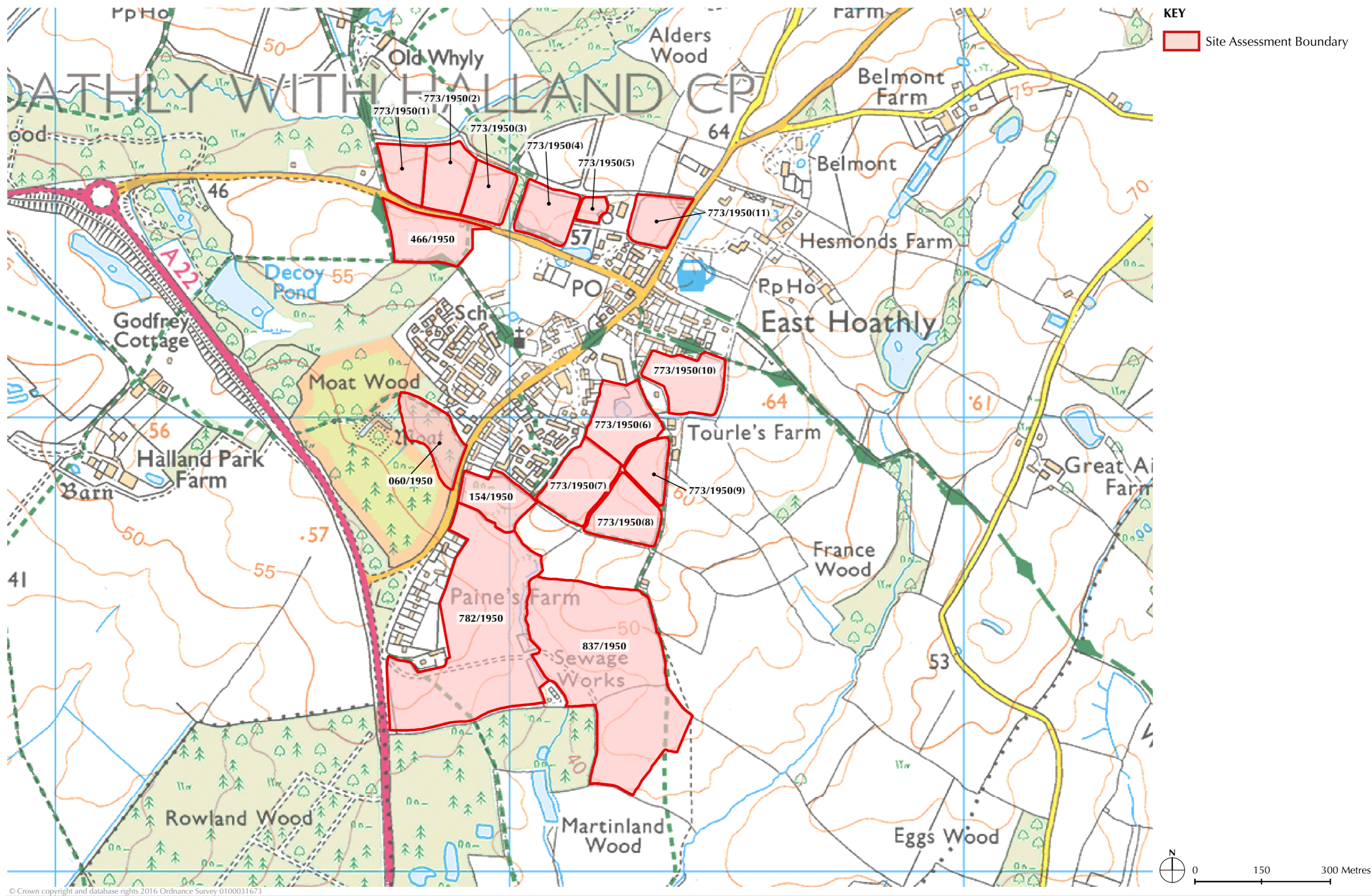


12.0 EAST HOATHLY SITES



LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	060/1950
Site Address:	Land to West of South Street, East Hoathly
Site Size: (ha)	1.52
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site lies adjacent to South Street to the south-west of East Hoathly, a linear settlement in the Low Weald. The Site comprises continuous, dense woodland and it is bounded to the north-east by the rear gardens of existing residential properties and to the south-east by South Street and a row of residential properties. The remainder of the Site is enclosed by existing woodland. A public footpath runs through the northern part of the Site, and the woodland to the west is open access and managed for access and conservation.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.2a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Gently undulating landscape. • Small, medium and large-scale woodlands, many are Ancient Woodlands. • Small to medium-scale irregular fields of ancient origin, bounded by hedges or narrow woodland strips. • Medium or large ponds within woodlands or along roadsides. • Narrow streams, often enclosed by woodland or trees. • Network of public footpaths linking East Hoathly to the wider countryside, typically follow field boundaries. • Wooded or tree-lined settlement edge of East Hoathly. 	
Visual Context	
<p>Very glimpsed and short-distance views are possible from the residential properties, one of which is a Grade II listed building. Key views from visual receptors are shown on Figure 13.2a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of South Street (Medium Sensitivity) • Users of the public footpath (High Sensitivity) • Users of the nearby open access land (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 13.2a. The Site's immediate ZVI is very limited to the land east and south-east of the Site. This limitation results from the large woodland present within and around the Site.</p> <p>Key views into the Site are marked on Figure 13.2a and typical views are illustrated by the photographs on Figure 13.2c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.2b** and illustrated on **Figure 13.2c**. Located on the south-western edge of East Hoathly, the Site is generally level and comprises part of a large coppiced Ancient Woodland, (Moat Wood). This woodland includes a scheduled monument – nationally designated for its significance as a medieval moated site. The likelihood of there being further historic earthworks within the woodland is therefore high. Part of Moat Wood is an open access woodland, owned by the Woodland Trust and managed for the benefit of people and wildlife. This woodland, given its historic significance provides an important contribution to the character and setting of East Hoathly. Large woodlands such as Moat Wood are often owned by a number of different people, and whilst the inevitable variation in management which ensues can affect the local condition of parts of a woodland. This Site remains historically coherent and its overall character survives. The Site is adjacent to existing residential properties and their gardens to the north. This Site has a moderate sense of tranquillity, as a result of persistent traffic noise from the A22.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this site.

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Unique/rare
Continuity	Ancient
Strength of Place	Very Strong
Landform	Apparent
Tree Cover	Enclosed
Visibility	Low
Landscape Sensitivity	Moderate
Landscape Value	Very High
Landscape Capacity	Low

The Site has a **Low Landscape Capacity** due to its moderate sensitivity and very high landscape value. Its location predominantly within ancient woodland and as the setting to the adjacent Scheduled Monument gives the Site a very high landscape value overall.

Significant variations in landscape sensitivity within the Site:

Despite the Site's low visibility the nature of the features within and close to the Site means the whole Site is highly sensitive; the southern part lies adjacent to a nationally designated scheduled monument, and culturally important landmark which makes this part of Site even more sensitive.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.2b**.

1. Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and it is characteristic of this area. It should be safeguarded on Site in accordance with national planning policy, and the Tree Preservation Order (TPO) which covers the Site.

2. Public footpath through the Site

Reason: Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

3. Wooded/tree-lined character of South Street

Reason: South Street has a distinctive tree-lined, leafy character. Avoiding/reducing intrusive highway engineering and maintaining its wooded 'green' boundaries will ensure this character is safeguarded.

4. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and characteristic of this area. The woodland within and adjacent to the Site is small and isolated; a buffer can help to mitigate the effects of development on woodland, particularly for smaller isolated woodlands which are more sensitive to these effects. Woodland is a characteristic feature of this landscape.

5. Maintain a buffer to the Scheduled Monument

Reason: This is a nationally designated medieval moated Site and this Site (or parts of it) is likely to provide the setting to these heritage features. A buffer would help to reduce the effects of development on this sensitive site.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 13.2b**.

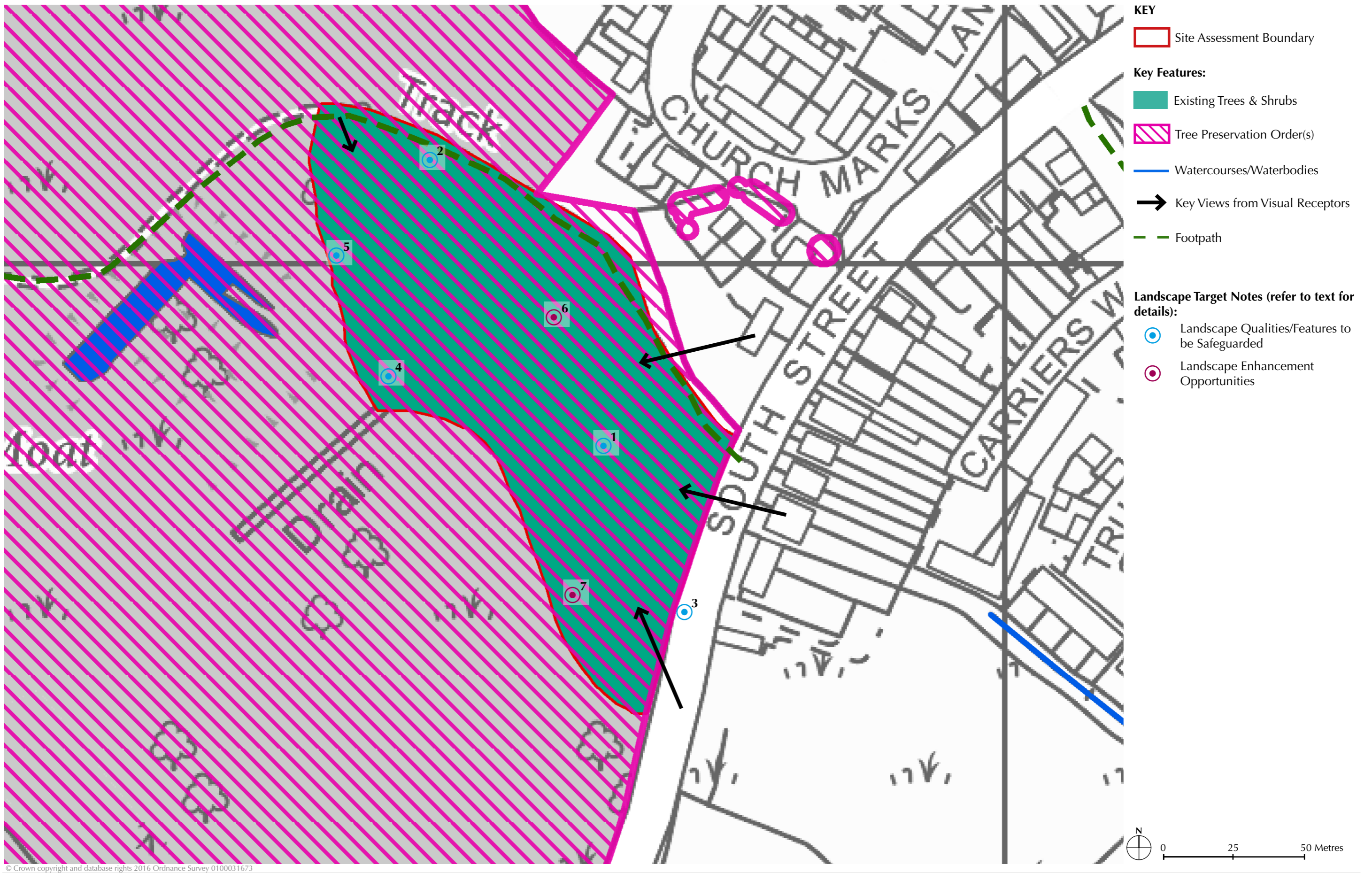
6. Restore/enhance landscape features

Reason: To improve the woodland management at this site, opportunities exist to manage the Site sensitively by taking a whole woodland approach. Ensuring coppice regimes are complementary and any management should consider carefully the heritage features (earthworks) likely to be found within this woodland.

