capacity

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

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 influence is present in the form of the railway corridor, detracting from the overall sensitivity and value of the landscape.

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

257/1510 Land Adjacent to Cophall Farm, Polegate

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	High
Landscape Capacity	Low

The site has a low Landscape Capacity due to its location on higher, sloping ground making any potential development more visible; the effects on views from the South Downs National Park; its location within a broad area of open farmland and its distance from the nearest existing settlement; and also its proximity to the Grade II Listed Wootton Manor and registered Historic Park and Garden, the setting of which could be altered and compromised by development.

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing hedgerow and hedgerow trees
Reason - trees enclose the eastern side of the site and contribute to the woodland character of the site. (A detailed tree survey will be required prior to development of a tree retention strategy.)
2. Drainage ditches
Reason – these are important landscape and ecological features and are an important characteristic of the area
3. Views of the South Downs
Reason – the views of the South Downs are a defining character of the site and provide a strong sense of place

Opportunities for landscape enhancement

4. N/A

Refer to Figure 257/1510/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site could affect the Open Clay Vales character of the area

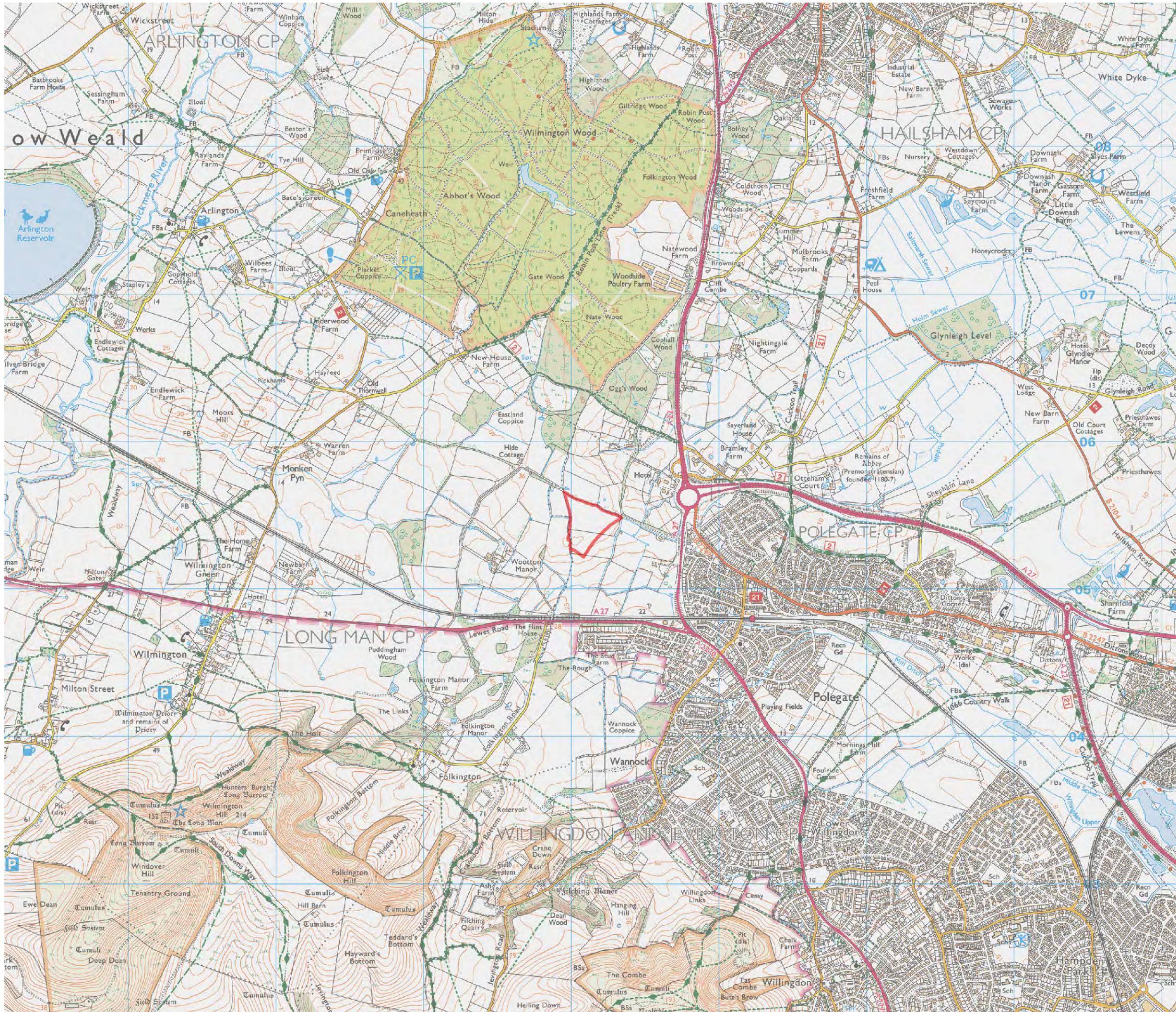
257/1510 Land Adjacent to Cophall Farm, Polegate

and erode the ancient field patterns and rural character of the area which provides part of the setting for the South Downs National Park in the area between Wilmington and Willingdon. The site is remote from existing areas of settlement and the introduction of development would be contrary to existing settlement patterns and land use pattern of the landscape which is characterised by occasional scattered farmsteads and extensive areas of arable and pastoral farmland

- The introduction of development on the site could change the strongly rural character of the site and would extend the urban area of Polegate to the west side of the A27 which would break the strong edge of the settlement which is currently formed by the A27. Development could also affect the setting of Wootton Manor Historic Park unless appropriate mitigation measures are put in place.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of the existing mature tree belt adjacent to the site; retention and strengthening of boundary vegetation along the western boundary of the site and the introduction of a new tree belt on the southern and western edges of the site.

Key visual effects

- Development on the site could affect the character and quality of long distance views from the South Downs National Park (particularly from PRow between Wilmington and Willingdon). Development on the site could be visually prominent and could urbanise and change the character and quality of the views which are currently long distance views across the Open Clay Vales towards the wooded areas **of Wilmington and Abbot's Wood in the distance. Development on the site could also affect closer** views from the railway line to the south and Wootton Manor (listed building) to the west with development areas potentially forming an urban and intrusive feature in some views and changing the setting from a rural, agricultural character comprising open fields to an urban or suburban character
- 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 lower slopes of the site); retention and strengthening of existing boundary vegetation and internal field boundaries; and the retention of landscape features noted above to be safeguarded.

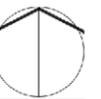


Key
 Site Boundary

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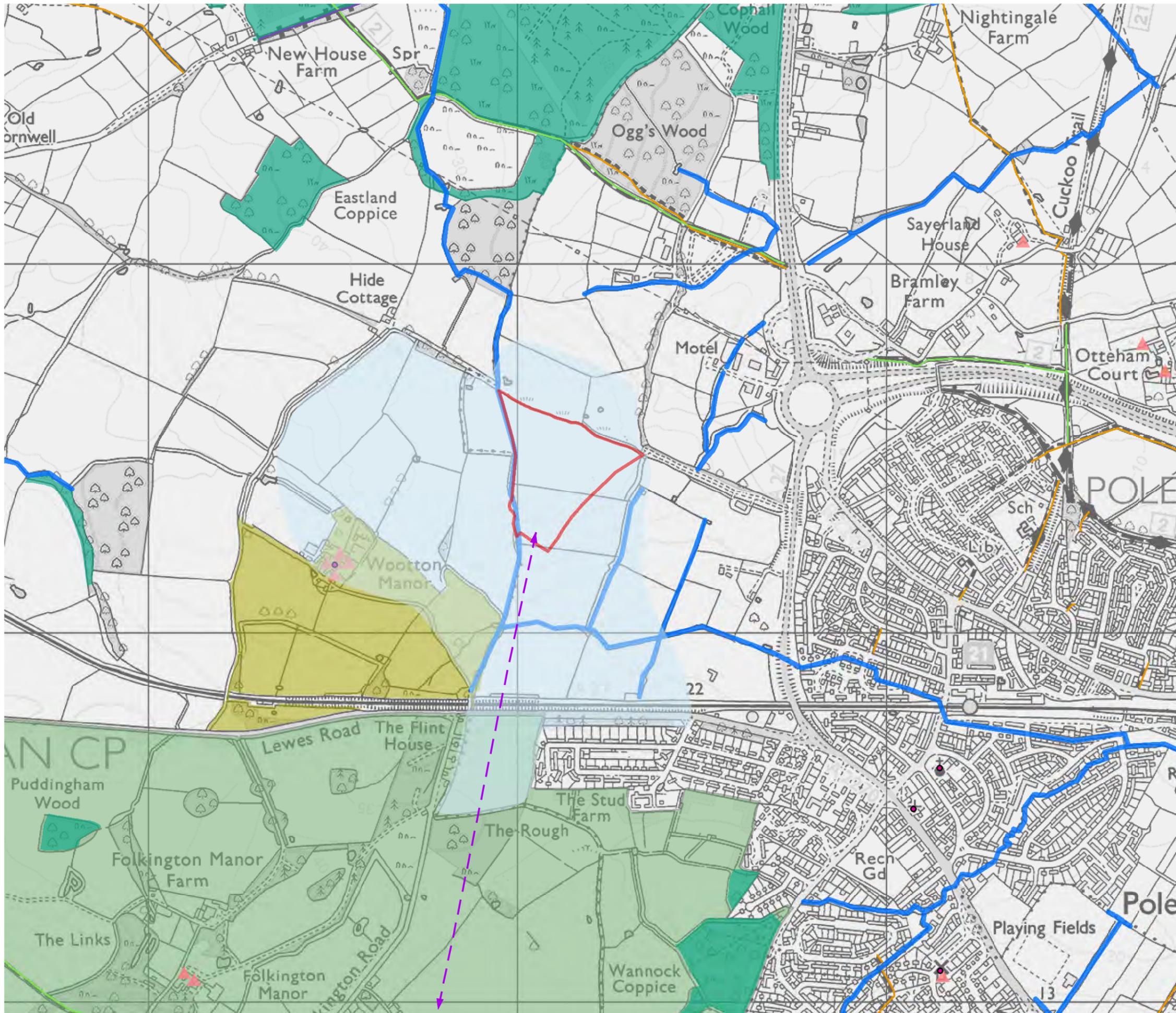
Site Location

Figure 257/1510/L01
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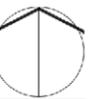


- Key**
- Site Boundary
 - Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Key Ridgelines
 - Watercourse/ Waterbodies
 - Conservation Areas
 - Special Areas of Conservation
 - Ancient Woodland
 - South Downs National Park
 - High Weald AONB
 - Registered Historic Parks and Gardens
 - Scheduled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

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 257/1510 Land adjacent to Cophall Farm,
 Eastbourne Road

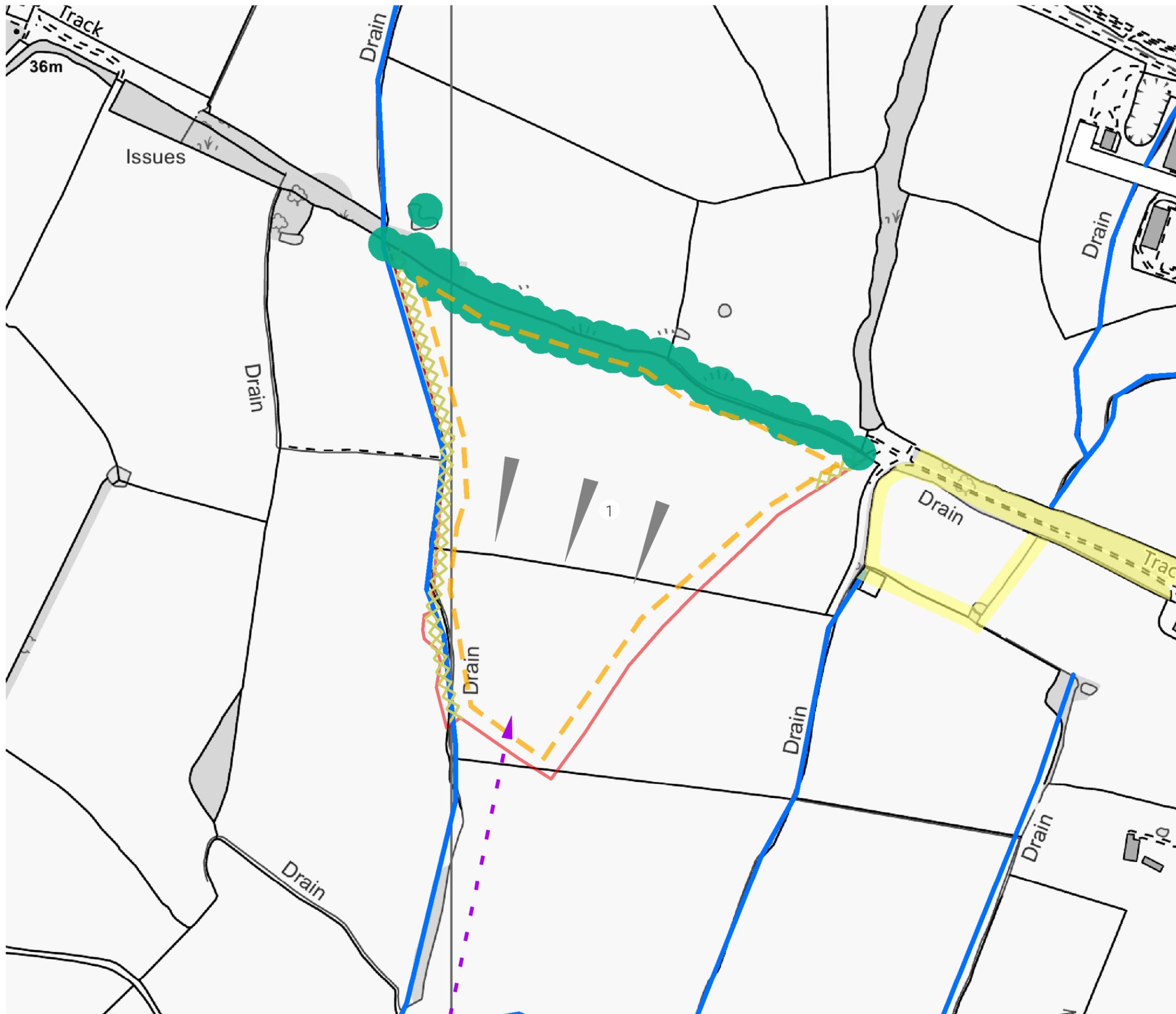
Landscape and Visual Context

Figure 257/1510/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

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 Polegate & Willingdon
 257/1510 Land adjacent to Cophall Farm,
 Eastbourne Road

Site Analysis

Figure 257/1510/L03
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Key

Site Boundary

Landscape Target Notes (refer to text for details)

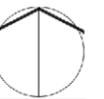
Landscape Features to be safeguarded/retained

Landscape Opportunities

L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 257/1510 Land adjacent to Cophall Farm,
 Eastbourne Road

Landscape Opportunities and Constraints

Figure 257/1510/L04
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271/1510 Land South of Aberdale Road

Landscape and Visual Assessment

Location and description

The site comprises an area with an operational waterworks, rough unmaintained grassland enclosed by a high hedgerow and trees, and open unenclosed grazing land to the east. It is located on the south-east side of Polegate and borders an area of residential development and light industry. A densely vegetated watercourse forms the southern boundary of the site. Transmission lines cross over the site and one pylon is located within it. The Cuckoo Trail PRoW runs along the northern boundary of the site, screened from view by a wooded edge and a further PRoW (The 1066 Country Way) passes approximately 250m to the south of the site. The eastern edge of the site is part of a larger tract of undeveloped landscape (known as the Eastbourne Levels) which is almost entirely enclosed by the developed areas of Eastbourne, Langley, Polegate and Willingdon.

