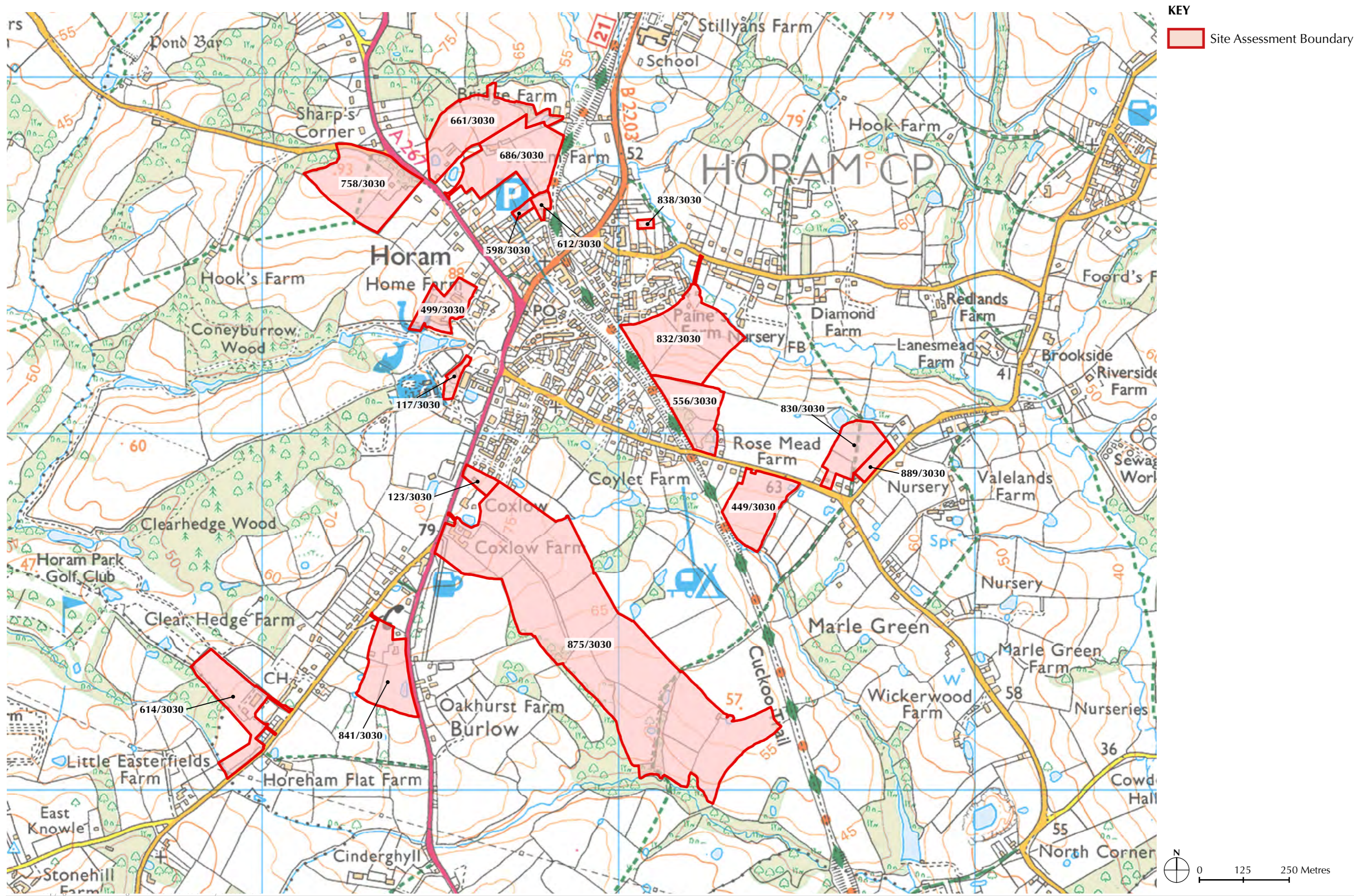


10.0 HORAM SITES



KEY
 Site Assessment Boundary

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Horam
Site Reference Number:	117/3030
Site Address:	Manor Farm Bungalow Site, Horam
Site Size: (ha)	0.5
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies on the western edge of Horam, behind existing residential development and adjacent to a construction Site to the east and camping and caravan park to the west. The Site is accessed from the A267 and comprises a property set within a narrow, mostly tree covered plot with open clearings. Set to the north of the recreation ground and village hall, the Site boundaries are densely covered by trees.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.2a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Undulating landscape of small-scale ridges and valleys. • Narrow gill stream corridors lined with mature trees or belts of Ancient Woodland. • Small to medium sized woodlands, many are Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins enclosed by mature hedgerows and shaws. • Scattered historic farmsteads, with frequent oast houses. • Network of narrow often sunken, historic winding rural lanes, tracks and paths, including the wooded Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and along stream corridors. 	
Visual Context	
<p>Glimpsed views as a result of the existing vegetation and buildings are possible of the Site from neighbouring properties. Key views from visual receptors are shown on Figure 11.2a: These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Campers (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.2a. The Site's ZVI is limited to its immediate surroundings, constrained by local variations in topography and vegetation or buildings close to the Site. The approximate ZVI extends most significantly towards Manor Farm in the north-west, with glimpsed views south. Within the Site visibility is low also as a result of existing vegetation. Long distance views from this Site are generally not possible.