7. Positive management of key landscape features

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







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	154/1950
Site Address:	Land to the East of South Street, East Hoathly
Site Size: (ha)	1.38
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site is located on the southern edge of East Hoathly, a linear settlement in the Low Weald. The Site is situated to the east of South Street and it is adjacent to existing residential properties along its northern edge. To the south and east, the Site is bounded by shaws with open fields beyond. The Site consists of managed grassland with a small group of mature trees at its centre. A brick building is located nearest the Site entrance at South Street.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.3a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Gently undulating landscape. • Small, medium and large-scale woodlands, many are Ancient Woodlands. • Small to medium-scale irregular fields of ancient origin, bounded by hedges or narrow woodland strips. • Ponds, typically within woodlands. • Narrow streams, often enclosed by woodland or trees. • Network of public footpaths linking East Hoathly to the wider countryside, typically follow field boundaries. • Wooded or tree-lined settlement edge of East Hoathly. 	
Visual Context	
<p>Neighbouring properties have a view of the Site. Key views from visual receptors are shown on Figure 13.3a. These include:</p> <ul style="list-style-type: none"> • Users of South Street (Medium Sensitivity) • Residents in neighbouring properties (High Sensitivity) • Users of the public footpath (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 13.3a. The Site's ZVI is fairly limited to neighbouring properties to the north and south only. It is restricted primarily to the east of the Site by thick hedgerows or shaws. The ZVI includes parts of South Street.</p> <p>Key views into the Site are marked on Figure 13.3a and typical views are illustrated by the photographs on Figure 13.3c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.3b** and illustrated on **Figure 13.3c**. Located to the south of East Hoathly the Site is generally level and comprises a single, irregular-shaped field of semi-improved grassland, currently being used as pasture, and surrounded by thick shaws and hedgerows. The Site is part of a coherent wider landscape and is characteristic of this context. The sense of tranquillity at this Site is moderate as a result of persistent but low-level traffic noise.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this site.

Site Landscape 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 high sensitivity and high landscape value. Its location adjacent to existing urban edge and a busy road gives a limited sense of remoteness/tranquillity but balanced against this is the coherent ancient landscape pattern and good condition, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.

LANDSCAPE OPPORTUNITIES AND CONSTRAINTS

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.3b**.

1. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of this landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features. They also help to filter views towards the Site whilst reinforcing historic landscape character.

2. Existing trees

Reason: Trees and particularly mature trees are important as they help to filter views towards the Site and contribute to green infrastructure by providing existing vegetation which enables species movements through and beyond the Site whilst reinforcing local landscape character. Trees should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

3. Public footpath adjacent to the Site

Reason: Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

4. Wooded/tree-lined character of South Street

Reason: South Street has a distinctive tree-lined, leafy character. Avoiding/reducing intrusive highway engineering and maintaining its wooded 'green' boundaries will ensure this character is safeguarded.

Potential Landscape Enhancement Opportunities

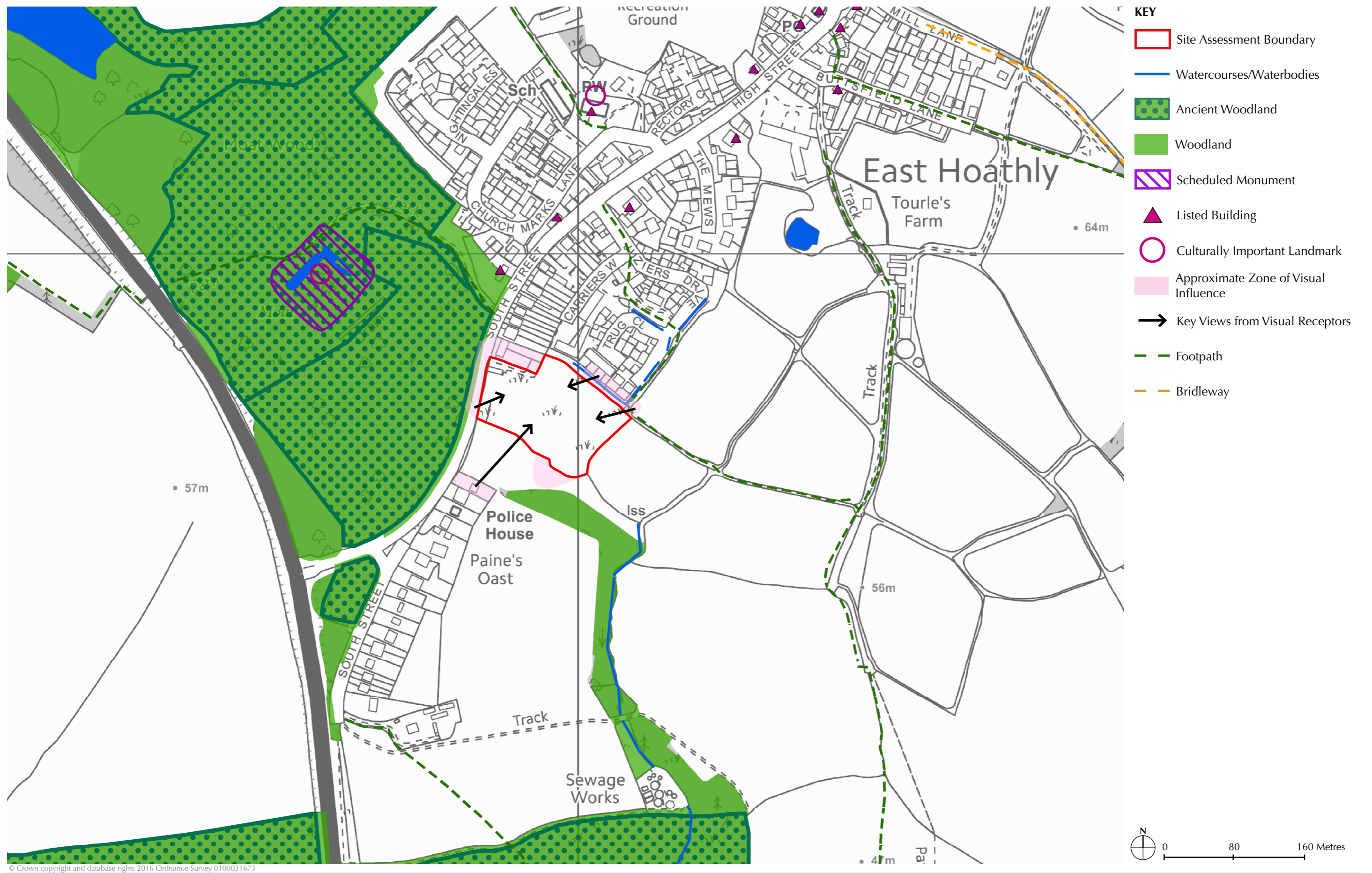
This section should be read in conjunction with the target notes shown on **Figure 13.3b**.

5. Restore/enhance landscape features

Reason: To enhance existing characteristic landscape features such as hedgerows, and small woods, ensuring the Site is more permeable for wildlife. To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity within and beyond the Site.

6. Positive management of key landscape features

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







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	466/1950
Site Address:	Broom Lodge Field, East Hoathly
Site Size: (ha)	1.94
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site is located to the north-west of East Hoathly a linear settlement in the Low Weald. It is situated adjacent to London Road and to woodland to the south and to the north and west by hedgerows. A public footpath runs along three of the Site's boundaries. The Site consists of arable field with a small area of scrub within the field. A shed and area of rough track is situated in the north-east corner of the Site. There are allotments to the west and a recreation ground to the east of the Site.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.4a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Gently undulating landscape. • Medium and large-scale blocks of Ancient Woodlands. • Small to medium-scale regular fields bounded by hedges or narrow woodland strips. • Scattered settlement patterns of historic farmsteads. • Narrow streams, often wooded or tree-lined. • Network of public footpaths linking East Hoathly to the wider countryside, typically follow field boundaries. • Large to medium sized ponds often within woodland. • Wooded or tree-lined settlement edge of East Hoathly. 	

Visual Context

The Site is primarily visible from the local rights of way network and London Road. Key views from visual receptors are shown on **Figure 13.4a**. These include:

- Users of the public footpaths (High Sensitivity)
- Users of the long-distance promoted Wealdway (High Sensitivity)
- Users of London Road (Medium Sensitivity)

Zone of Visual Influence: The approximate Zone of Visual Influence (ZVI) is shown on **Figure 13.4a**. The Site's ZVI is limited to fields to the west and north of the Site. The ZVI is restricted to the south and east by woodland and a thick shaw along the eastern boundary.

Key views into the Site are marked on **Figure 13.4a** and typical views are illustrated by the photographs on **Figure 13.4c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.4b** and illustrated on **Figure 13.4c**. Located on an area of high ground, the Site is generally level, rising slightly towards the west. It comprises a small, irregular-shaped field surrounded by shaws, hedgerows and woodland. The Site is currently under arable cultivation. The Site is part of a coherent wider landscape and is characteristic of its surroundings. There is a moderate sense of tranquillity, affected by persistent low-level traffic noise from the London Road.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this site.

Site Landscape 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 high sensitivity and high landscape value. Its location adjacent to existing urban edge and a busy road gives a limited sense of remoteness/tranquillity but balanced against this is the coherent ancient landscape pattern and good condition, and presence of a PRow running through the Site, giving it a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site is considered most sensitive, as this part of the Site is adjacent to Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.4b**.

1. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of this landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features. They also help to filter views towards the Site whilst reinforcing historic landscape character.

2. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and characteristic of this area. The woodland within and adjacent to the Site is small and isolated; a buffer can help to mitigate the effects of development on woodland, particularly for smaller isolated woodlands which are more sensitive to these effects. Woodland is a characteristic feature of this landscape. This woodland is also covered by a Tree Preservation Order (TPO).

3. Public footpath through the Site

Reason: Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

4. Existing trees and woodland

Reason: Trees and particularly mature trees and woodland are important as they help to filter views towards the Site and contribute to green infrastructure by providing existing vegetation which enables species movements through and beyond the Site whilst reinforcing local landscape character. Trees should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

Potential Landscape Enhancement Opportunities

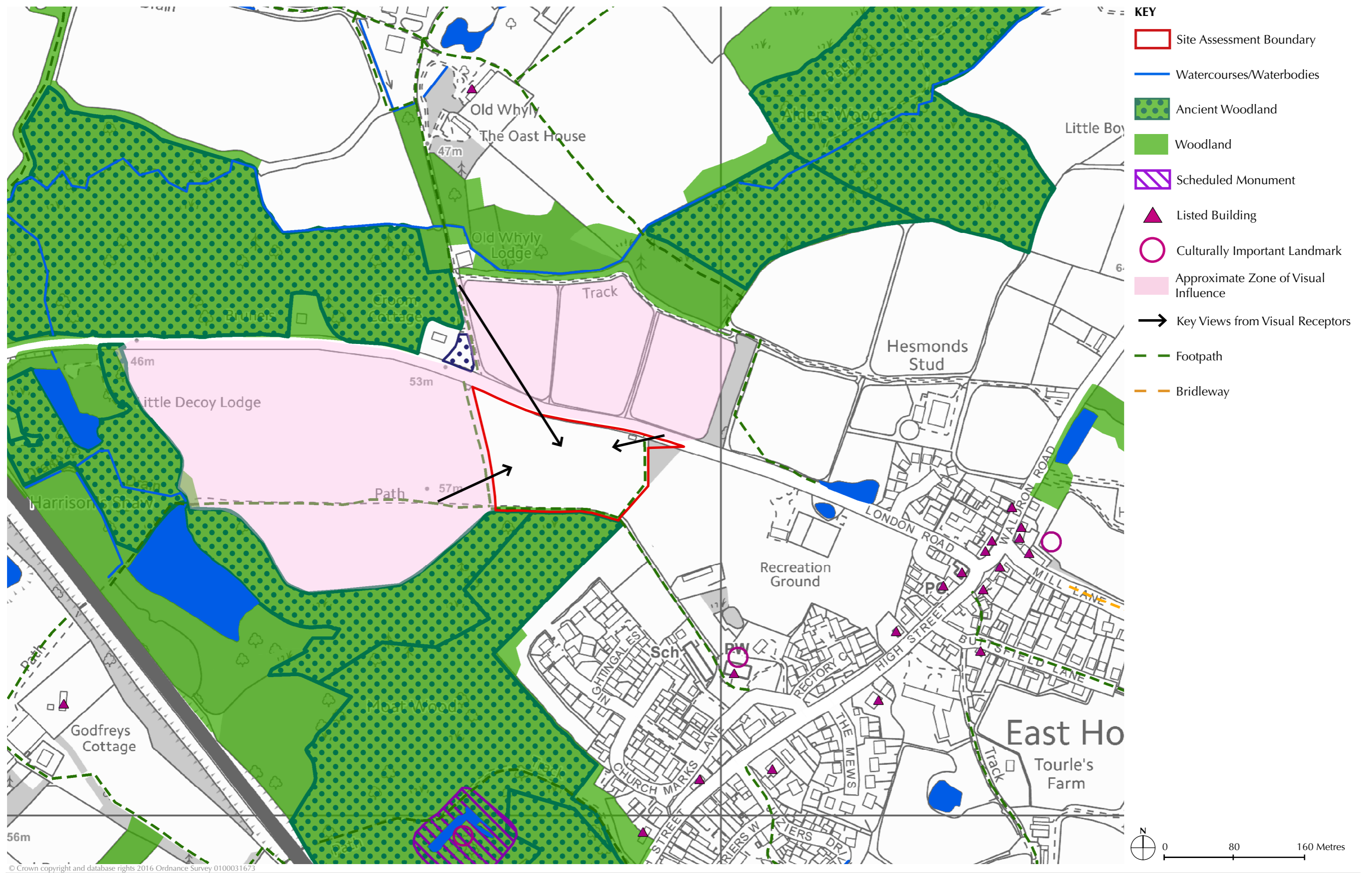
This section should be read in conjunction with the target notes shown on **Figure 13.4b**.

5. Restore/enhance landscape features

Reason: To allow generous natural regeneration (or supplement with locally sourced and locally appropriate native species) to buffer the Ancient Woodland. And to thicken the boundary along the western side of the Site, and a thick hedgerow or shaw, to help improve connectivity for wildlife and to screen views towards the Site.

6. Positive management of key landscape features

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





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Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	773/1950 (1-5)
Site Address:	Land at Hesmond's Stud, East Hoathly
Site Size: (ha)	5.37
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site is situated along London Road to the north-east of East Hoathly a linear settlement. The Site is bounded to the west, north and east by areas of woodland and open fields and to the south by London Road. The Site comprises five small fields, each surrounded by managed hedgerows. A public footpath runs through part of the Site and adjacent to the Site's western boundary.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.5a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Medium and large-scale Ancient Woodlands. • Small to medium-scale regular fields, bounded by hedges or narrow woodland shaws. • Gently undulating landscape. • Scattered settlement patterns of historic farmsteads. • Large ponds and waterbodies, particularly within woodlands. • Narrow streams, often enclosed by woodland or trees. • Network of public footpaths linking East Hoathly to the wider countryside, typically follow field boundaries. • Wooded or tree-lined settlement edge of East Hoathly. 	
Visual Context	
<p>The Site is overlooked by residential properties and views of the Site are possible from these properties, and from the rights of way network in particular. Key views from visual receptors are shown on Figure 13.5a: These include:</p> <ul style="list-style-type: none"> • Users of the public footpath adjacent to the Site (High Sensitivity) • Users of the long-distance promoted Wealdway (High Sensitivity) • Users of London Road (Medium Sensitivity) • Residents of neighbouring properties (High Sensitivity) • Users of the recreation ground (Low Sensitivity) <p>The approximate Zone of Visual Influence (ZVI) is shown on Figure 13.5a. The Site's ZVI is locally extensive reaching to neighbouring fields around much of the Site's perimeter. Woodlands to the north and west of the Site serve to restrict views in these directions.</p> <p>Key views into the Site are marked on Figure 13.5a and typical views are illustrated by the photographs on Figure 13.5c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.5b** and illustrated on **Figure 13.5c**. Located to the north-west of East Hoathly the whole Site has an undulating topography; site's one and three slope downhill towards the north-west. The remaining sites slope downhill towards the north-east. It comprises five small, irregular-shaped fields of improved grassland each bounded by small, managed hedgerows with fencing and currently used as paddocks. Each field displays similar characteristics. To the north the group of fields are adjacent to a narrow track and fields and Ancient Woodland beyond. The western field lies adjacent to Ancient Woodland and a small but significant designated Local Wildlife Site (Croom Cottage Meadows), and to the south all of the fields lie alongside London Road. The Site as a whole has a moderate sense of tranquillity, as a result of traffic noise from the London Road. Further east tranquillity is further affected by occasional noise from nearby playing fields.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this Site.

Site Landscape 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 high sensitivity and high landscape value. Its location adjacent to existing urban edge and a road gives a limited sense of remoteness/tranquillity but balanced against this is the coherent ancient landscape pattern, and presence of a PRoW running through part of the Site, giving it a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The Site's western-most field is the most sensitive, as it lies adjacent to Ancient Woodland and a designated Local Wildlife Site and closest to the Wealdway promoted route. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.5b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site contribute to the unique ancient field patterns. The trees which mark these boundaries are typically mature and contribute to green infrastructure by providing links through the Site and beyond it to key landscape features such as the woodland along the railway, and into the settlement through gardens to the north and south. They also help to visually contain the Site and contribute to the local character of the settlement edge.

2. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and characteristic of this area. The woodland within and adjacent to the Site is small and isolated; a buffer can help to mitigate the effects of development on woodland, particularly for smaller isolated woodlands which are more sensitive to these effects. Woodland is a characteristic feature of this landscape.

3. Public footpath adjacent to site

Reason: Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

Potential Landscape Enhancement Opportunities

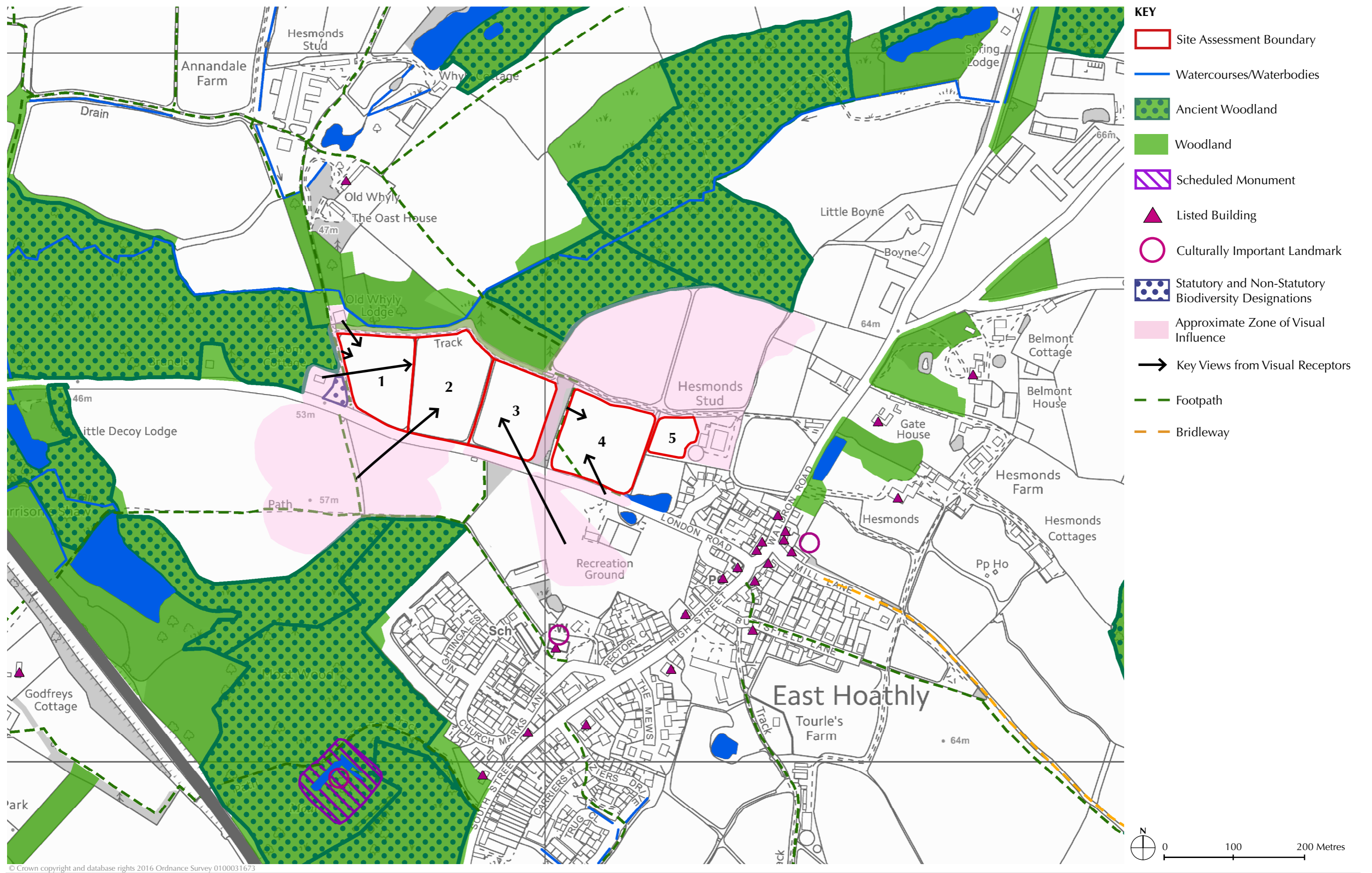
This section should be read in conjunction with the target notes shown on **Figure 13.5b**.