Figure reference: 271/1510/L01 – Land South of Aberdale Road

Landscape character context

County Landscape Character Area: on border between Eastbourne LCA and Eastbourne Levels LCA

Local Landscape Character Type and sensitivity: on border between Urban Dominated Landscape and Open Levels (Very High Sensitivity)

Local Landscape Character Area: Mostly within Urban Dominated Landscape with eastern edge within East Polegate Levels

Landscape setting area: Eastern edge is within Polegate Area 3, remainder of site is outside landscape setting area

Distinctive characteristics of Polegate Area 3

- Playing fields and recreation grounds at the settlement edges in the west, with mature trees;
- Predominantly pastoral fields, lined with occasional hedgerows.

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

Figure reference 271/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Waterworks and associated infrastructure

Western part of the site comprising multiple small structures and associated infrastructure, situated within mown grassland. Views are restricted in all directions by hedgerows and scrub, though there are occasional glimpsed views of the surrounding landscape due to gaps in the hedge to the east. The area feels secluded and has an urban-fringe character, with some fly-tipping evident. Sounds from residential settlements to the east and north of the site can be heard.

Key features include:

- Operational structures and machinery
- High hedgerow with trees along north boundary, dense scrub along south boundary (adjoining a watercourse).

2. Fenced grassland and woodland

This fenced area forms the central part of the site and consists of unmaintained grassland, scattered scrub, a wooded northern edge and remains of demolished structures associated with a former sewage works. The

271/1510 Land South of Aberdale Road

area has a secluded feel and is mostly cut off visually from the rest of the site by hedgerows and scrub, though views to the east are relatively open due to the absence of a hedgerow. There are some glimpsed views of the neighbouring residential development to the north, which is situated on higher ground.

Key features include:

- Concrete foundations of demolished structures
- Pylon and transmission lines, which form a distinct vertical feature on the site
- Wooded edge along northern boundary

3. Open grassland

This is an open, unenclosed area in the eastern part of the site, consisting of unmaintained grassland and scattered scrub. It is the most exposed part of the site both visually and spatially, as it is not separated from the pastoral land to its east by hedgerows or scrub. This allows for expansive views to the east and south, including a clear view of the South Downs. The Cuckoo Trail PRoW runs adjacent to the area, to its north, and residences are visible beyond it.

Key features include:

- Open, windswept character distinct from the rest of the site
- Long views to east and south, especially of the South Downs National Park
- Visual connectivity with Cuckoo Trail PRoW

Figure reference: 271/1510/L03 - Site Analysis

Visual analysis

Visual context

Most of the site is enclosed by peripheral vegetation, which provides screening of views from adjacent areas to the north and south. However, the open grassland in the east of the site is clearly visible from the wider landscape, and there are restricted views of the site from adjacent residential development. There is no enclosing feature to the east, where the site opens out and blends with the surrounding pastoral landscape.

Figure reference 271/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is restricted to the north due to its proximity to residential development, which is also situated on higher ground and blocks views from the north. It is relatively more extensive to the south, where the land falls away gently and allows for long distance views of the site. This includes long distance views to and from the South Downs (particularly from the area to the west of Willingdon) albeit the site is not clearly distinguishable in views from the South Downs due to its small size.

Refer to Figure 271/1510/L02 for approximate ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key views towards the site.

Key views and principal visual receptors

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

- Adjacent residential properties along Aberdale Road (High Sensitivity)
- Cuckoo trail PRoW (High Sensitivity)
- 1066 Country Walk PRoW (High Sensitivity)
- Railway Line (Low sensitivity)

Refer to Figure 271/1510/L03 key local views into site

271/1510 Land South of Aberdale Road

Landscape sensitivity and capacity

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

Most of the site does not fall within any landscape setting area. The closest setting area is Polegate Area 3, which is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. Urban fringe land uses are present within this area, in the form of playing fields and recreation grounds. There is a relatively strong strength of place as a result of open views across the area and south-eastwards towards the ridges of the South Downs.

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

Site sensitivity and capacity assessment

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

The site has a High Landscape Capacity due to its Low Landscape Sensitivity and Low Landscape Value. The Landscape Value has been assessed to be Low because of the poor condition of landscape features and the absence of any important features of conservation value.

Significant variations in sensitivity within the site - The Open Grassland character area is considered to be more sensitive due to its high visibility from the surrounding landscape.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Wooded edge along north boundary
Reason – This stretch of trees screen the site from both the Cuckoo Trail PRoW and the neighbouring residential properties

Opportunities for landscape enhancement

2. Develop and implement long term management plan for woodland edge and watercourse
3. Removal of demolished structures
4. New hedgerow and tree planting strategy along development boundary (particularly eastern edge) to mitigate its visual impact on wider landscape

Refer to Figure 271/1510/L04 – Landscape Opportunities and Constraints Plan

271/1510 Land South of Aberdale Road

Potential landscape and visual impacts if site is developed

Key landscape effects

- Landscape effects associated with development on the site are likely to be minor due to the small size of the site and its previous development as a water treatment works. However, development could affect the sense of openness in the eastern part of the site and create a more urban character to a short section of the Cuckoo Trail. There is also potential for development on the site to bring positive effects on the condition of the landscape with the removal of features associated with the waterworks.
- Potential landscape effects arising from development on the site could be mitigated through: the introduction of a coherent planting strategy for the site including new hedgerow and tree planting around the site boundary to provide a buffer to the Cuckoo Trail and reduce the impact on the open landscape to the east.

Key visual effects

- The introduction of development on the site could result in minor effects on the character and quality of views from properties to north and west of the site and views from the Cuckoo Trail and the 1066 Country Walk (PRoW) arising from an increased prominence of the urban edge in the view and potential obstruction of views south across the East Polegate Levels by built development. There may also be minor effects on views of the wider area from PRoWs on the South Downs (particularly from viewpoints to the west of Willingdon) due to a minor reduction in the extent of the open East Polegate Levels and slight increase in visibility of the urban area within the view
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site and location of development areas to allow retention of glimpsed views from the Cuckoo Trail through to the Levels landscape beyond.



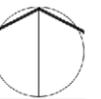
Key
 Site Boundary

L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 271/1510 Land south of Aberdale Road