</p> <p>Key views into the Site are marked on Figure 11.2a and typical views are illustrated by the photographs in Figure 11.2c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.2b** and illustrated on **Figure 11.2c**. Located on the eastern edge of Horam the Site has a gently sloping topography, falling towards the south. It comprises a single plot of trees, scrub and open clearings; it consists of a property and gardens, but appears neglected. The southern part of the Site is particularly enclosed by trees, and so too is the Site's western boundary. To the east the Site adjoins a construction site, to which partial views can be obtained. The Site is not characteristic of the wider landscape context – the property is of recent (post-1950s) construction. The Site has a limited sense of tranquillity, affected by local farm and construction noise, and the caravan Site which can be noisy during the spring-summer season.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

(The following statement only relates to the southern part of the Site – the rest lies within the settlement boundary and therefore wasn't included in the 2014 Study)

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Low Landscape Capacity for accommodating development, because *'The area has a strongly distinctive sense of place, encompassing Ancient Woodland, mature native field trees and stream corridors; coupled with high overall landscape value. There is a relatively strong sense of tranquillity within this Landscape Setting Area.'*

Site Landscape 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/Moderate
Landscape Capacity	High

The Site has a **High Landscape Capacity** due to its low sensitivity and low/moderate landscape value. Its location adjacent to existing development gives a limited sense of remoteness/tranquillity, and poor landscape condition, balanced against the Site's private amenity value as a garden for the adjacent dwelling, gives the Site a low/moderate 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 11.2b**.

1. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also help to visually contain the Site, particularly from neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