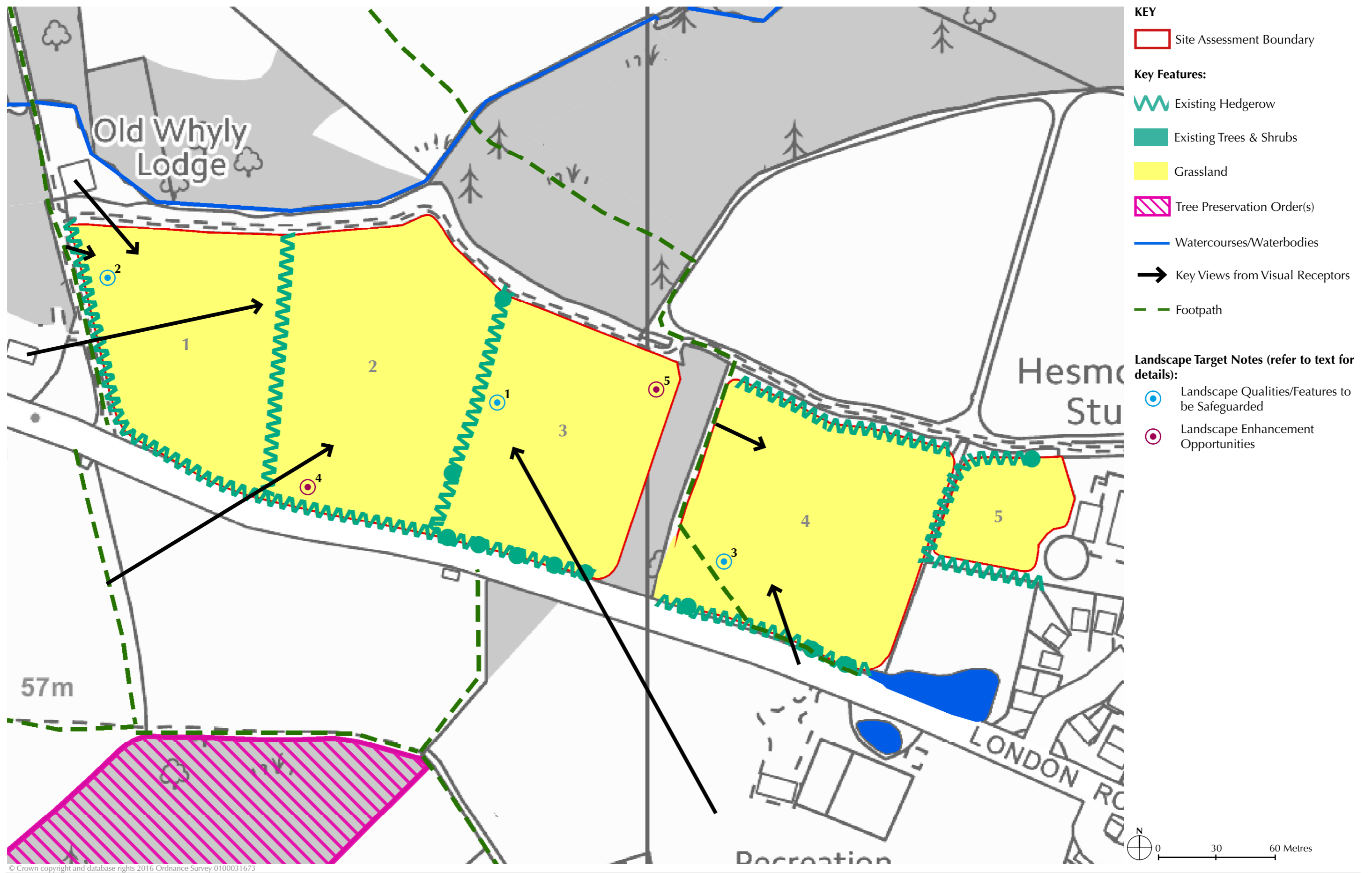
4. Restore/enhance landscape features

Reason: Opportunities exist to undertake less intensive hedgerow management to provide greater opportunities for species movements through and around the Site. Include some thick shaws to link the Site to the woodlands beyond. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife whilst helping to screen views in to the Site.

5. Positive management of key landscape features

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





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Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	733/1950 (6-10)
Site Address:	Land at Hesmonds Stud, East Hoathly
Site Size: (ha)	8.27
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site is situated on the south-eastern perimeter of East Hoathly, a linear settlement in the Low Weald. The Site consists of five fields, each bounded by hedgerows. In the north and west, the Site is adjacent to residential properties and to the east, to a network of fields, hedgerows and small woodlands. The northern part of Site (sub-Site 10) is bounded to the east by an imposing avenue of trees. Public footpaths run around much of the Site's southern and eastern perimeters, with the exception of the northern-most field.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.6a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Small, medium and large-scale woodlands, many are Ancient Woodlands. • Small to medium-scale irregular fields, bounded by hedges or narrow woodland strips. • Settlement edge of East Hoathly. • Ponds and large waterbodies, typically surrounded by trees or woodlands. • Wooded or tree-lined settlement edge of East Hoathly. • Narrow streams, often enclosed by woodlands or trees. • Gently undulating landscape. • Network of public footpaths linking East Hoathly to the wider countryside, typically follow field boundaries. 	
Visual Context	
<p>Views in to Sites six, seven and ten in particular are possible from neighbouring residential areas. All of the Sites are visible from the local rights of way network. Key views from visual receptors are shown on Figure 13.6a. These include:</p> <ul style="list-style-type: none"> • Residents in neighbouring properties (High Sensitivity) • Users of public footpaths (High Sensitivity) • Users of the long-distance promoted Wealdway (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 13.6a. The Site's ZVI is locally extensive, extending around much of the Site's perimeter. Longer views south to the wooded ridgeline are possible from within the northern part of this Site.</p> <p>Key views into the Site are marked on Figure 13.6a and typical views are illustrated by the photographs on Figure 13.6c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.6b** and illustrated on **Figure 13.6c**. Located to the south-east of East Hoathly this group of sites all have a gently undulating topography, and site's six and ten slope downhill towards the south and south-west. The Site comprises five irregular-shaped fields of improved grassland currently being used as paddocks. Each field has similar characteristics, although field's six and seven contain more key landscape features such as species rich hedgerows, ponds and trees, which are more typical of the Site's wider landscape context. Each field is surrounded by managed hedgerows or equestrian fencing with some trees and surrounded to the south and east by open countryside of similar shaped fields. Site's six to nine are all adjacent to one another and together are surrounded on their open sides by a track which is also a public footpath. Site six includes a pond surrounded by trees and along with seven lie adjacent to existing residential properties on their western edge. Overall, the sense of tranquillity at this Site is strong; however this is affected by some low-level traffic noise.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this site.

Site Landscape 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 high sensitivity and high landscape value. Its location away from busy roads, though adjacent to the settlement, gives a predominantly strong sense of remoteness/tranquillity, the relatively coherent ancient landscape pattern, and the presence of a PRoW running around the edge of the Site gives it a high landscape value.

Significant variations in landscape sensitivity within the Site:

None.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.6b**.

1. Field boundaries and their vegetation

Reason: The field boundaries around this Site contribute to the unique ancient field patterns characteristic of the High Weald landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the woodland to the east, and into the settlement through gardens to the north. They also reinforce historic landscape character and help to visually contain the Site.