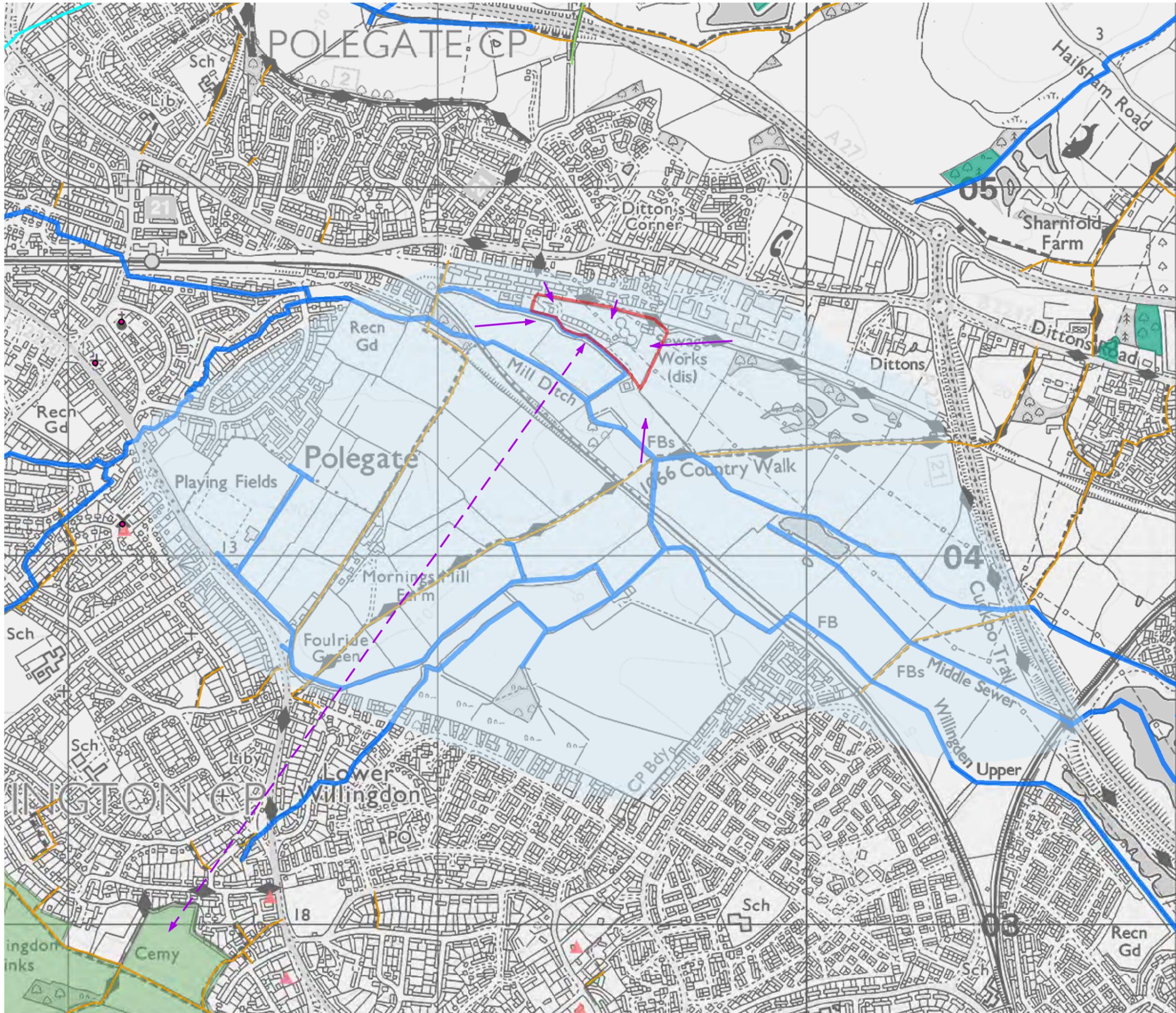
Site Location

Figure 271/1510/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

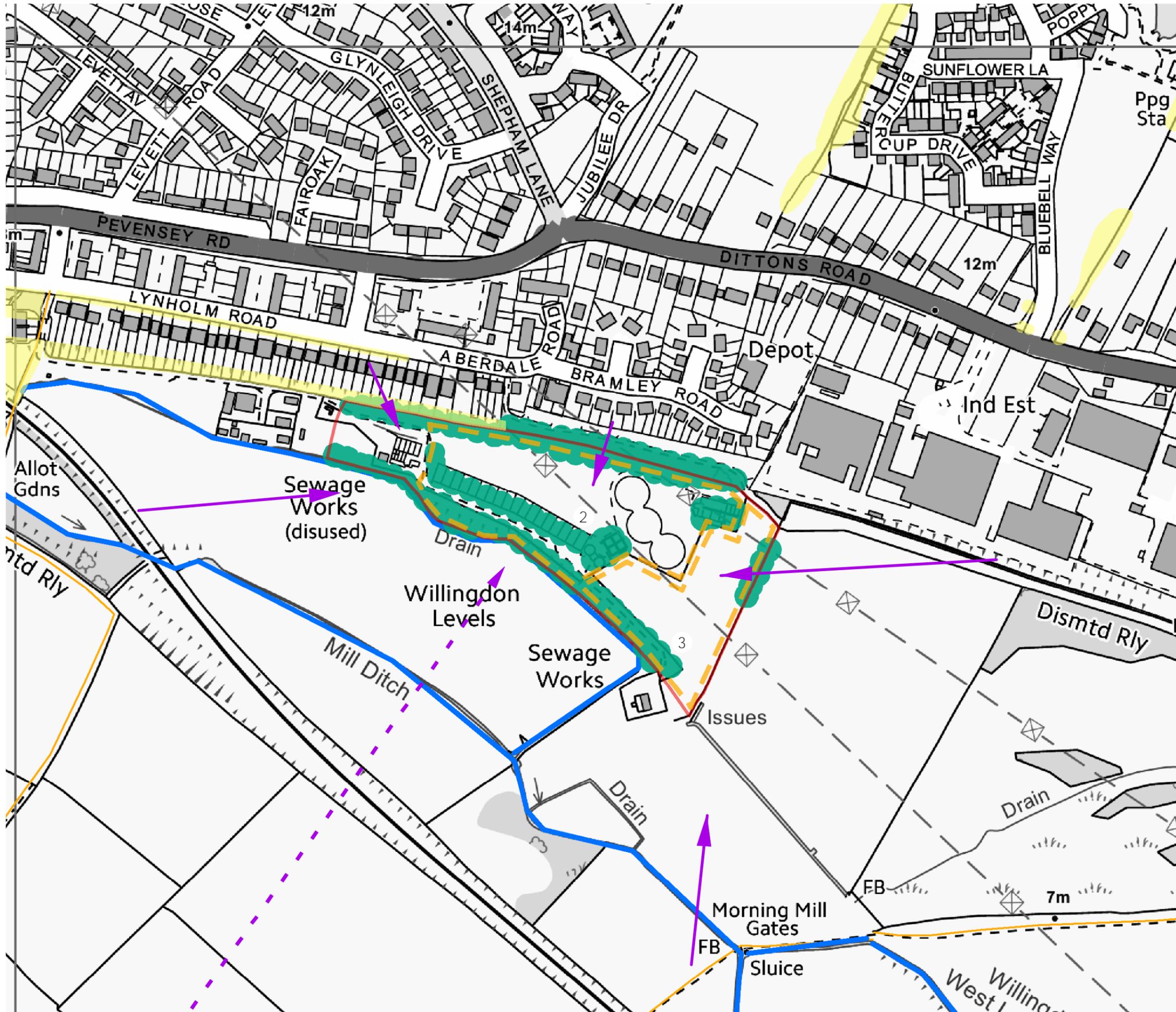
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 271/1510 Land south of Aberdale Road

Landscape and Visual Context

Figure 271/1510/L02
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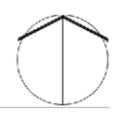
- Key**
- Site Boundary
 - Key Vegetation on Site**
 - Existing Mature Trees & Shrubs
 - Existing Hedgerow
 - Site Character Zones
 - Tree Preservation Order
 - Public Rights of Way**
 - Bridleway
 - Byway
 - Footpath
 - Watercourse/ Waterbodies
 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

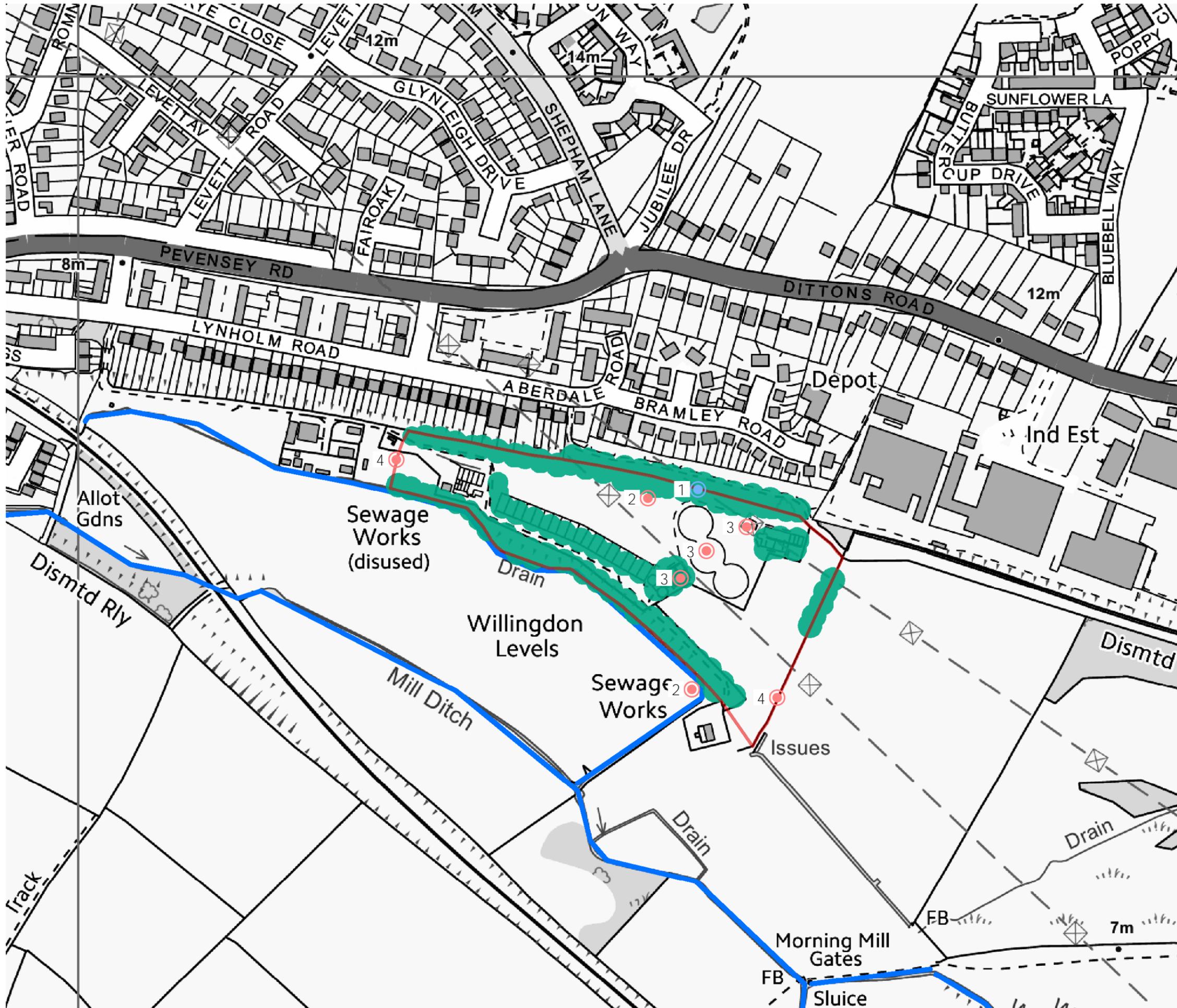
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 271/1510 Land south of Aberdale Road

Site Analysis

Figure 271/1510/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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 Polegate & Willington
 271/1510 Land south of Aberdale Road

Landscape Opportunities and Constraints

Figure 271/1510/L04
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457/1510 Little Shepham, Shepham Lane

Landscape and Visual Assessment

Location and description

The site is a small parcel of land located on Shepham Lane adjacent to the Cuckoo Trail (Sustrans route), bordering arable fields to the north and residential development to the south. The A27 road runs north of the site. The site comprises a residential dwelling with associated out-buildings, a garden with ornamental planting, two horse-paddocks, and maintained grassland with scattered trees. Hedgerows and mature trees (covered by a TPO) line the periphery of the site.

Figure reference: 457/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Pevensey Levels

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

Local Landscape Character Area: Pevensey and Hankam

Landscape setting area: Polegate Area 2

Distinctive characteristics of Polegate Area 2

- **Large-scale**, drained fields of alluvial grazing marsh
- **Reed-fringed** drainage ditches
- **A series of minor, rural road corridors.**

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

Figure reference 457/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Residence and garden

Residential building, associated out-buildings and garden, located in the north-eastern part of the site. Garden area includes lawns with ornamental planting. Area has a secluded, domestic character despite the proximity of the A27, residences to the south, and the Cuckoo Trail PRoW.

Key features include

- Existing buildings
- Garden with ornamental planting
- Mature trees and hedgerows lining site periphery protected by a Tree Preservation Order

2. Horse paddocks and grassland

Two fenced horse-paddocks located within an area of maintained grassland and meadow. Mature trees, scattered through the area and lining the driveway, are positive features contributing to the character of the site.

Key features include:

- Mature trees; mostly oak, lime, beech and birch protected by a Tree Preservation Order
- Managed grassland and meadow

457/1510 Little Shepham, Shepham Lane

Figure reference: 457/1510/L03 - Site Analysis

Visual analysis

Visual context

The site is enclosed due to the presence of tall mature trees and hedgerows along the periphery, with predominantly short-distance views. Some intermittent long distance views of the site are possible from the west due to gaps in vegetation on the adjacent site. Views from all sides are likely to be clearer in winter. A high timber fence screens views from the Cuckoo Trail PRoW running along the south-west of the site, while dense vegetation along the A27 road prevents any views from it towards the site. There are direct views of the site only from adjacent arable land, residential properties on Shepham Lane to the south, and from a raised walkway crossing the A27 road to the north-east of the site.

Figure reference 457/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends between the A27 to the north, residential properties to the south, and the furthest extents of the arable fields to the east and west.

Refer to Figure 457/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- Cuckoo Trail PRoW (High sensitivity)
- Adjacent farms (High sensitivity)
- Residential properties on Shepham Lane (High sensitivity)

Refer to Figure 457/1510/L03 key local views into site

Landscape sensitivity and capacity

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

Area is considered to have Moderate Landscape Capacity as a result of it's High Landscape Sensitivity and Moderate Landscape Value. This large-scale landscape of drained alluvial grazing marsh has a recognisable landscape pattern, but little historic continuity. Valuable landscape features in the reed fringed drainage channels contribute to recognisable strength of place. The far eastern edge of this Landscape Setting Area adjoins the designated SSSI, Ramsar and Site of Community Importance.

(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	Insignificant
Tree Cover	Intermittent

457/1510 Little Shepham, Shepham Lane

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

The site has a Moderate-High Landscape Capacity due to its Low Landscape Sensitivity and Moderate Landscape Value. The value of the site was assessed as moderate due to the presence of tree belts around the site (covered by a TPO) and the proximity of the Cuckoo Trail. Balanced against these were landscape detractors such as the pylons, overhead wires and proximity to the A27 together with the severance of the area from the wider landscape by the A27.

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees

Reason - trees are mature and enclose the site on all sides, contributing to its secluded and tranquil character. Trees around the perimeter of the site are protected by TPOs.

Opportunities for landscape enhancement

2. Develop and implement planting strategy along site bordering the Cuckoo Trail PRoW, to screen views from the trail

Refer to Figure 457/3370/L04 – Landscape Opportunities and Constraints Plan

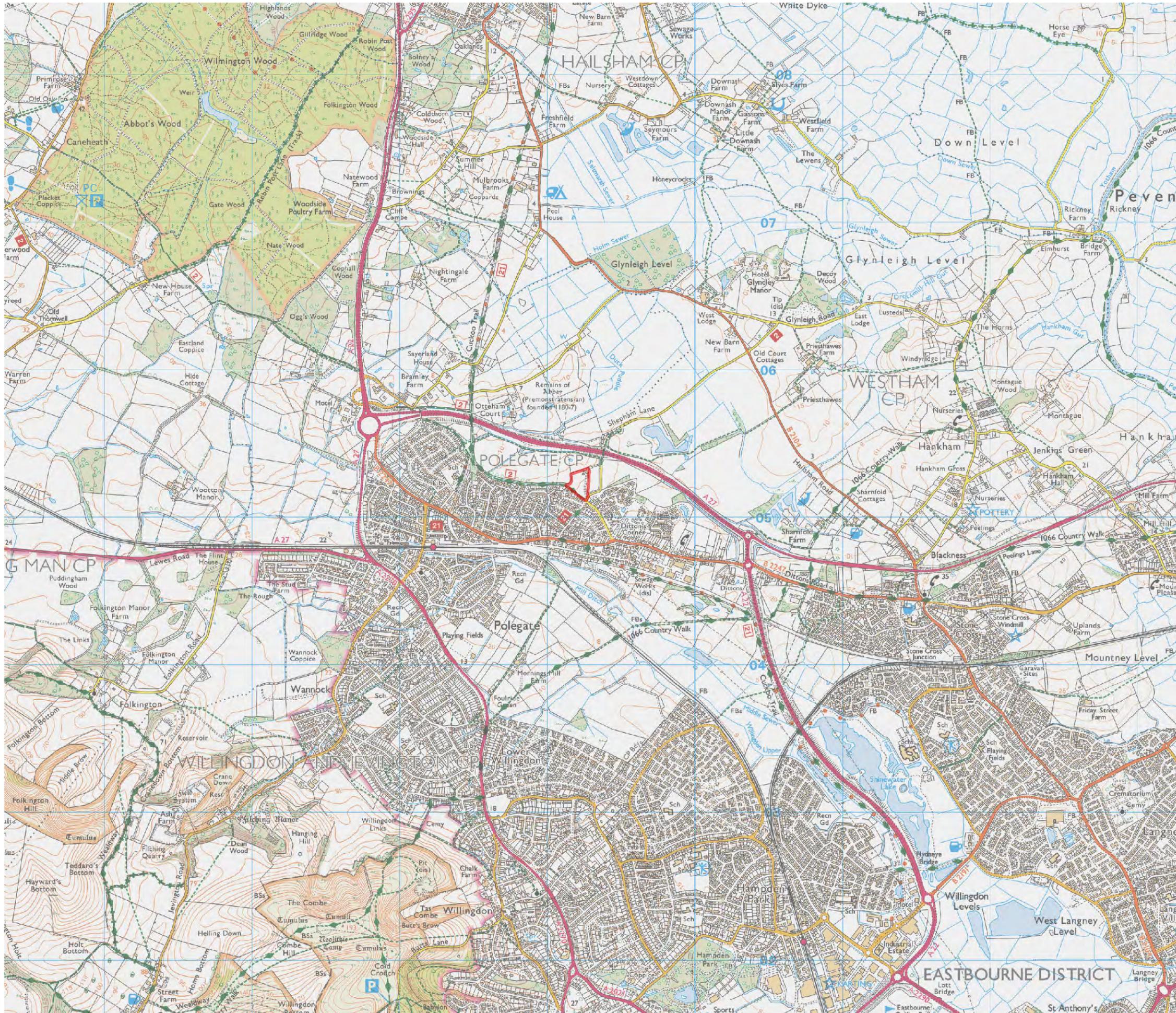
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site would affect the band of open land between Polegate and the A27 and could weaken the currently well-defined settlement edge of northern Polegate. Development could also potentially affect the character of the Cuckoo Trail PRoW and could diminish **it's** rural/woodland character, unless suitable mitigated.
- Potential landscape effects arising from development on the site could be mitigated through: the retention and strengthening of existing vegetation around the perimeter of the site (including the TPO tree belts); providing a set-back and planting zone between the development edge and the Cuckoo Trail; integrating tree planting within the development area and designing development with a scale and character appropriate to the landscape character and context of the site.