Potential Landscape Enhancement Opportunities

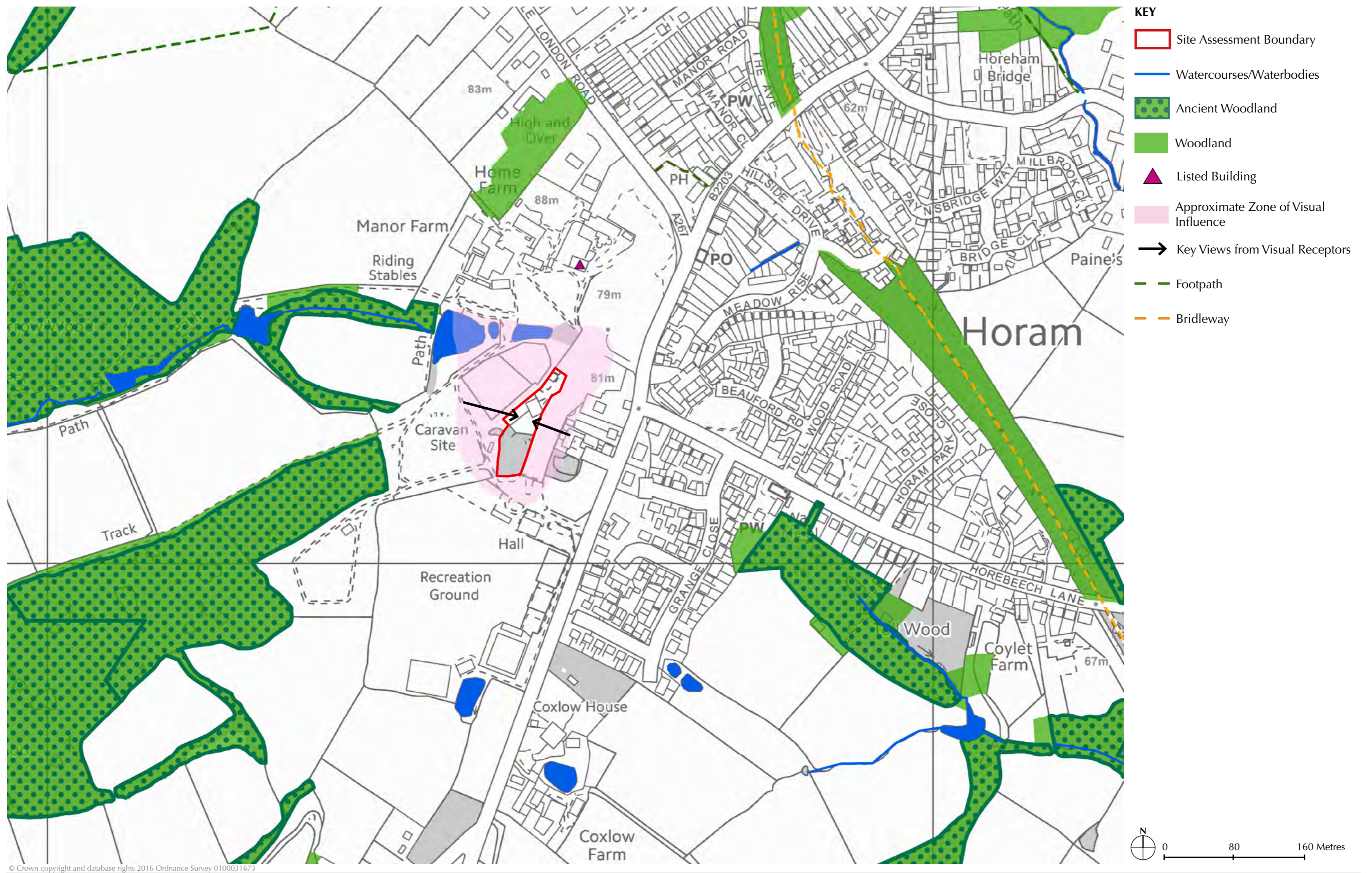
This section should be read in conjunction with the target notes shown on **Figure 11.2b**.

2. Restore/enhance landscape features

Reason: Restore boundary vegetation as characteristic thick hedges or shaws, in particular to retain and enhance green infrastructure links. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would restore landscape character, improve connectivity for wildlife and help to screen views towards the Site.

3. 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:	Horam
Site Reference Number:	123/3030
Site Address:	Land adjoining Coxlow House, Horam
Site Size: (ha)	0.41
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies adjacent to existing residential developments on the A267 at the southern edge of Horam. Little London Road (A267), the village recreation ground and bowling green are opposite the Site to the west. The eastern edge of the Site is adjacent to open countryside. The Site comprises a single small parcel of land within which there is a small building and the whole Site is woodland.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.3a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Narrow gill stream corridors lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Wooded or tree-lined settlement edge. • Small to medium sized woodlands, many are Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Scattered small historic farmsteads, with frequent oast houses. • Network of narrow often sunken, historic winding rural lanes, tracks and paths including the wooded Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners. 	
Visual Context	
<p>The Site is visible from neighbouring properties, roads and in glimpsed views from the Bowling Green. However, the Site's existing vegetation restricts many clear views into the Site. Key views from visual receptors are shown on Figure 11.3a: These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of the Bowling Green (Low Sensitivity) • Users of the A267 (Low Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.3a. The Site's immediate ZVI is limited in all directions as a result of the Site's woodland cover. To the north it is restricted by but includes some of the existing residential edge of Horam. To the south it is restricted by tree cover around the neighbouring property Coxlow House. The Site is exposed in short views from the east. Opportunities for long distance views from this Site are not possible.</p>	