2. Existing woodland and pond

Reason: The woodland and pond together contribute to local landscape character and provide green infrastructure as a key wildlife habitat and help to filter views towards the Site. The trees should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

3. Existing trees

Reason: Trees and particularly mature trees and the pond together contribute to local landscape character and provide green infrastructure and help to filter views towards the Site. The trees, especially those covered by Tree Preservation Orders (TPO) should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

4. Public footpaths around the Site

Reason: Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

Potential Landscape Enhancement Opportunities

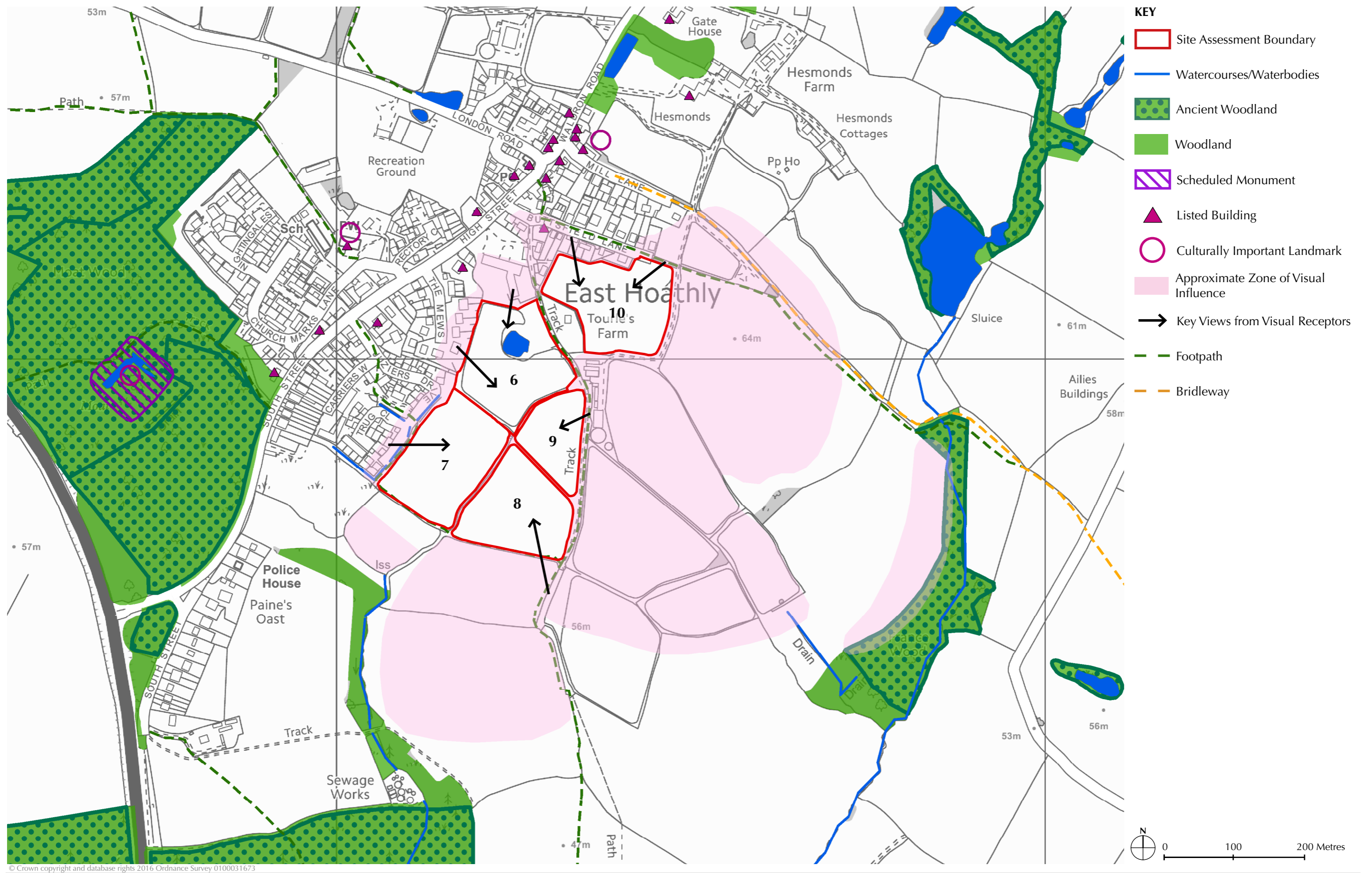
This section should be read in conjunction with the target notes shown on **Figure 13.3b**.

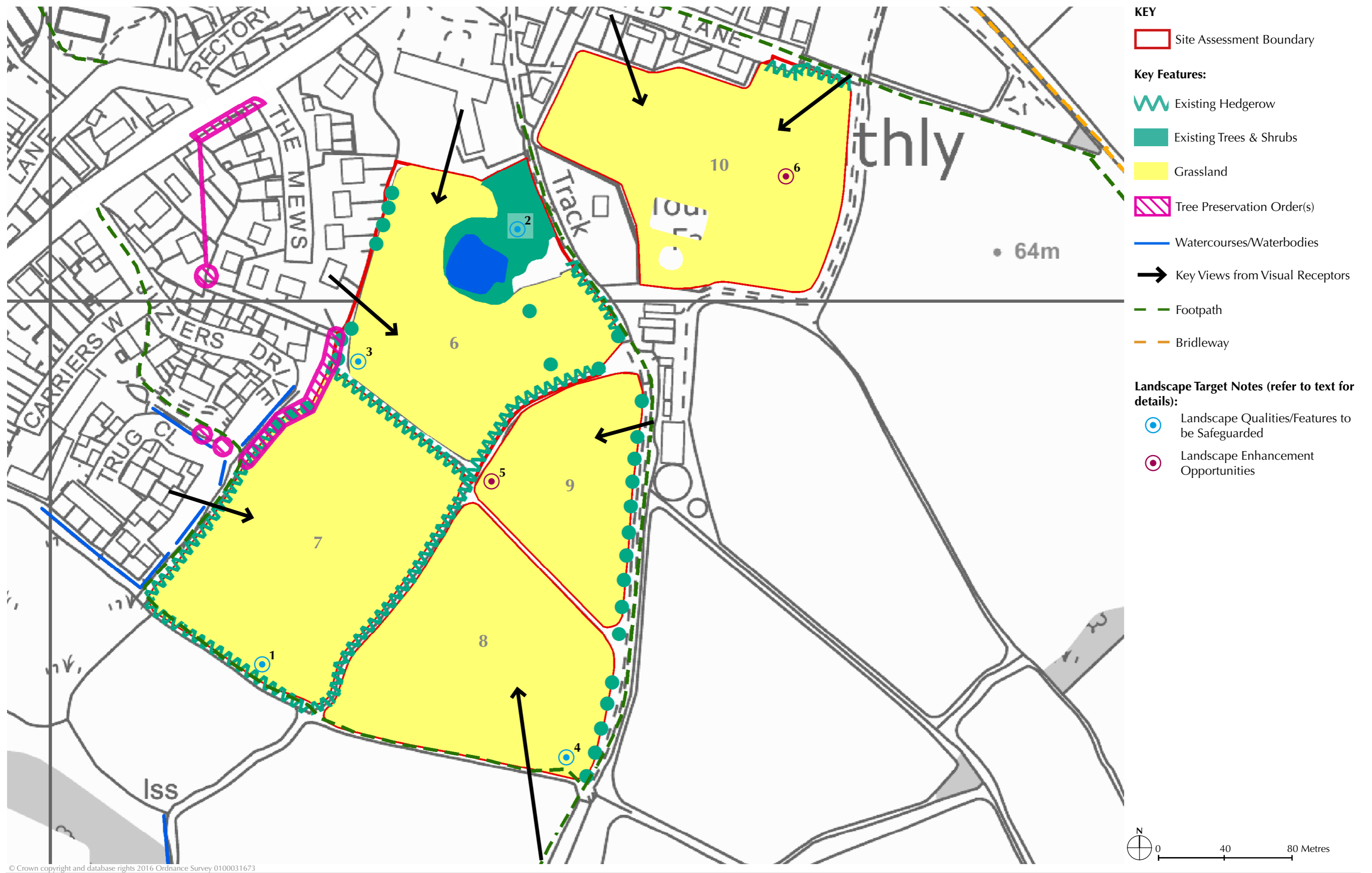
5. Restore/enhance landscape features

Reason: Opportunities exist to undertake less intensive hedgerow management to provide greater opportunities for species movements through and around the Site. Include some thick shaws or small woodlands to link the Site to the woodlands beyond. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife whilst helping to screen views in to the Site.

6. Positive management of key landscape features

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







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	733/1950 (11)
Site Address:	Land at Hesmond's Stud, East Hoathly
Site Size: (ha)	1.17
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site is situated along Waldron Road, north west of the East Hoathly a linear settlement in the Low Weald. The Site is close to the historic core of East Hoathly, bounded to the west and south by mature trees. A stable is located in the north-west corner of the Site with a private access road running along its northern boundary. A young dense evergreen hedgerow provides a vegetated boundary against the adjoining field to the north.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.7a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Gently undulating landscape. • Small to medium-scale irregular fields of ancient origin, bounded by hedgerows, thick shaws or woodlands. • Historic core of East Hoathly, with numerous listed buildings. • Scattered settlement patterns of historic farmsteads. • Narrow rural lanes, bounded by trees and hedgerows. • Medium-scale waterbodies, particularly along the edges of roads. 	
Visual Context	
<p>The Site is visible from residential properties within the historic core of East Hoathly. Some are listed buildings. Key views from visual receptors are shown on Figure 13.7a. These include:</p> <ul style="list-style-type: none"> • Users of Waldron Road (A26) (Medium Sensitivity) • Residents in neighbouring properties (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 13.7a. The Site's ZVI is fairly limited, but encompasses much of the Site's perimeter. The ZVI extends into the Conservation Area within East Hoathly. The ZVI is restricted by trees along the western boundary.</p> <p>Key views into the Site are marked on Figure 13.7a and typical views are illustrated by the photographs on Figure 13.7c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.7b** and illustrated on **Figure 13.7c**. Located to the north of East Hoathly the Site is gently undulating. It comprises a single, irregular-shaped field of improved grassland currently being used as horse paddocks; it is surrounded by thick hedgerows on its west and southern edges and a low hedgerow along Waldron Road. Along its northern edge the Site is open, surrounded here by wooden fencing. The Site includes small stables in the north-eastern corner and a track runs from Waldron Road along the northern boundary. The sense of tranquillity at this Site is strong affected only by intermittent traffic noise from Waldron Road.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this Site.

Site Landscape 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 high sensitivity and high landscape value. Its location adjacent to existing urban edge and a road gives a limited sense of remoteness/tranquillity but balanced against this is the coherent ancient landscape pattern and good condition, giving it a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site is most sensitive as it lies close to the Conservation Area within East Hoathly.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.7b**.

1. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of the High Weald landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the woodland to the east, and into the settlement through gardens to the north. They also reinforce historic landscape character and help to visually contain the Site.

2. Rural character of Waldron Road

Reason: Waldron Road has a distinctive rural character, a narrow country lane which is tree-lined and leafy. Avoiding/reducing intrusive highway engineering and maintaining its wooded 'green' boundaries will ensure this character is safeguarded.

3. Local vernacular building styles

Reason: The Site is located within East Hoathly and very close to the Conservation Area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide.

4. Existing trees

Reason: Trees and particularly mature trees and the pond together contribute to local landscape character and provide green infrastructure and help to filter views towards the Site. The trees should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

5. Key views into East Hoathly

Reason: To retain the rural and understated approach into the historic core of East Hoathly.