Key visual effects

- The introduction of development on the site could have minor effects on the character of views from the Cuckoo Trail arising from increased visibility of the urban edge and loss of views across undeveloped land. The character and quality of views from housing surrounding the site to the south along Shepham Lane could be similarly affected
- Adverse visual effects have potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site, particularly along the southern edge of the site.



Key
 Site Boundary

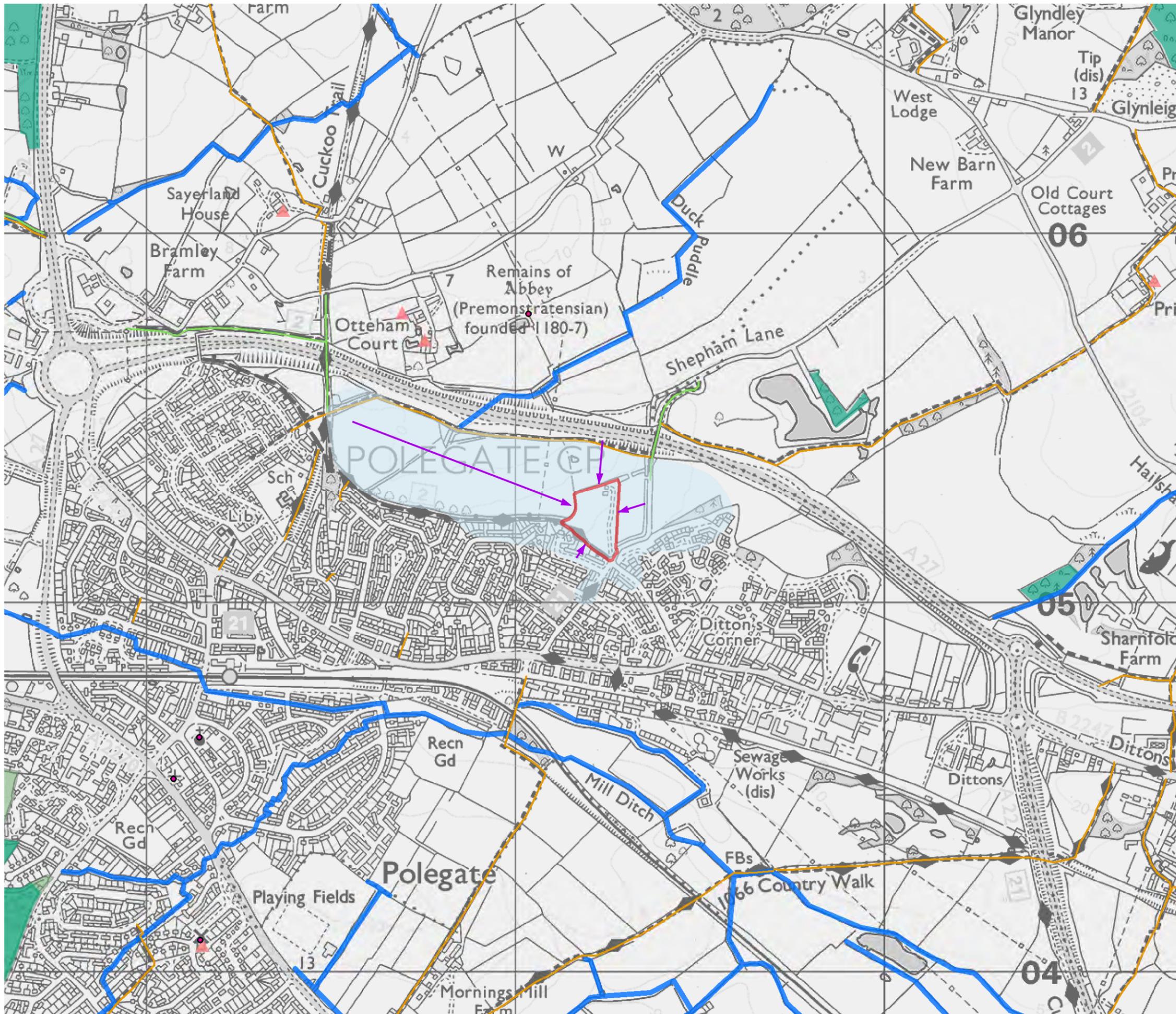
L16416 Hailsham Area Action Plan
 Polegate & Willington
 457/1510 Little Shepham, Shepham Lane

Site Location

Figure 457/1510/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

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 Polegate & Willingdon
 457/1510 Little Shepham, Shepham Lane

Landscape and Visual Context

Figure 457/1510/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
 Polegate & Willingdon
 457/1510 Little Shepham, Shepham Lane

Site Analysis

Figure 457/1510/L03
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Sept 2016





Key

 Site Boundary

Landscape Target Notes (refer to text for details)

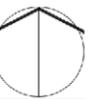
 Landscape Features to be safeguarded/retained

 Landscape Opportunities

L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 457/1510 Little Shepham, Shepham Lane

Landscape Opportunities and Constraints

Figure 457/1510/L04
 1:3 000@A3



Sept 2016



540/3370 Land at Brodrickland and Hamlands Farm

Landscape and Visual Assessment

Location and description

The site is a large area of land comprising a collection of fields of varying sizes. The settlement of Lower Willingdon borders the site to the east and south. It is separated from Polegate to its north-west by smaller pastoral fields, recreation grounds, scattered residential development and a network of tracks, watercourses and ditches. A railway corridor runs along the entirety of its north-western boundary. The site is part of a larger tract of undeveloped landscape (known as the Eastbourne Levels) which is almost entirely enclosed by the developed areas of Polegate, Willingdon and the north-western edge of Eastbourne. A PRoW (the 1066 Country Walk Recreational Trail) passes to the north west of the site approximately 250 m from the site boundary.

The site comprises open pastoral fields, an area of woodland, a paved track leading to an operational waterworks, watercourses and ditches. The land slopes discernibly down to the watercourses from its high point, which is located near the centre of the site and allows for long open views in all directions. There are dramatic and attractive views of the South Downs National Park to the west, while views east have a distinctly urban fringe character.

Figure reference: 540/3370/L01 – Site location

Landscape character context

County Landscape Character Area: Eastbourne Levels

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

Local Landscape Character Area: East Polegate Levels

Landscape setting area: Polegate Area 3

Distinctive characteristics of Polegate Area 3

- Playing fields and recreation grounds at the settlement edges in the west, with mature trees
- Predominantly pastoral fields, lined with occasional hedgerows

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

Figure reference 540/3370/L02 – Landscape and Visual Context

Site character areas and key features

1. Open fields and woodland

The area comprises large fields with no discernible field pattern which are mostly used for grazing and have a strong sense of openness. There is an area of young woodland, dominated by oak, ash and willow, which screens views of the neighbouring residences. Views south have Lower Willingdon residential development in the foreground with steep slopes of the South Downs seen behind. To the north, there are open and uninterrupted towards Polegate. This character area slopes gently towards the watercourses and railway corridor, and contains the paved track leading to the waterworks. This is a relatively less tranquil part of the site due to the presence of a railway corridor and the proximity of the A22 road. There is no discernible field pattern. The field to the west of the paved track is not defined by hedgerows and has a managed appearance.

Key features include:

- Watercourse and marshy grassland adjacent to railway corridor
- Area of woodland
- Sense of openness

540/3370 Land at Brodrickland and Hamlands Farm

- Open views in all directions with unique, dramatic views of the South Downs.

2. Enclosed grassland

This area comprises a linear patch of grassland in the west of the site contained between the woodland, watercourses, and the settlement edge of Lower Willingdon. Views of the South Downs are less expansive due to the proximity of the residential development. Views to the north are relatively restricted due to dense vegetation along the watercourse, but occasional breaks in the vegetation create engaging vistas of farmhouses in the middle ground with the edge of Polegate seen beyond. The character area is relatively tranquil compared to the rest of the site, with comparatively less noise from traffic.

Key features include:

- Sense of enclosure
- Occasional engaging vistas to the north
- Multiple landscape features (watercourse, woodland, settlement and grassland) in close proximity

Figure reference: 540/3370/L03 - Site Analysis

Visual analysis

Visual context

Most of the site is clearly visible from the wider area, particularly the woodland block which forms a feature in views from the surrounding area. Strongly defined settlement edges provide visual containment to the site along its southern and western edges. The site is part of a more extensive area of undeveloped land, across which there are views between the edge of Polegate and the edge of Willingdon. These include views west from the A22, The site is also visible from the South Downs National Park between Folkington and Willingdon e.g. from PRoW around Combe Hill. In these long distance views the site appears as part of an open area of fields, enclosed on all sides by the urban edges of Polegate and Willingdon with views beyond to the Pevensey Levels and the High Weald in the distance.

Figure reference 540/3370/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site is extensive due to the higher topography of the site relative to its neighbouring areas, which are lower and provide little visual enclosure. Beyond this there is also an area of elevated land on the north-facing slopes of the South Downs National Park around Coombe Hill from which there are long distance views over the site.

Refer to Figure 236/3370/L02 for approximate principal ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key views towards the site.

Refer to Figure 540/3370/L02 for approximate ZVI

Key views and principal visual receptors

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

- Residential properties immediately adjacent to the site to the east and south (High Sensitivity)
- Mornings Mill Farm, to the north of the site (High Sensitivity)
- PRoW running across adjacent site, Mornings Mill Farm (High Sensitivity)
- Railway line (Low Sensitivity)
- A22 road (Low Sensitivity)

540/3370 Land at Brodrickland and Hamlands Farm

- View from South Downs National Park (High Sensitivity)
- Cuckoo trail PRoW (Moderate Sensitivity)

Refer to Figure 540/3370/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. Urban fringe land uses are present within this area, in the form of playing fields and recreation grounds. There is a relatively strong strength of place as a result of open views across the area and south-eastwards towards the ridges of the South Downs.

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

Site sensitivity and capacity assessment

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

The site has a moderate Landscape Capacity due to its moderate value and moderate landscape sensitivity. **The landscape value has been assessed to be moderate due to the site's** important role as a buffer between the settlements of Polegate and Willingdon, and its role in the wider strategic landscape zone of the Eastbourne Levels. Its landscape value is further enhanced by its largely open character and the dramatic views towards the South Downs this allows.

Significant variations in sensitivity within the site – The eastern side of the site is considered to be of lower sensitivity due to its enclosure by the existing urban edge and its adjacency to these urban areas. The western and northern edges are of higher sensitivity due to the presence of watercourses and flood zone and proximity to the 1066 Country Walk .

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing woodland in the south-west of the site, abutting the settlement edge
Reason – this is the most significant tree cover on site and over time is likely to become a significant landscape feature.

540/3370 Land at Brodrickland and Hamlands Farm

2. Watercourses and associated vegetation

Reason – these are valuable landscape, ecological and drainage features, which add a degree of visual tranquillity to the otherwise noisy site.