Key views into the Site are marked on **Figure 11.3a** and typical views are illustrated by the photographs in **Figure 11.3c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.3b** and illustrated on **Figure 11.3c**. Located on the southern edge of Horam, the Site comprises a small secondary woodland and lies adjacent to existing residential development. The woodland cover contributes to the tree-lined character of the A267, and edge of Horam. The Site is flat, with no discernible change in levels. The Site's small-scale woodland makes it typical of its wider landscape context. It is overlooked by a number of properties whose back gardens lie along the northern boundary. The Site has a limited sense of tranquillity, affected primarily by traffic noise from the A267.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge and busy roads gives a limited sense of remoteness/tranquillity, but balanced against this is its woodland character that makes it typical of the wider landscape context, giving the Site a moderate landscape value overall.

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 11.3b**.

1. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

2. Wooded boundary of the Site

Reason: To ensure the Site retains its wooded character, in particular around the Site boundary where views into the Site can be filtered and trees can continue to perform key functions. This would be beneficial along the Site's boundary with the A267, where the tree-lined character of the road would also be safeguarded.

Potential Landscape Enhancement Opportunities

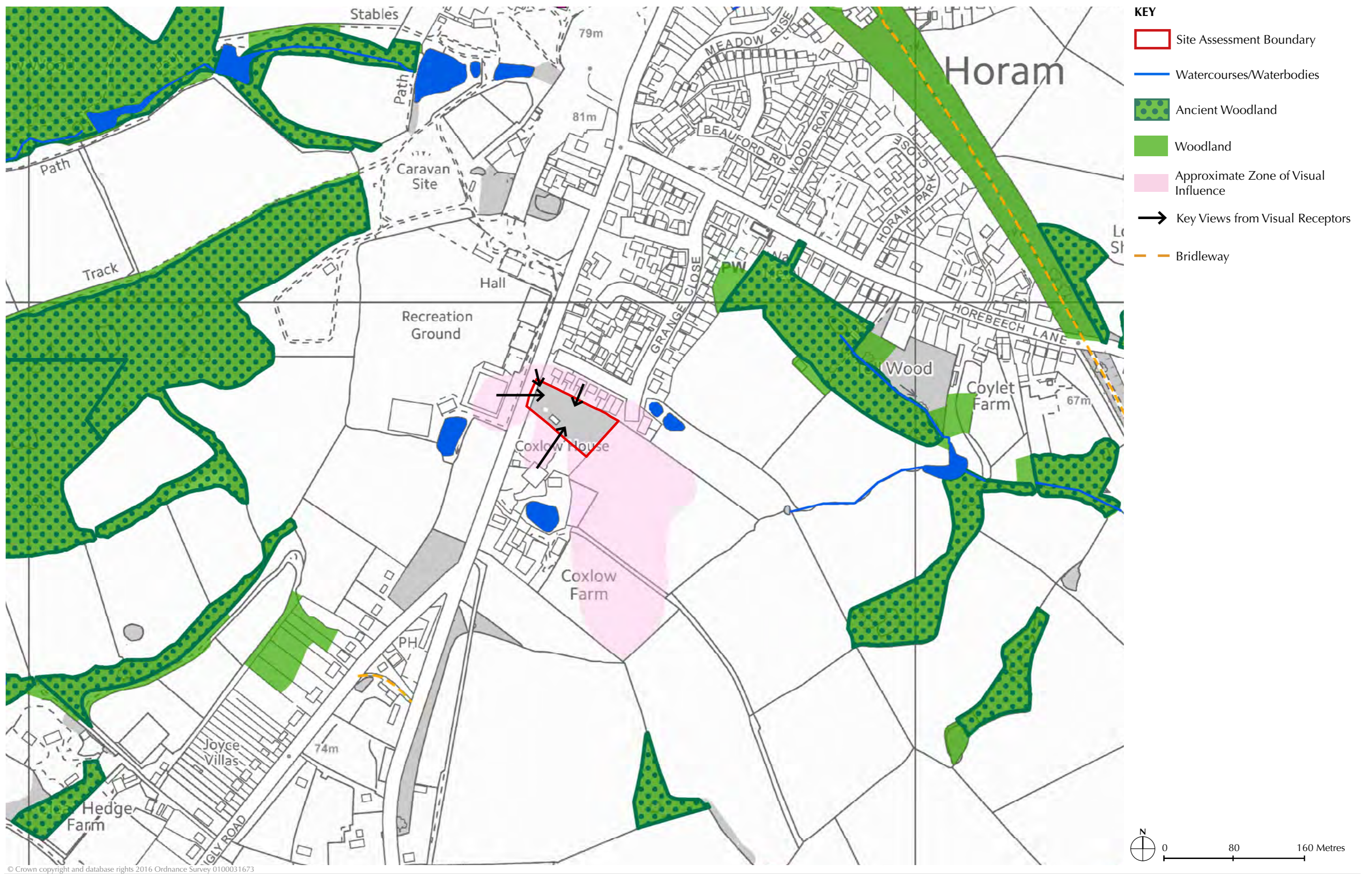
This section should be read in conjunction with the target notes shown on **Figure 11.3b**.