Potential Landscape Enhancement Opportunities

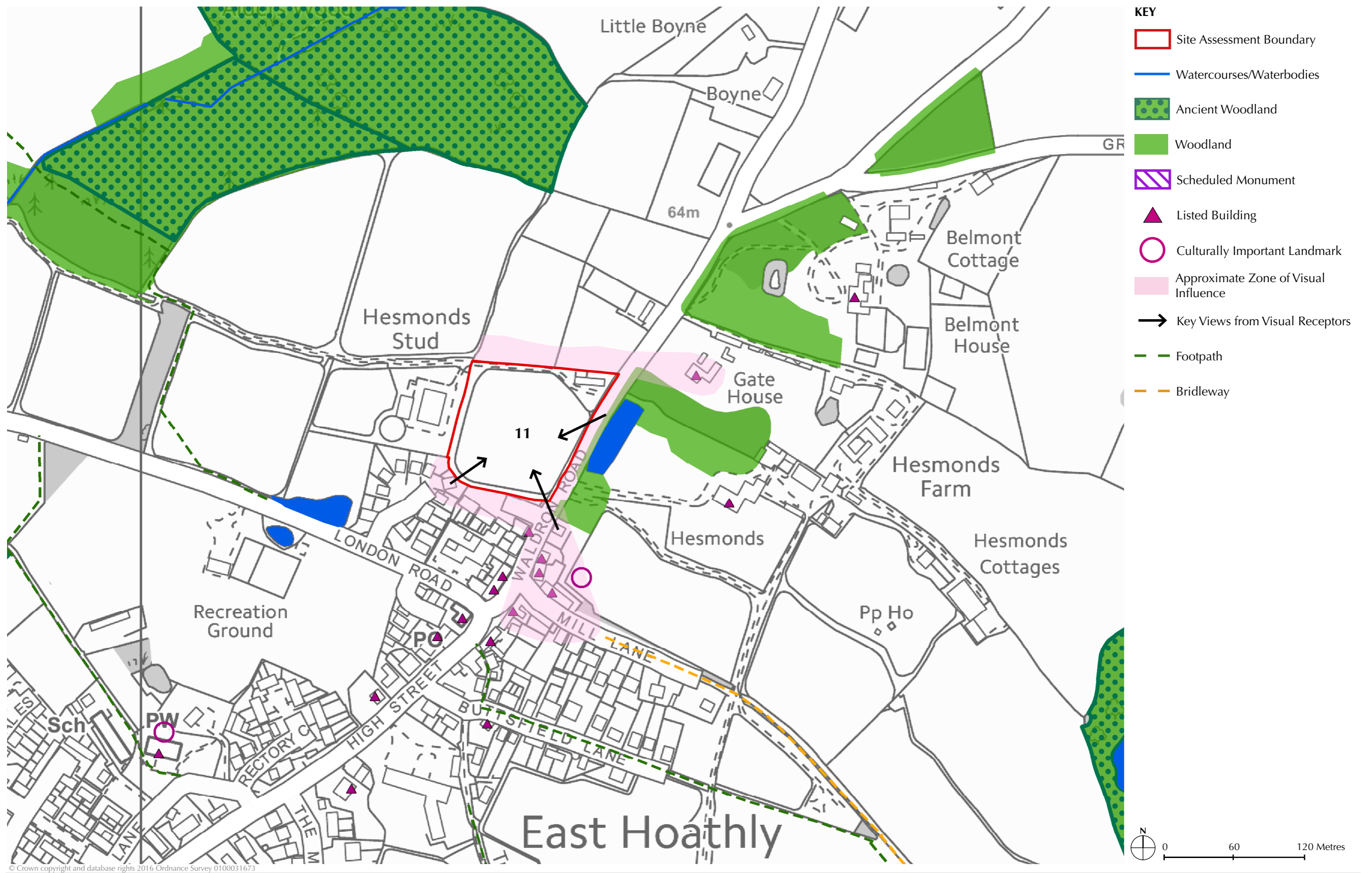
This section should be read in conjunction with the target notes shown on **Figure 13.7b**.

6. Restore/enhance landscape features

Reason: Opportunities exist to undertake less intensive hedgerow management to provide greater opportunities for species movements through and around the Site. Include some thick shaws or small woodlands to link the Site to the shaws beyond, particularly along the northern boundary of the Site. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife whilst helping to screen views in to the Site.

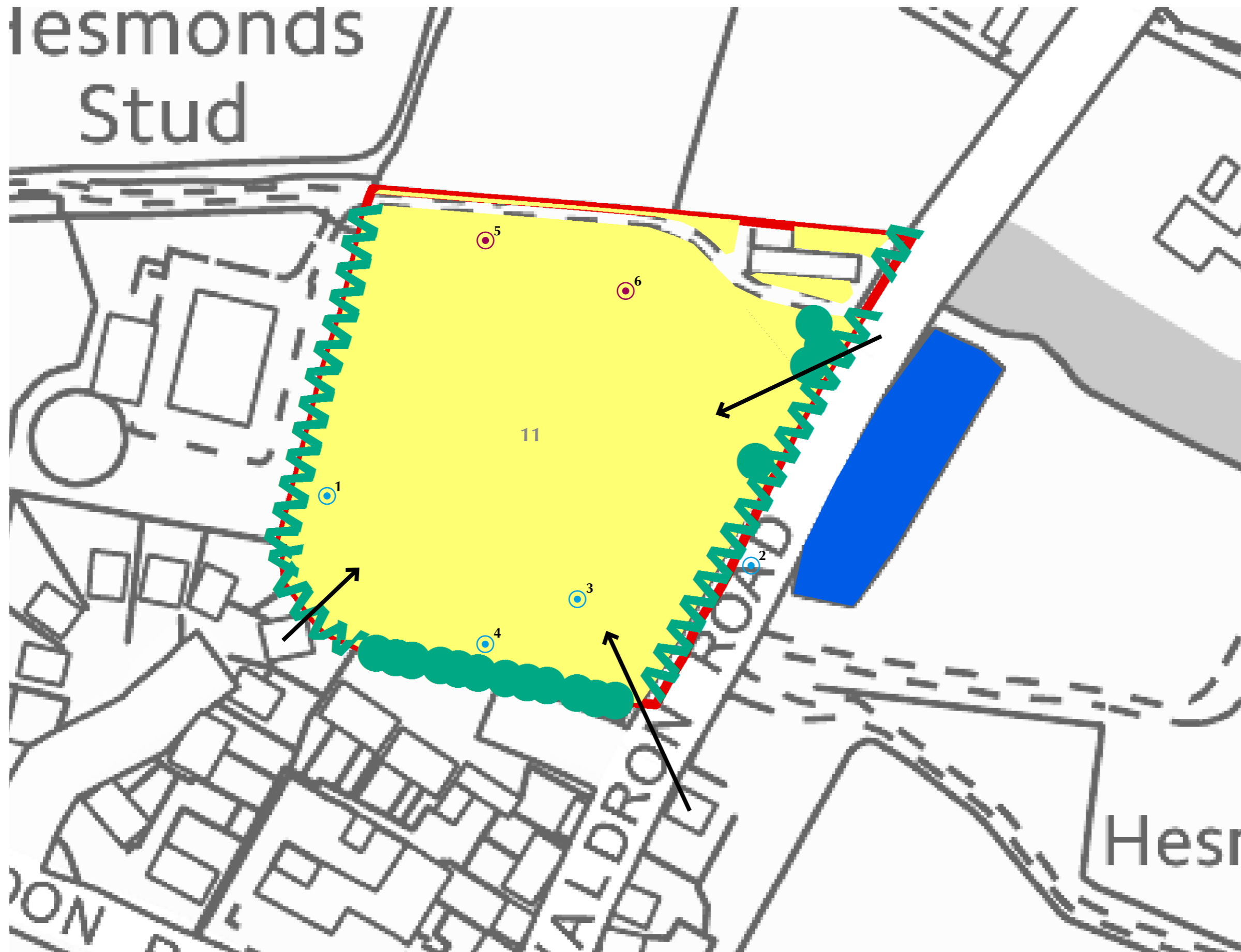
7. Positive management of key landscape features

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

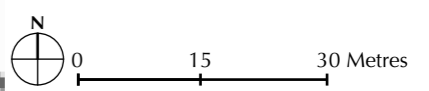


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lesmonds
Stud



- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
 - Existing Trees & Shrubs
 - Grassland
 - Watercourses/Waterbodies
 - ➔ Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
 - Landscape Enhancement Opportunities



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773/1950(11)



Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	782/1950
Site Address:	Land East of South Street, East Hoathly
Site Size: (ha)	10
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site is situated in the far south of East Hoathly, a linear settlement in the Low Weald. The Site comprises an arable field and an area of woodland plantation along its north-eastern perimeter. Along its western perimeter, the Site is adjacent to existing residential properties. The most south-westerly part of Site abuts the A22. To the south the Site is bounded by woodland with a track running along the outside of the Site boundary. A small sewage works is located to the south-east of the site, just outside the Site boundary. Along its eastern edge, the Site is bounded by a narrow area of dense woodland and drain. A public footpath crosses the southern part of the Site and continues south through the adjoining woodland area. A further track crosses the Site from west to east and connects the Site with adjoining fields to the east.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.8a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Gently undulating landscape. • Small, medium and large-scale woodlands. • Numerous ponds and waterbodies, often within woodlands. • Small to medium-scale irregular fields, bounded by hedgerows, particularly found close to settlement edges. • Larger-scale arable fields become more common towards the south-west. • Narrow streams, often wooded or tree-lined. • Network of public footpaths linking East Hoathly to the wider countryside. • Tree-lined buffer planting to A22. • Wooded/tree-lined settlement edge of East Hoathly 	
Visual Context	
<p>Glimpsed views into the Site are possible from both the A22 and South Street and from neighbouring properties. Key views from visual receptors are shown on Figure 13.8a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of South Street (glimpsed views only) (Medium Sensitivity) • Users of the A22 (glimpsed views only) (Medium Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 13.8a. The Site's ZVI is very limited to the residential properties to the west, as a result of mature trees and woods around the Site's perimeter. Key views into the Site are marked on Figure 13.8a and typical views are illustrated by the photographs on Figure 13.8c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.8b** and illustrated on **Figure 13.8c**. The Site is located to the far south of East Hoathly, and is gently undulating. The Site is a large irregular field currently under arable cultivation. It lies adjacent to Ancient Woodland (Martinland Wood) along its southern boundary and is enclosed by narrow woodland surrounding a stream along its eastern edge. This woodland includes pockets of wet woodland which is an important and characteristic landscape feature. Some semi-improved grassland exists in the northern part of the Site. Whilst the field is typical of the area to the south-west of East Hoathly (larger arable fields) it is likely this field has been amalgamated and lost many of its internal field boundaries. The Site has a moderate sense of tranquillity affected by fairly persistent traffic noise from the A22, and the Site bears little relationship to the existing settlement.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this site.

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
Strength of Place	Moderate
Landform	Apparent
Tree Cover	Enclosed
Visibility	Low
Landscape Sensitivity	Low
Landscape Value	High
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and high landscape value. Its location adjacent to existing urban edge and a road gives a limited sense of remoteness/tranquillity but balanced against this is the presence of a PRow running through part of the Site and the relatively coherent landscape pattern, giving it a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The southern half of the Site is the most sensitive, as this part is adjacent to Ancient Woodland which is a sensitive landscape feature. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.8b**.