Opportunities for landscape enhancement

3. Develop and implement long term management plan for woodland area.
4. Develop and implement tree planting strategy along settlement edge to soften views out of the site and enhance views from existing PRoW on adjacent site.
5. Develop and implement planting strategy around existing water-works, including a strategy for post-operational use

Refer to Figure 540/3370/L04 – Landscape Opportunities and Constraints Plan

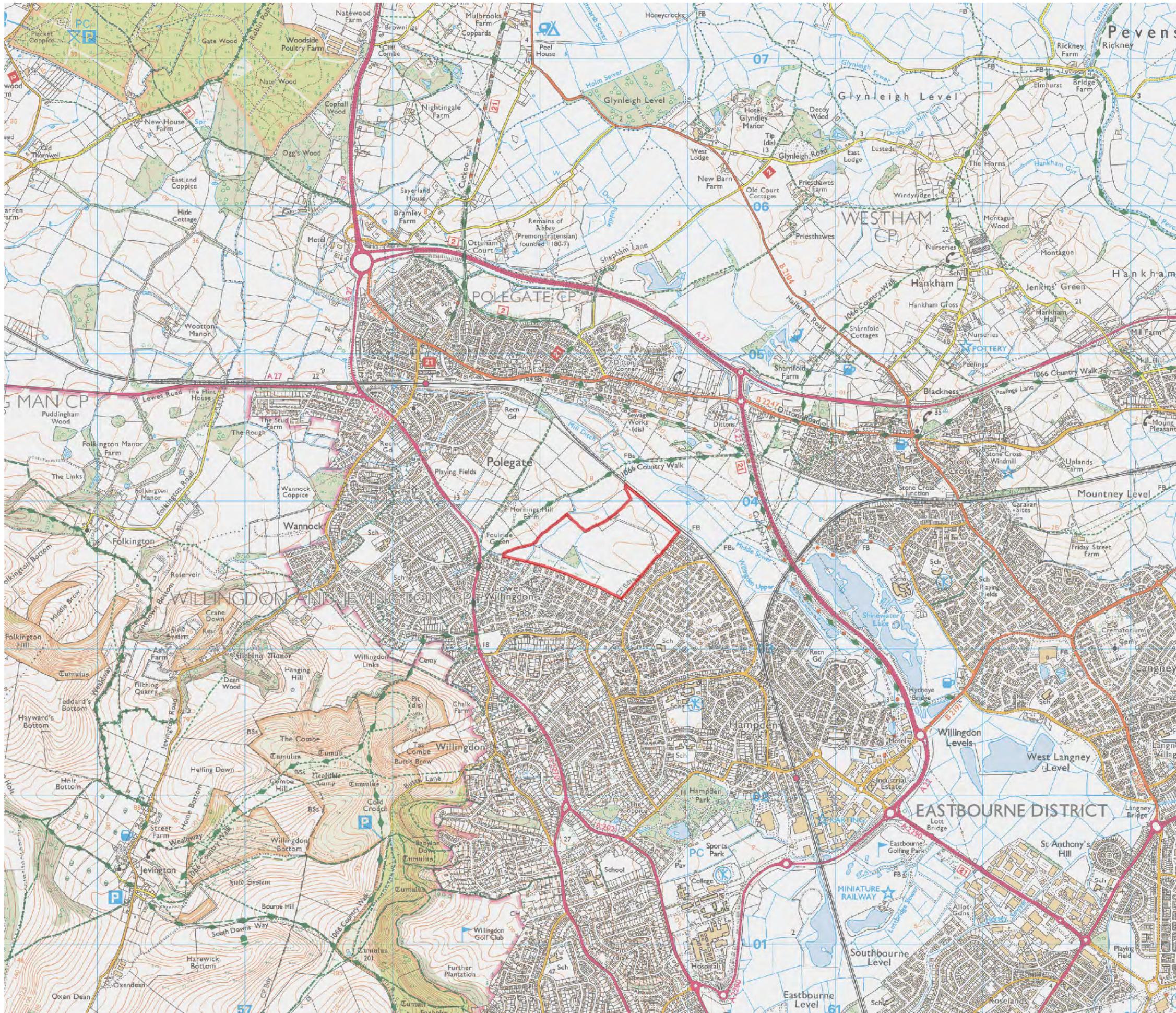
Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development within the site could potentially affect the character and integrity of the Eastbourne Levels landscape character area. This is a small remnant of undeveloped landscape which is almost completely enclosed by the expanded urban areas of Polegate, Willingdon, Langley and Eastbourne. Development on the site has the potential to affect the landscape quality of neighbouring farmlands and urban areas as development could detract from the pastoral character of the site and wider, connected landscape. The introduction of development on the site could also weaken the sense of separation between Polegate and Willingdon and affect the character of the PRoW which passes to the west of the site.
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features noted above; restricting development to the less sensitive eastern side of the site; providing a set back and landscape buffer between the development edge and the 1066 Country Walk PRoW; integrating tree planting within the development area; and designing development with a scale and character appropriate to the landscape character and context of the site

Key visual effects

- The introduction of development within the site could potentially affect the character and quality of views from the A22, properties adjacent to the site and views from PRoWs passing close to the site (including the 1066 Country Walk), arising from the prominence and proximity of the development edge within views. Development could also affect long distance views from PRoWs in the South Downs National Park (particularly around Combe Hill) arising from views of the development area in the background of the view replacing views of the Eastbourne Levels
- Potential visual effects arising from development have the potential to be mitigated to some extent through the restriction of development areas to the eastern side of the site; maintaining a visual corridor of open land on the west side of the site; designing development with a scale and character appropriate to the landscape character and context of the site; and introduction of tree lines around the perimeter of the site



Key
 Site Boundary

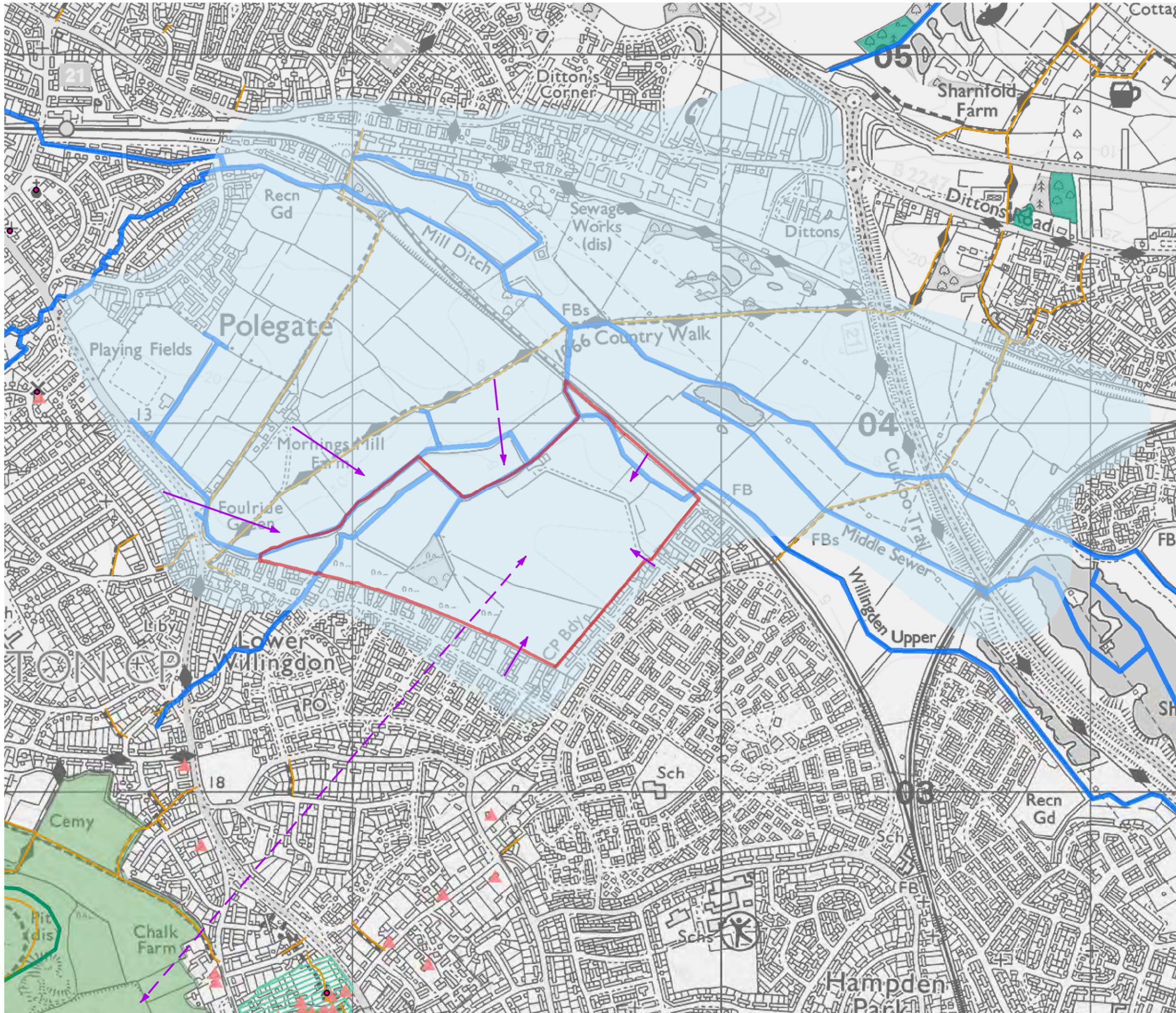
L16416 Hailsham Area Action Plan
 Polegate & Willington
 540/3370 Land at Broderickland and
 Hamlands Farm

Site Location

Figure 540/3370/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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 Polegate & Willingdon
 540/3370 Land at Broderickland and
 Hamlands Farm

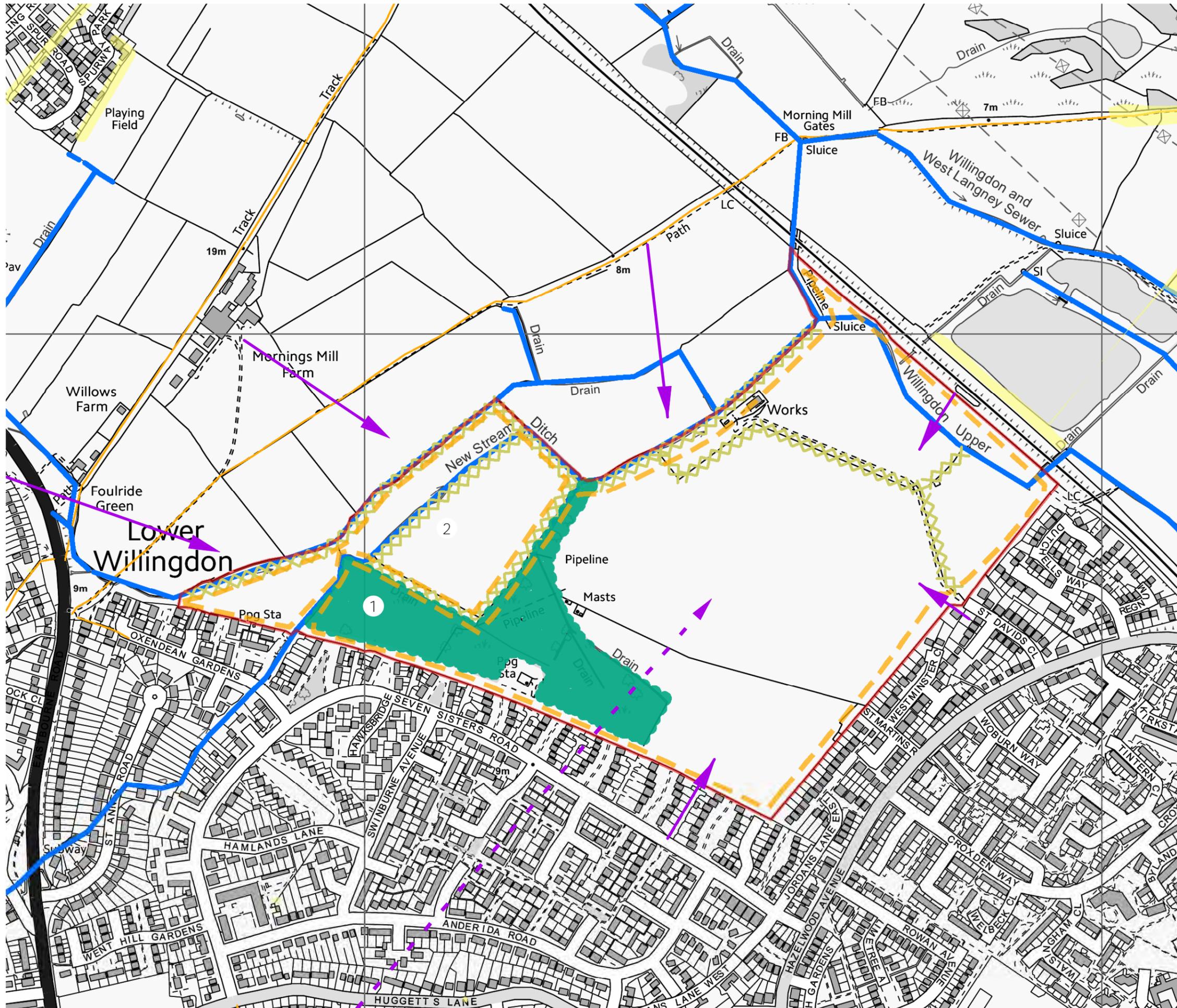
Landscape and Visual Context

Figure 540/3370/L02
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Sept 2016



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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

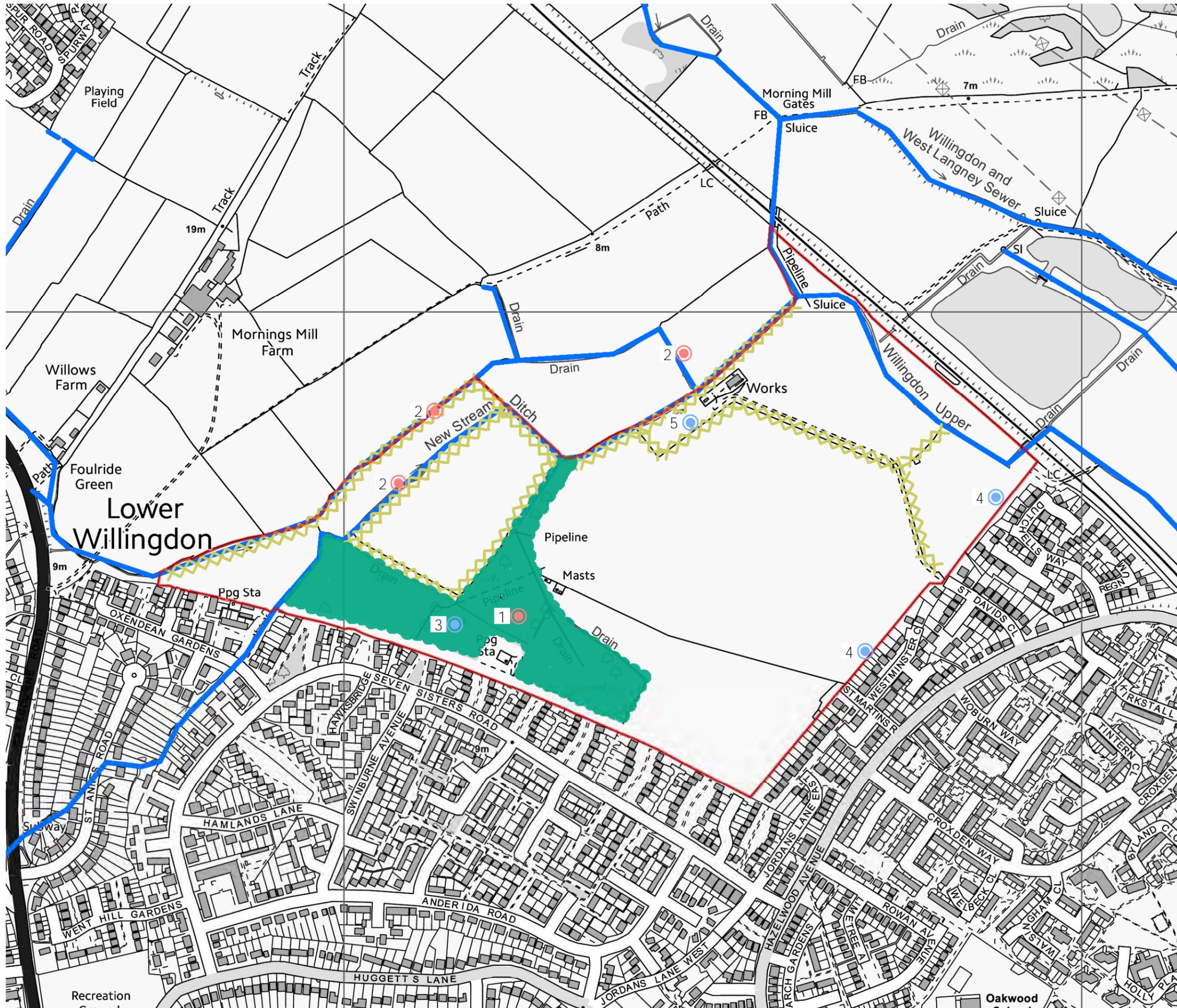
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 540/3370 Land at Broderickland and
 Hamlands Farm

Site Analysis

Figure 540/3370/L03
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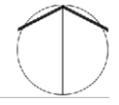
Key

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

L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 540/3370 Land at Broderickland and
 Hamlands Farm

Landscape Opportunities and Constraints

Figure 540/3370/L04
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772/1510 Land at Rear of Dittons Farm

Landscape and Visual Assessment

Location and description

The site is situated at the eastern edge of Polegate, between the A22 and Dittons Business Park. It is located to the north of an area of undeveloped land (known as the Eastbourne Levels) which is almost entirely enclosed by the developed areas of Polegate, Willingdon, Langdon and Eastbourne.

The Cuckoo Trail PRoW recreation route (part of the National Cycle Network) runs immediately south of the site, the 1066 Country Walk PRoW also passes to the south and east of the site. The A22 runs along the eastern boundary of the site, beyond the A22 is the settlement of Stone Cross. North of the site the A22 meets Dittons Road B2247 and the A27, beyond which is farmland. Three wind turbines form prominent features in the rural landscape to the north.

Figure reference: 772/1510/L01 – Site location

Landscape character context

County Landscape Character Area: Eastbourne Levels

Local Landscape Character Type and sensitivity: Open Levels (Very High Sensitivity) / Urban Dominated Landscape (western corner of site)

Local Landscape Character Area: F4 East Polegate Levels

Landscape setting area: Polegate Area 3

Distinctive characteristics of Polegate Area 3

- Playing fields and recreation grounds at the settlement edges in the west, with mature trees
- Predominantly pastoral fields, lined with occasional hedgerows

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

Figure reference 772/1510//L02 – Landscape and Visual Context

Site character areas and key features

1. Access track & outbuilding

Area contains section of tarmac road and grass verge and shrubs which gives access from the B2247 to Dittons Business Park as well as the hedgerow lined access track to Dittons Farm. At the farm entrance are brick barn buildings in poor repair and surrounded by scrub vegetation and overgrown with Ivy. Area has an urban fringe character.

Key features include:

- Hedge lined access track
- Dilapidated barns

2. Grazing Fields

Two fields adjacent to the farmhouse and garden (enclosed by brick wall) which are mostly used for 'horsiculture' (the commercial development of the countryside for pasturing or exercising horses). Area contains mature trees around north eastern boundary, scattered trees (poplar, cherry, ash) in western field and a number of dilapidated outbuildings / sheds in the north western corner. A hedgerow lined fence separates the two fields with a gate for access. The eastern field is bounded by a footpath / cycleway which runs adjacent to the A22. To the west of the west field is open land, part of the Dittons Business Park,

772/1510 Land at Rear of Dittons Farm

currently undergoing some earthworks / construction.

The area slopes down to the south beyond which the ground levels continue to fall away to the Levels area which lies between the site and the northern reaches of Willingdon. The area has a strong sense of openness due to its elevated position above the levels and has clear views across the Levels to the scarp slopes of the South Downs rising above Willingdon. The site has an urban fringe character from its dilapidated condition and proximity to A22 / A27 road corridors and business parks / light industry.

Key features include:

- Open views to the south
- Close proximity to A22

Figure reference: 772/1510//L03 - Site Analysis

Visual analysis

Visual context

The site has an open aspect to the south and south east, the A22 embankment and vegetation enclose the site to the east, boundary vegetation and outbuildings enclose the site to the north.

The site is widely visible to views from the south, including from the Cuckoo trail which runs along the southern boundary of the site and from the 1066 Country Walk which runs north-south across the East Polegate Levels area below the site. Beyond the levels area there are views south towards northern edge of Willingdon and the northern slopes of the South Downs. The site is not clearly distinguishable in views from the South Downs National Park due to its small size.

Vegetation and roadside embankments along the B2247 and A22 screen views into the site from the north and east.

Figure reference 772/1510//L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site extends to the south and west across the lower Levels area. There are also views from the upper reaches of the northern slopes of the South Downs to the south west of the site.

Refer to Figure 772/1510//L02 for approximate ZVI and Figure 6.7 (main report) for approximate additional area of South Downs National Park with key views towards the site.

Key views and principal visual receptors

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

- PRow users; Cuckoo Trail & 1066 Country Walk (High Sensitivity)
- Housing at Dutchells Way & Regnum Close (High Sensitivity)
- PRow users of South Downs National Park (High Sensitivity)

Refer to Figure 772/1510//L03 key local views into site

Landscape sensitivity and capacity

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

772/1510 Land at Rear of Dittons Farm

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. Urban fringe land uses are present within this area, in the form of playing fields and recreation grounds. There is a relatively strong strength of place as a result of open views across the area and south-eastwards towards the ridges of the South Downs.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Distinct
Continuity	Ancient / Historic (small section of site adjacent to farmhouse)
Strength of Place	Strong / Moderate
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	High / Moderate
Landscape Value	Low
Landscape Capacity	Moderate

The site has a Moderate Landscape Capacity due to its low landscape value but high to moderate sensitivity. The open nature of the site and visibility from the south combined with remnant historic landscape features and strong views of the South Downs across the levels area contribute to the high to moderate landscape sensitivity. The low value arises from the poor condition of the site and close proximity to landscape detractors (light industry, business parks and large roads).

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

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature trees
Reason - trees enclose the north west side of the site
2. Existing hedgerows
Reason – hedgerow provides enclosure and continuity of field patterns and also contribute to habitat diversity

Opportunities for landscape enhancement

3. New hedgerow and enhancement of existing hedgerows to provide screening

772/1510 Land at Rear of Dittons Farm

Refer to Figure 772/1510//L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects

- The introduction of development on the site could affect the character of the East Polegate Levels area to the south through the extension of the urban edge adjacent to the Open Levels landscape. However, development within the site would be viewed against the backdrop of a road corridor, wind turbines and adjacent light industrial units and it is considered that these effects are likely to be of minor significance.
- Potential landscape effects arising from development on the site could be mitigated through implementation of an appropriate and sensitive planting strategy to provide screening of views from the south.

Key visual effects

- The introduction of development on the site could result in effects on the character and quality of views from PRoWs to the south of the site (especially the Cuckoo Trail on southern boundary) arising from an increased prominence of the urban edge in the view. There may also be minor effects on views of the wider area from PRoWs on the South Downs (particularly from viewpoints to the west of Willingdon) due to a minor reduction in the extent of the open East Polegate Levels and slight increase in visibility of the urban area within the view. However, these visual effects are likely to be of minor significance as development would be viewed against the backdrop of a road corridor and wind turbines and adjacent to light industrial units which would reduce its prominence within the view
- Potential visual effects arising from development have the potential to be mitigated through the introduction of strategic landscape planting within and around the perimeter of the site.



Key
 Site Boundary

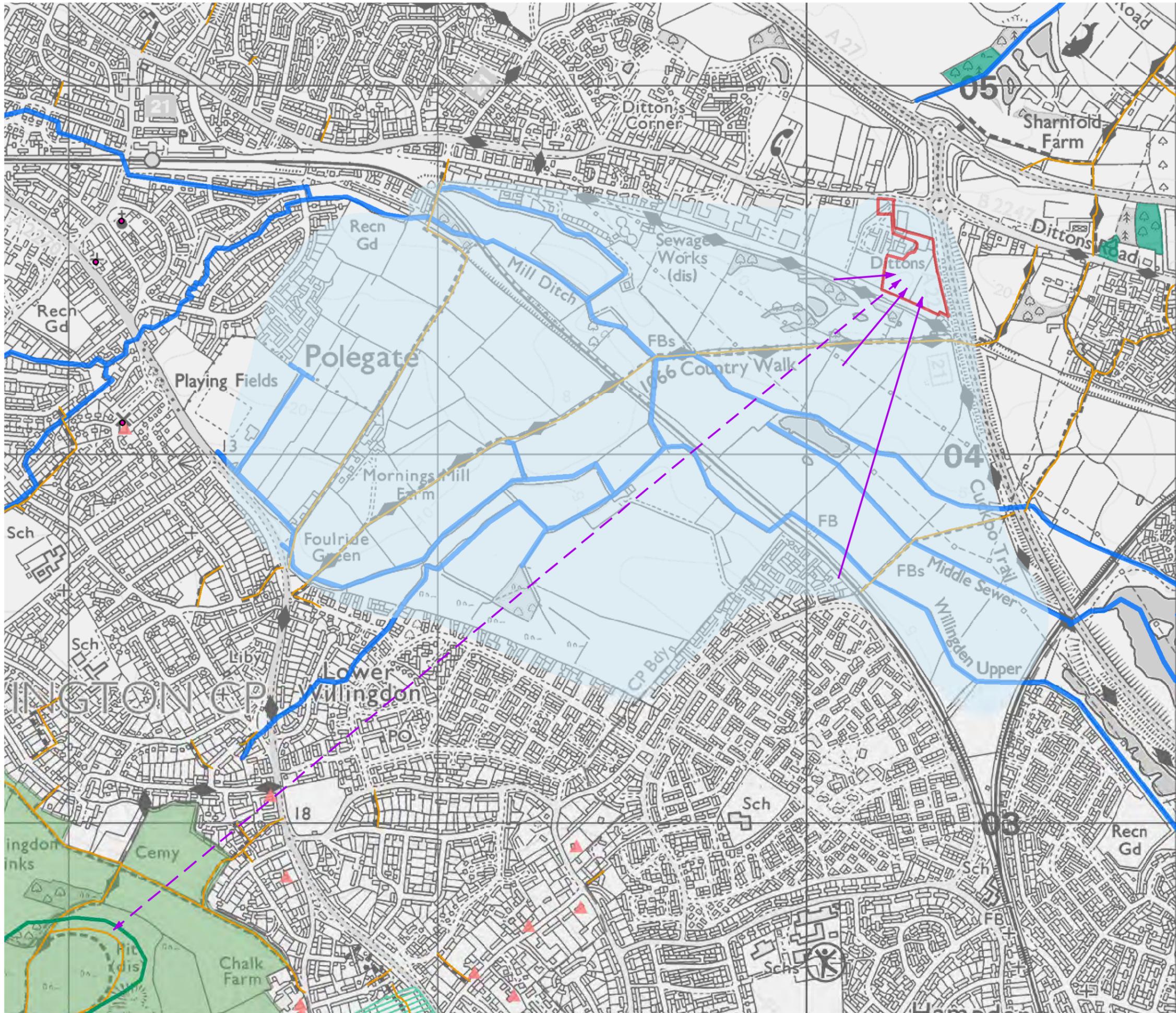
L16416 Hailsham Area Action Plan
 Polegate & Willington
 772/1510 Land at rear of Dittons Farm