1. Field boundaries and their vegetation

Reason: the field boundaries contribute to field patterns characteristic of the landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the woodland to the east, and into the settlement through gardens to the north. They also reinforce historic landscape character and help to visually contain the Site.

2. Existing trees, woodland and stream

Reason: existing and particularly mature trees contribute to the character of the Site and provide connectivity for wildlife, and will also help to attenuate water at peak flows in the stream. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

3. Maintain a buffer to existing woodland

Reason: The existing woodland along the Site's eastern boundary includes wet woodland which is sensitive and this narrow woodland is a characteristic landscape feature, contributing to existing green infrastructure by providing connectivity for wildlife between the Ancient Woodland and the wider landscape.

4. Wooded/tree-lined character of South Street

Reason: South Street has a distinctive tree-lined, leafy character. Avoiding/reducing intrusive highway engineering and maintaining its wooded 'green' boundaries will ensure this character is safeguarded.

5. Public footpaths around the Site

Reason: retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

6. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of this landscape. A buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 13.8b**.

7. Restore/enhance landscape features

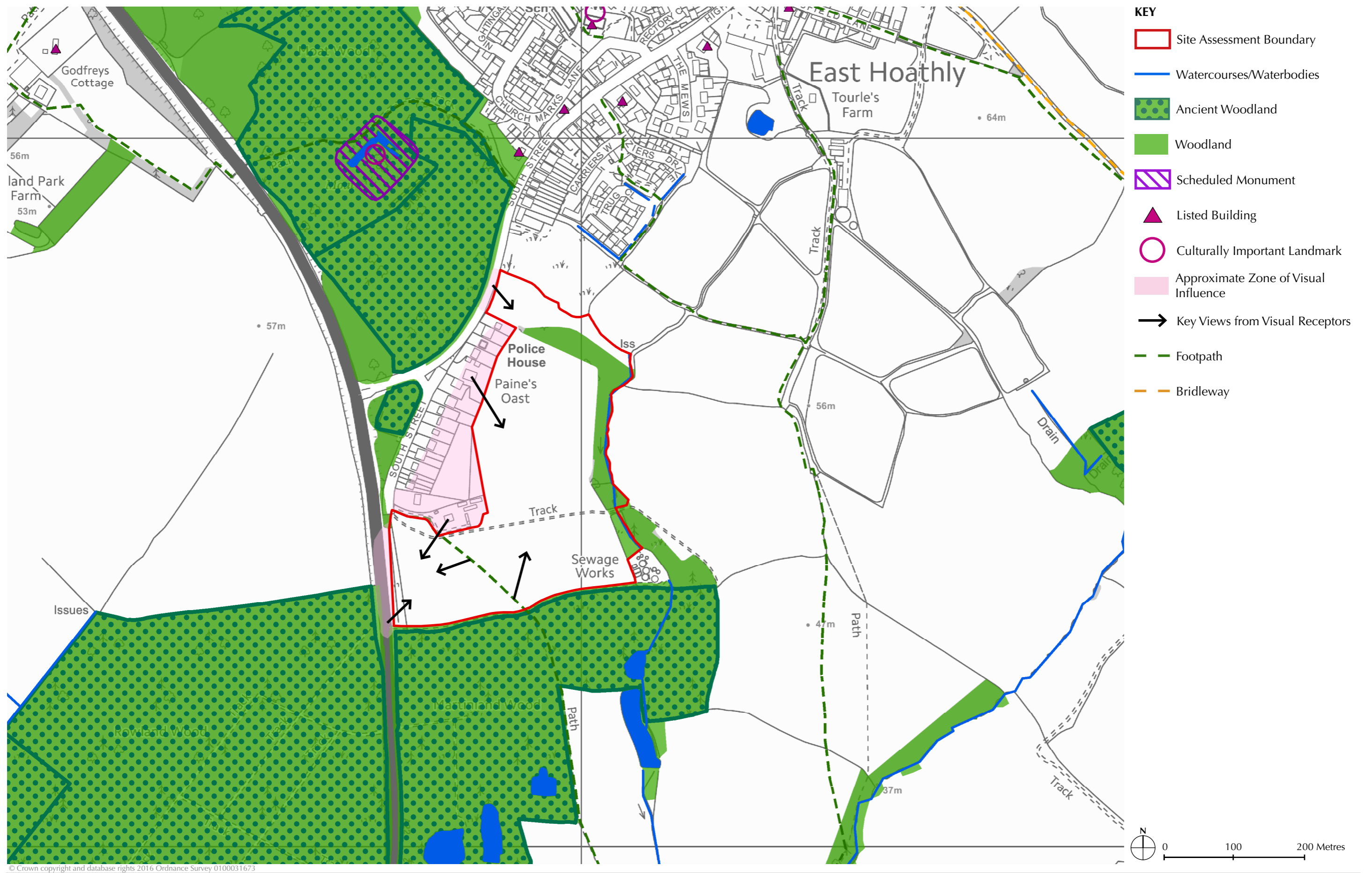
Reason: Opportunities exist to restore the western boundary of the Site, through hedgerow or shaw creation. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife around the Site and through existing gardens, whilst helping to screen views in to the Site.

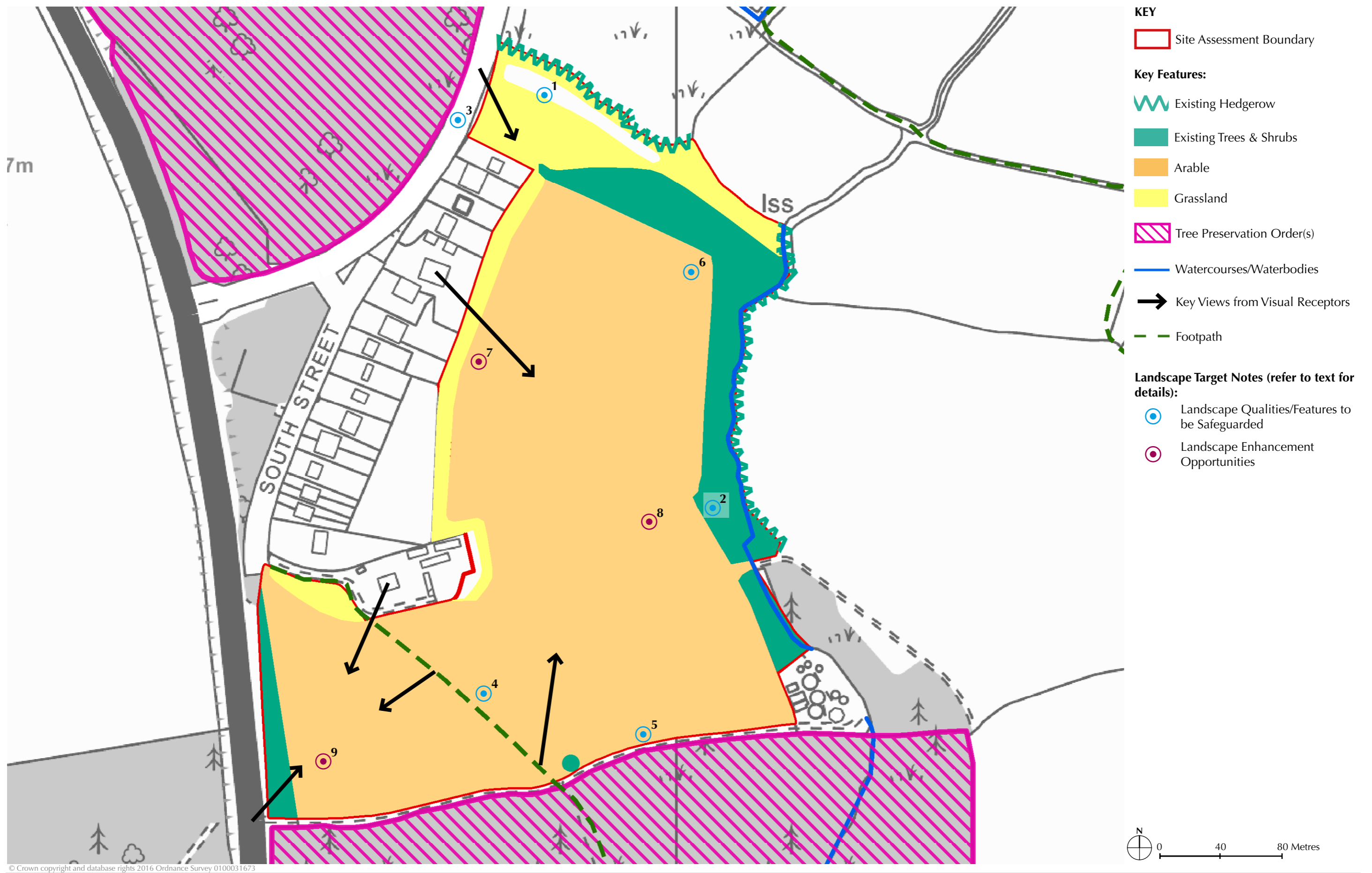
8. Restore/enhance landscape features

Reason: Opportunities exist to restore vegetation or field boundaries through the Site (east-west) through hedgerow or shaw creation. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife through the Site, whilst helping to screen internal views.

9. Positive management of key landscape features

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







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	East Hoathly
Site Reference Number:	837/1950
Site Address:	Site B, Land East of South Street, East Hoathly
Site Size: (ha)	10.14
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 13.1, the Site is situated in open countryside to the south-east of East Hoathly, a linear settlement in the Low Weald. The Site consists of two fields under arable cultivation, enclosed by thick hedgerows or shaws. The Site boundary does not follow field boundaries; therefore the Site remains open to the remainder of the field along its south-eastern side. The Site is surrounded by fields on all sites, except the south-west where it is adjacent to woodland. A public footpath runs north to south through the eastern part of the Site.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 13.9a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Gently undulating landscape. • Small, medium and large-scale woodlands. • Numerous ponds and waterbodies, often within woodlands. • Small to medium-scale irregular fields, bounded by hedgerows, particularly found close to settlement edges. • Large-scale arable fields become more common towards the south-west. • Narrow streams, often wooded or tree-lined. • Network of public footpaths linking East Hoathly to the wider countryside. • Wooded/tree-lined settlement edge of East Hoathly. 	
Visual Context	
<p>The approximate Zone of Visual Influence (ZVI) is shown on Figure 13.9a. The Site's ZVI is fairly extensive, but restricted primarily to the south of the Site. Locally it is constrained by the woodland bounding the Site to the south-west and the field boundaries around the northern part of the Site.</p> <p>Key views from visual receptors are shown on Figure 13.9a. These include:</p> <ul style="list-style-type: none"> • Residents in neighbouring properties (High Sensitivity) • Users of public footpaths (High Sensitivity) <p>Key views into the Site are marked on Figure 13.9a and typical views are illustrated by the photographs on Figure 13.9c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 13.9b** and illustrated on **Figure 13.9c**. Located to the far south of East Hoathly, away from the existing settlement, the Site is gently undulating. It comprises two irregular-shaped fields currently under arable cultivation. The Site is surrounded by hedgerows and mature trees to the north and east and the western edge is entirely enclosed by Ancient Woodland. The south-eastern edge of the Site is not marked by a boundary and therefore is open to the remaining part of the field. The Site includes a small broadleaved plantation along the northern part of its western edge, along with a small parcel of semi-improved grassland. The Site is typical of its surrounding landscape context and characteristic of the Low Weald and it is not connected to the existing settlement of East Hoathly. Overall, the sense of tranquillity at this Site is strong and the area is used by local dog walkers.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this Site.

Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and high landscape value. Its location away from the existing urban edge strong sense of remoteness/tranquillity and there is a PRoW running through part of the Site, giving it a high landscape value.

Significant variations in landscape sensitivity within the Site:

The south-western part of the Site is most sensitive, as this area lies adjacent to Ancient Woodland, which is a sensitive landscape feature.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 13.9b**.

1. Field boundaries and their vegetation

Reason: the field boundaries contribute to field patterns characteristic of the landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features. They also reinforce historic landscape character and help to visually contain the Site.

2. Public footpath through the Site

Reason: retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

3. Maintain a buffer to the stream

Reason: maintain a buffer of woodland to the watercourse as a characteristic landscape feature. This would also help to maintain water quality and act as flood attenuation.

4. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and characteristic of this area. The woodland within and adjacent to the Site is small and isolated; a buffer can help to mitigate the effects of development on woodland, particularly for smaller isolated woodlands which are more sensitive to these effects. Woodland is a characteristic feature of this landscape.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 13.9b**.

5. Restore/enhance landscape features

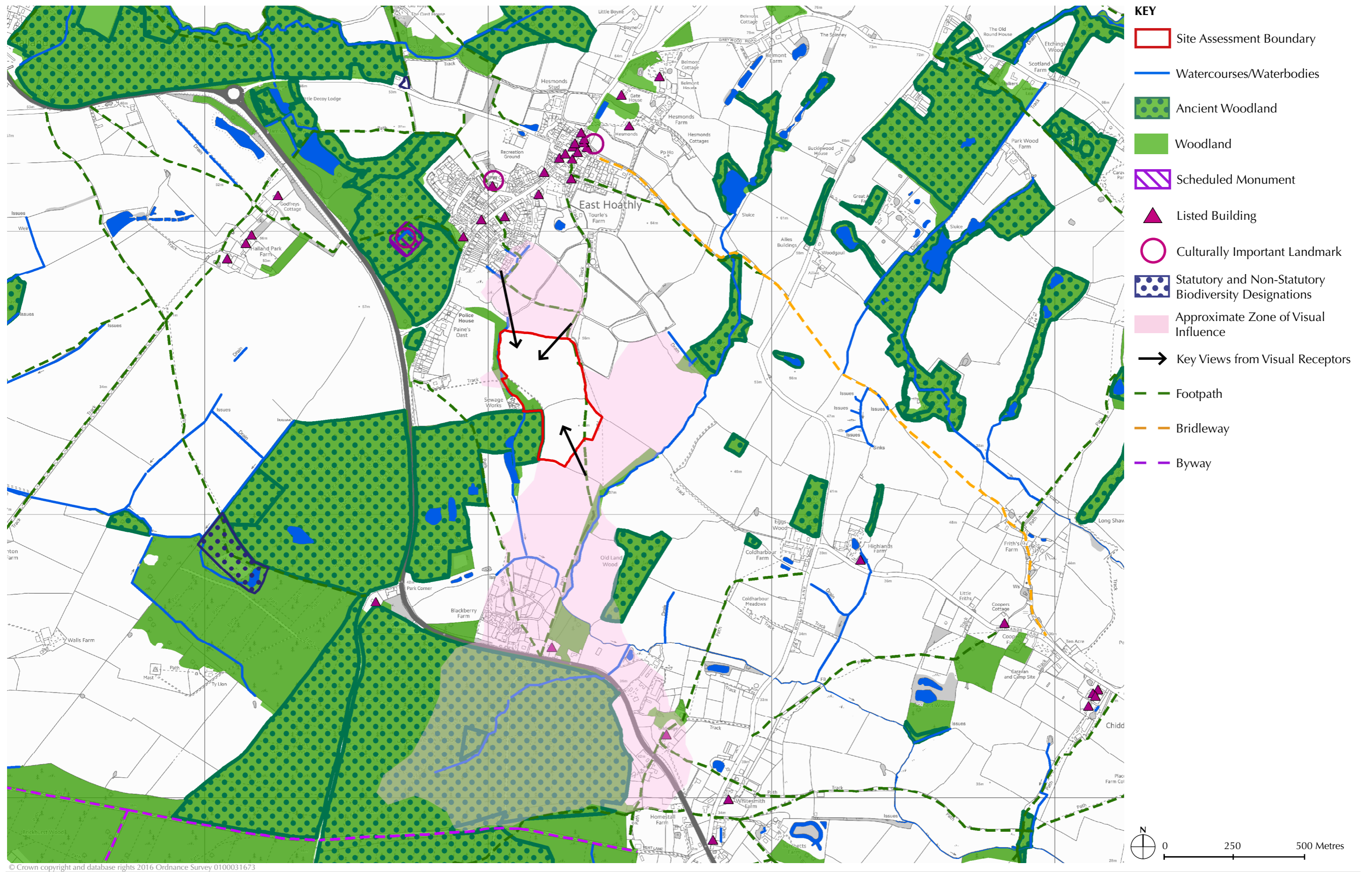
Reason: to allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore thick characteristic shaws along the east-west hedgerow through the Site. This would help to improve connectivity between the Ancient Woodland and wider landscape.

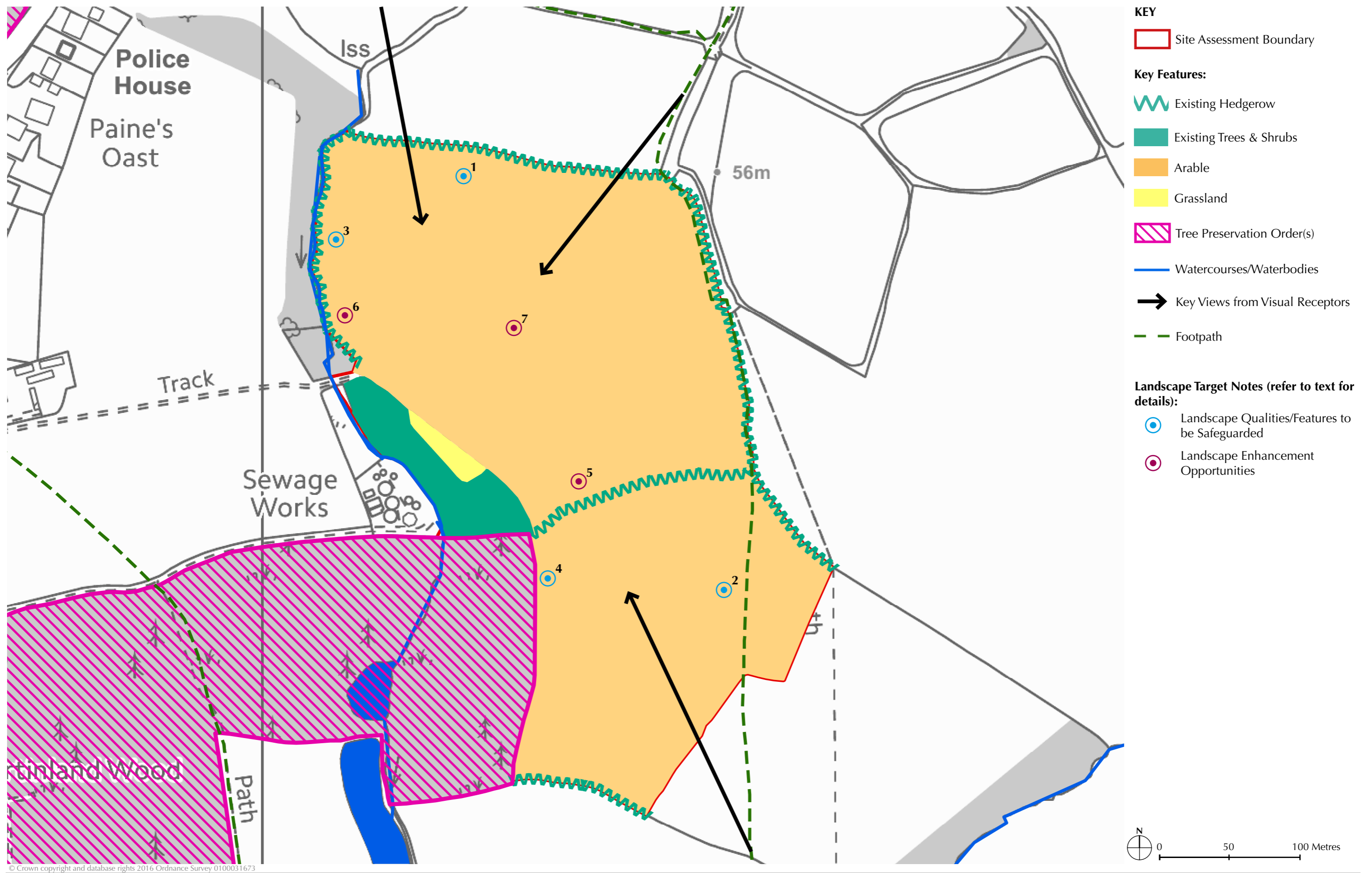
6. Restore/enhance landscape features

Reason: to allow natural regeneration (or supplement with locally sourced and locally appropriate native species) adjacent to the stream. This would restore the wooded character of the stream and act as a buffer between the development and the stream.

7. Positive management of key landscape features

Reason: to positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary, to ensure their character, condition, value and multiple benefits for people and wildlife are retained.





- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
 - Existing Trees & Shrubs
 - Arable
 - Grassland
 - Tree Preservation Order(s)
 - Watercourses/Waterbodies
 - ➔ Key Views from Visual Receptors
 - Footpath
- Landscape Target Notes (refer to text for details):**
- ⊙ Landscape Qualities/Features to be Safeguarded
 - ⊙ Landscape Enhancement Opportunities



Aerial Image of Site



Typical View into Site



Typical View out of Site