Site Location

Figure 772/1510/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

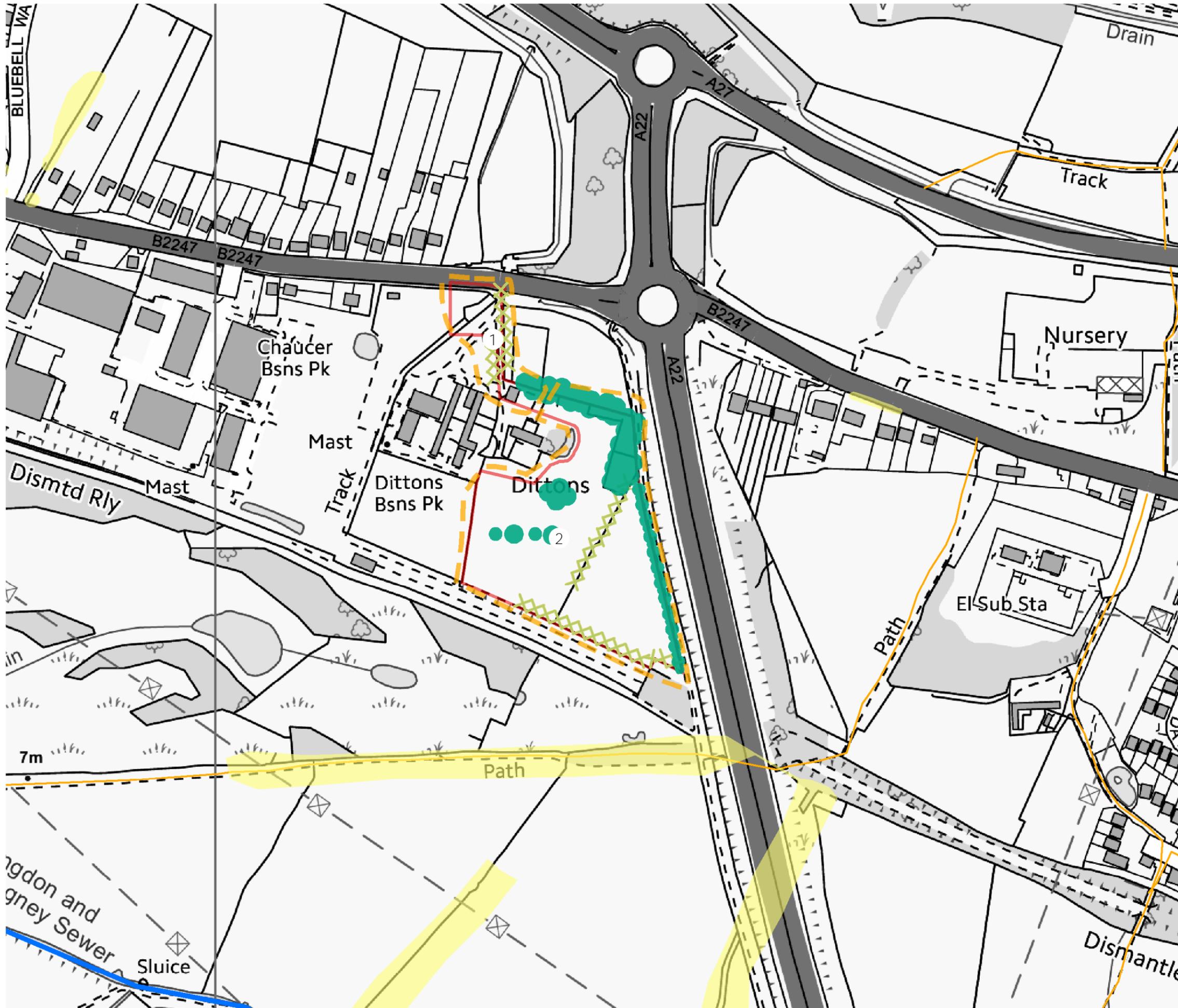
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 772/1510 Land at rear of Dittons Farm

Landscape and Visual Context

Figure 772/1510/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

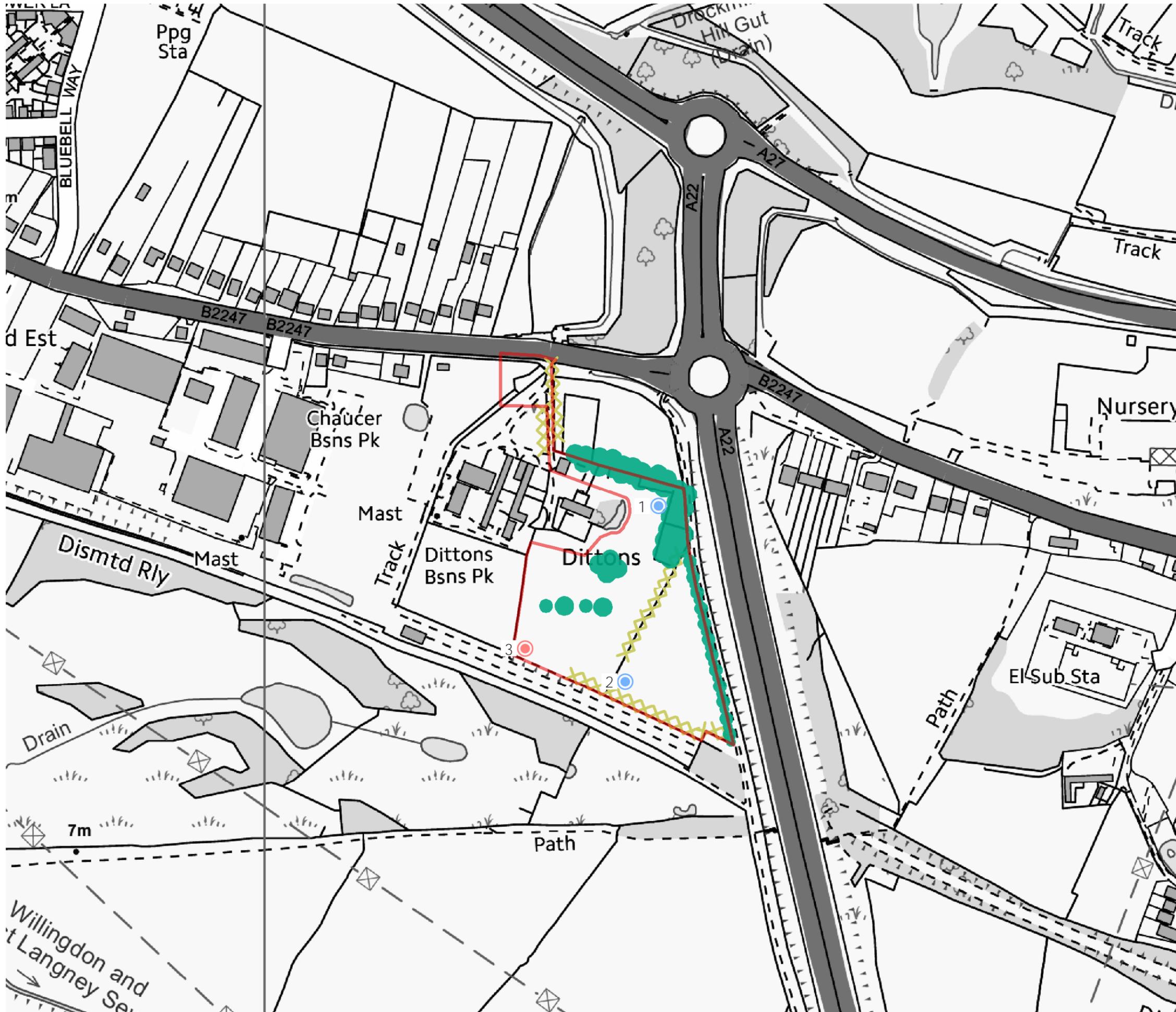
L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 772/1510 Land at rear of Dittons Farm

Site Analysis

Figure 772/1510/L03
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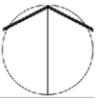


- Key
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16416 Hailsham Area Action Plan
 Polegate & Willingdon
 772/1510 Land at rear of Dittons Farm

Landscape Opportunities and Constraints

Figure 772/1510/L04
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835/1510 Land at Polly Arch, Lynholm Road

Landscape and Visual Assessment

Location and description

The site comprises a small parcel of land which borders residential development to the south-east of Polegate and is enclosed on three sides by high hedgerows and trees (some of which are covered by a Tree Preservation Order). An elevated railway track runs just south of the site and a PRow passes along the western boundary of the site. Adjacent residential development to the north is screened from view by a wooded edge while the eastern edge of the site opens out into an area of open hardstanding that is used as a scrapyard.

Figure reference: 835/1510/L01 – Land at Polly Arch, Lynholm Road

Landscape character context

County Landscape Character Area: Within Eastbourne Levels LCA, bordering Eastbourne LCA

Local Landscape Character Type and sensitivity: Within Open Levels (Very High Sensitivity), bordering Urban Dominated Landscape

Local Landscape Character Area: East Polegate Levels

Landscape setting area: Site falls just within Polegate Area 3

Distinctive characteristics of Polegate Area 3

Distinctive characteristics of Polegate Area 3 are:

- Playing fields and recreation grounds at the settlement edges in the west, with mature trees;
- Predominantly pastoral fields, lined with occasional hedgerows.

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

Figure reference 835/1510/L02 – Landscape and Visual Context

Site character areas and key features

1. Overgrown scrubland

Western part of the site is dense scrub and trees, while the eastern edge **is less dense and ruderal species are present along the margin of the scrub, adjacent to the site boundary**. Views are restricted in all directions by tall shrubs and tree scrub, except towards the east where residential development is clearly visible, along with a restricted view of the wider landscape beyond. The area feels secluded and has an urban-fringe character. Sounds from residential settlements to the north and west of the site can be heard.

Key features include:

- High, dense shrubs with trees along north, south and west boundaries.
- Dense scrub throughout

Figure reference: 835/1510/L03 - Site Analysis

835/1510 Land at Polly Arch, Lynholm Road

Visual analysis

Visual context

The site is enclosed on three sides by dense vegetation, which provides screening of views from adjacent areas. However, the site is clearly visible from residential development to the east, and there are glimpsed views of the site from residential development to the north. There is no enclosing feature to the east, where the site opens out into an area of open hardstanding. The entire site reads as a single mass of dense scrubland clearly visible from the wider landscape to the south and east, and helping to buffer views of **Polegate's residential development**.

Figure reference 835/1510/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

ZVI of the site is restricted to the north due to its proximity to residential development, which is also situated on higher ground and blocks views from the north. It is relatively more extensive to the south and east, where the land falls away gently and allows for long distance views of the site.

Refer to Figure 835/1510/L02 for approximate ZVI

Key views and principal visual receptors

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

- Adjacent residential properties along Aberdale Road (High Sensitivity)
- Adjacent residential properties to east of site (High Sensitivity)
- Railway Line south of the site (Low sensitivity)

Refer to Figure 835/1510/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area:

Site falls within Polegate Area 3, which is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. Urban fringe land uses are present within this area, in the form of playing fields and recreation grounds. There is a relatively strong strength of place as a result of open views across the area and south-eastwards towards the ridges of the South Downs.

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

Site sensitivity and capacity assessment

Criteria	Assessment
Distinctiveness	Indistinct
Continuity	Recent
Strength of Place	Very Weak
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low

835/1510 Land at Polly Arch, Lynholm Road

Landscape Sensitivity	Very Low
Landscape Value	Low
Landscape Capacity	Very High

The site has a Very High Landscape Capacity due to its Very Low Landscape Sensitivity and Low Landscape Value. The Landscape Value has been assessed to be Low because of the poor condition of landscape features and the absence of any important features of conservation value.

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. Vegetation along north boundary
Reason – This stretch of trees and shrub screen the site from neighbouring residential properties

Opportunities for landscape enhancement

2. Develop and implement long term management plan for vegetation along south and west edges
3. New hedgerow and tree planting strategy along development boundary (particularly east edge) to mitigate its visual impact on wider landscape

Refer to Figure 835/1510/L04 – Landscape Opportunities and Constraints Plan

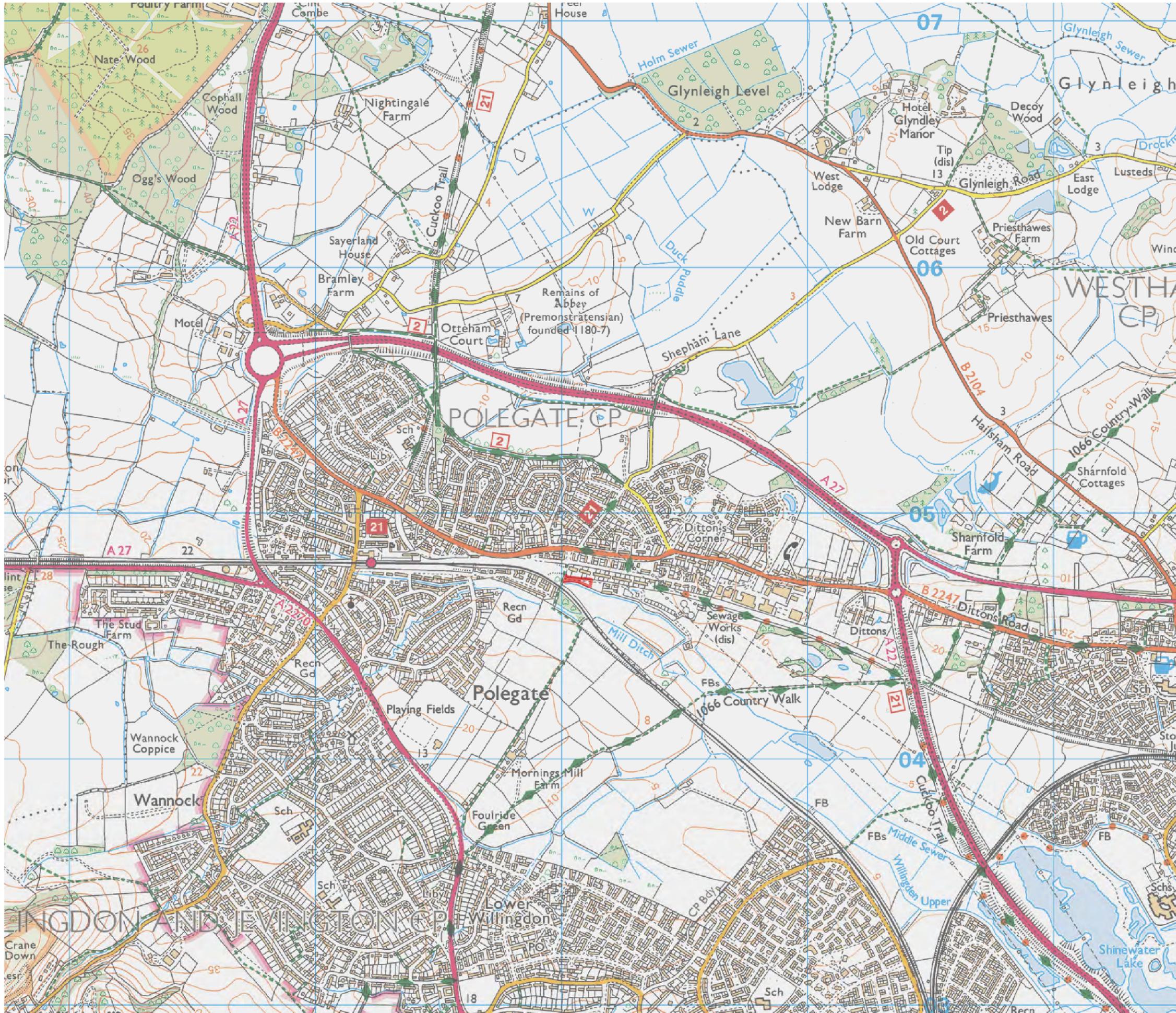
Potential landscape and visual impacts if site is developed

Key landscape effects

- It is unlikely that the introduction of development on the site would result in significant landscape effects beyond the site although development has the potential to bring some local improvements to the landscape condition through the removal of overgrown shrubs and introduction of a coherent planting strategy.

Key visual effects

- The introduction of development on the site could result in minor effects on the character and quality of views from properties to the north and east of the site and views from PRowS to the east of the site arising from an increased prominence of the urban edge in the view.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention of the existing vegetation along the south and west edges of the site and the introduction of new hedgerow and tree planting along the development boundary (particularly the eastern edge)



Key
 Site Boundary

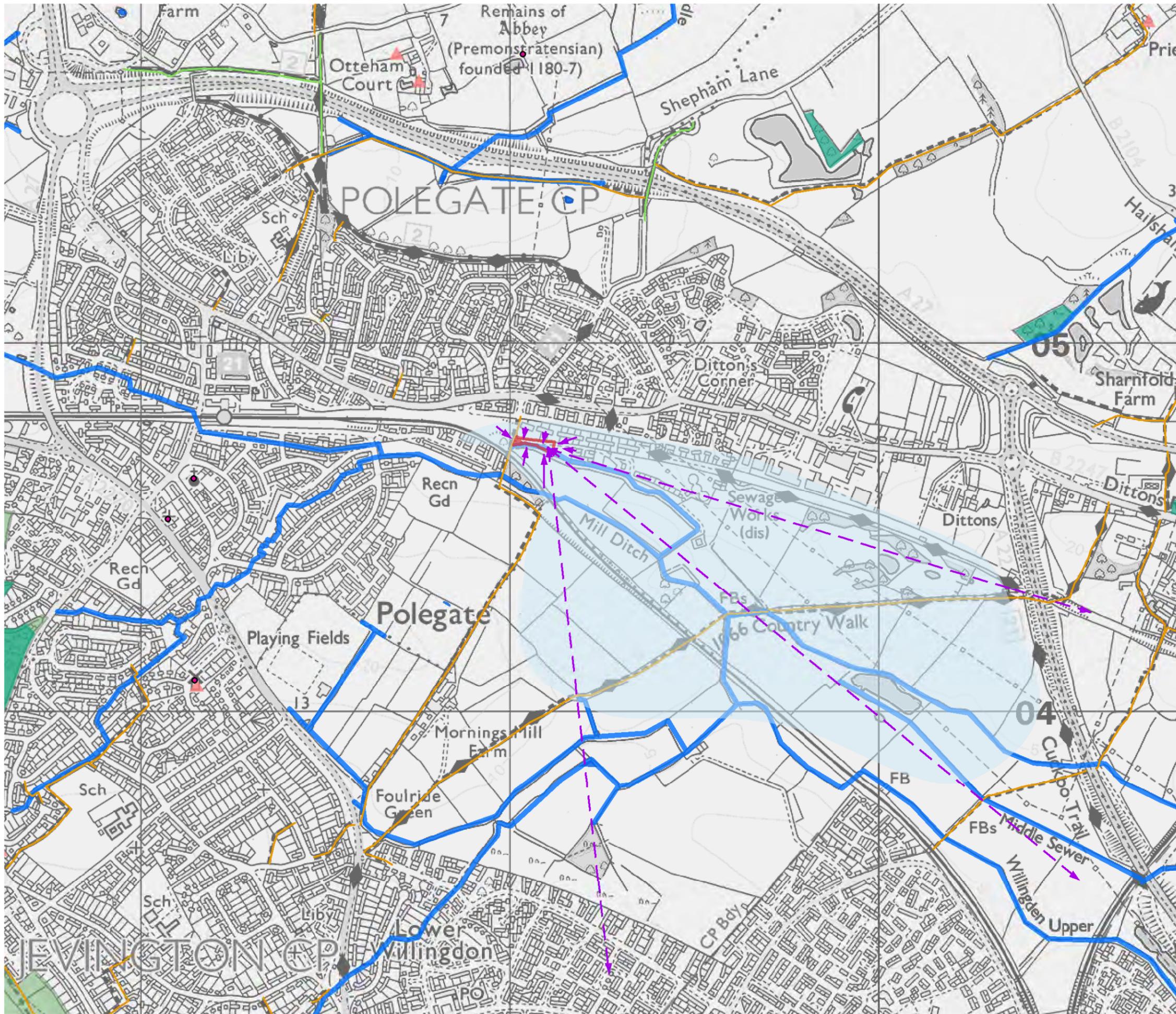
L16418 Hailsham Area Action Plan
 Polegate & Willingdon
 835/1510 Land at Polly Arch, Lynholm Road

Site Location

Figure 835/1310/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
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 - ▲ Listed Building
 - Culturally Important Landmarks
 - Approximate Zone of Visual Influence
 - ← Key Views towards the site
 - ↔ Long Distance Views

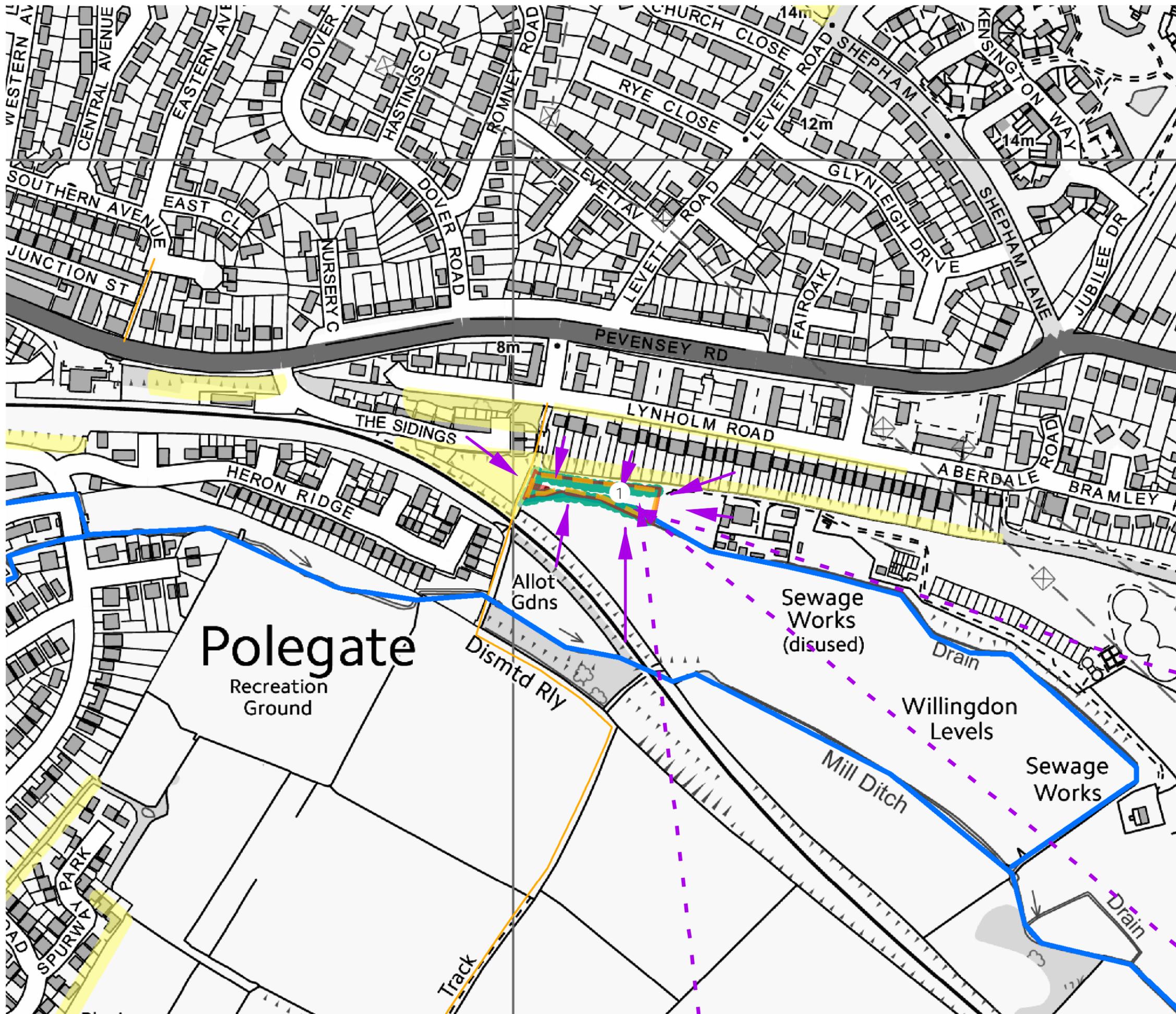
L16418 Hailsham Area Action Plan
 Polegate & Willingdon
 835/1510 Land at Polly Arch, Lynholm Road

Landscape and Visual Context

Figure 835/1310/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
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 - Key Views towards the site
 - Long Distance Views
 - Key Slopes

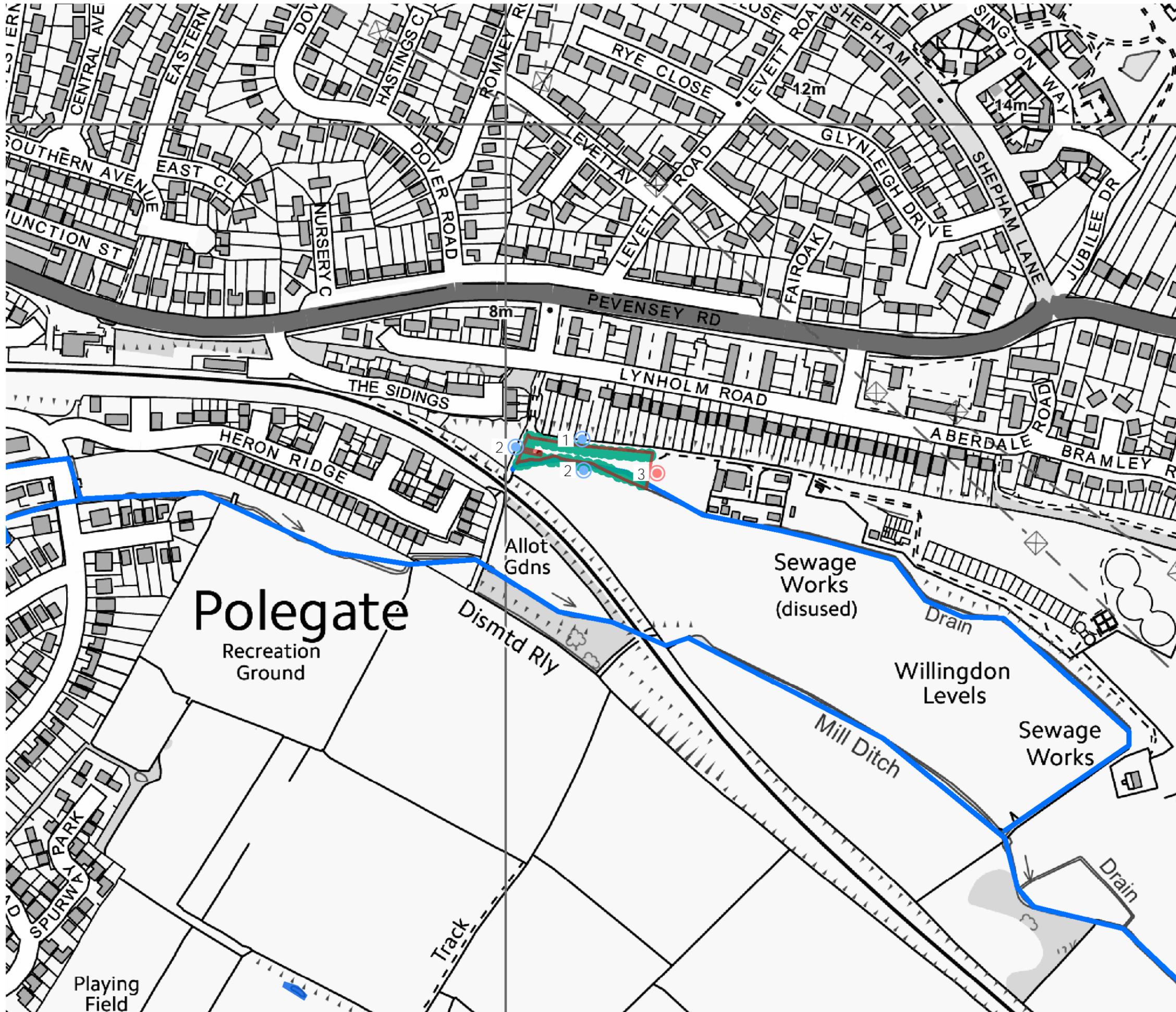
L16418 Hailsham Area Action Plan
 Polegate & Willingdon
 835/1510 Land at Polly Arch, Lynholm Road

Site Analysis

Figure 835/1310/L03
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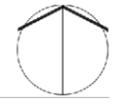


- Key
- Site Boundary
 - Landscape Target Notes (refer to text for details)
 - Landscape Features to be safeguarded/retained
 - Landscape Opportunities

L16418 Hailsham Area Action Plan
 Polegate & Willingdon
 835/1510 Land at Polly Arch, Lynholm Road

Landscape Opportunities and Constraints

Figure 835/1310/L04
 1:3 000@A3



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