3. Restore/enhance landscape features

Reason: Restore vegetation as characteristic thick hedges/shaws around the Site and as new green infrastructure across the Site, through the use of hedged garden boundaries instead of fences for example. Allow 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 from neighbouring properties.

4. 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:	Horam
Site Reference Number:	449/3030
Site Address:	Land south side of Horebeech Lane, Horam
Site Size: (ha)	2.66
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site is located in open countryside to the south-east of Horam adjacent to Horebeech Lane. The Site comprises a small field of grass bounded by some post and wire fencing and a mixture of hedgerows and trees. The southern edge of the Site is formed by the trees surrounding the Cuckoo Trail and National Cycle Network (NCN) Route 21, along the disused railway line. Along the north-western edge the Site lies adjacent to an existing residential property and garden and a stream runs along the eastern Site boundary.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.4a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Small to medium sized isolated woodlands, many are Ancient Woodlands. • Stream corridors (gills), often narrow and lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Dense pattern of scattered small historic settlements and farmsteads, with frequent oast houses. • Network of narrow often sunken, historic tree-lined rural lanes, tracks and paths, including the wooded Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and within stream corridors. 	
Visual Context	
<p>Neighbouring properties are included within the ZVI to the north-east of the Site and its immediate western boundary. Parts of the Cuckoo Trail/ NCN 21 are also within the ZVI and views of the Site are possible from these locations. Key views from visual receptors are shown on Figure 11.4a. These include:</p> <ul style="list-style-type: none"> • Users of Horebeech Lane (Medium Sensitivity) • Residents of neighbouring properties (High Sensitivity) • Users of the Cuckoo Trail (NCN 21) (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.4a. The Site's ZVI is fairly limited to the local area around the Site, primarily as a result of the vegetation and local topographic variation. The approximate ZVI extends beyond Horebeech lane to the fields to the north from where the Site remains visible.</p>	

Key views into the Site are marked on **Figure 11.4a** and typical views are illustrated by the photographs in **Figure 11.4c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.4b** and illustrated on **Figure 11.4c**. Located to the south-east of Horam the Site gently slopes away from Horebeech Lane (which follows a minor ridgeline) towards the south-west. In-keeping with its wider landscape context, the Site comprises a small, irregular-shaped field of grass; a pond is located in the north-east corner. Characteristic of its surrounding landscape the Site is bounded by hedgerows and a thick belt of trees along the Cuckoo Trail. The sense of tranquillity at this Site is strong, particularly in the south close to the Cuckoo Trail and stream.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

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	Moderate
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its high sensitivity and moderate landscape value. The Site has a relatively coherent historic landscape pattern and strong sense of remoteness/tranquillity, but limited other features or characteristics of particular landscape value, giving it a moderate landscape value overall.

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 11.4b**.

1. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of the landscape. The hedgerows around the Site contribute to green infrastructure by providing existing vegetation which enables species movements around the Site whilst reinforcing local landscape character. They also help to visually contain the Site by filtering views towards it.

2. Existing trees and pond

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it (the pond is part of a wider network of ponds), particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. 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: Woodland/trees along the Cuckoo Trail are an important landscape and ecological feature and woodlands are characteristic of this area. The woodland adjacent to the Site is narrow and constrained, acting as key connection from Horam to the countryside for both people and wildlife. A buffer can help to mitigate the effects of development on woodland, particularly for constrained woodlands which are more sensitive.

Potential Landscape Enhancement Opportunities

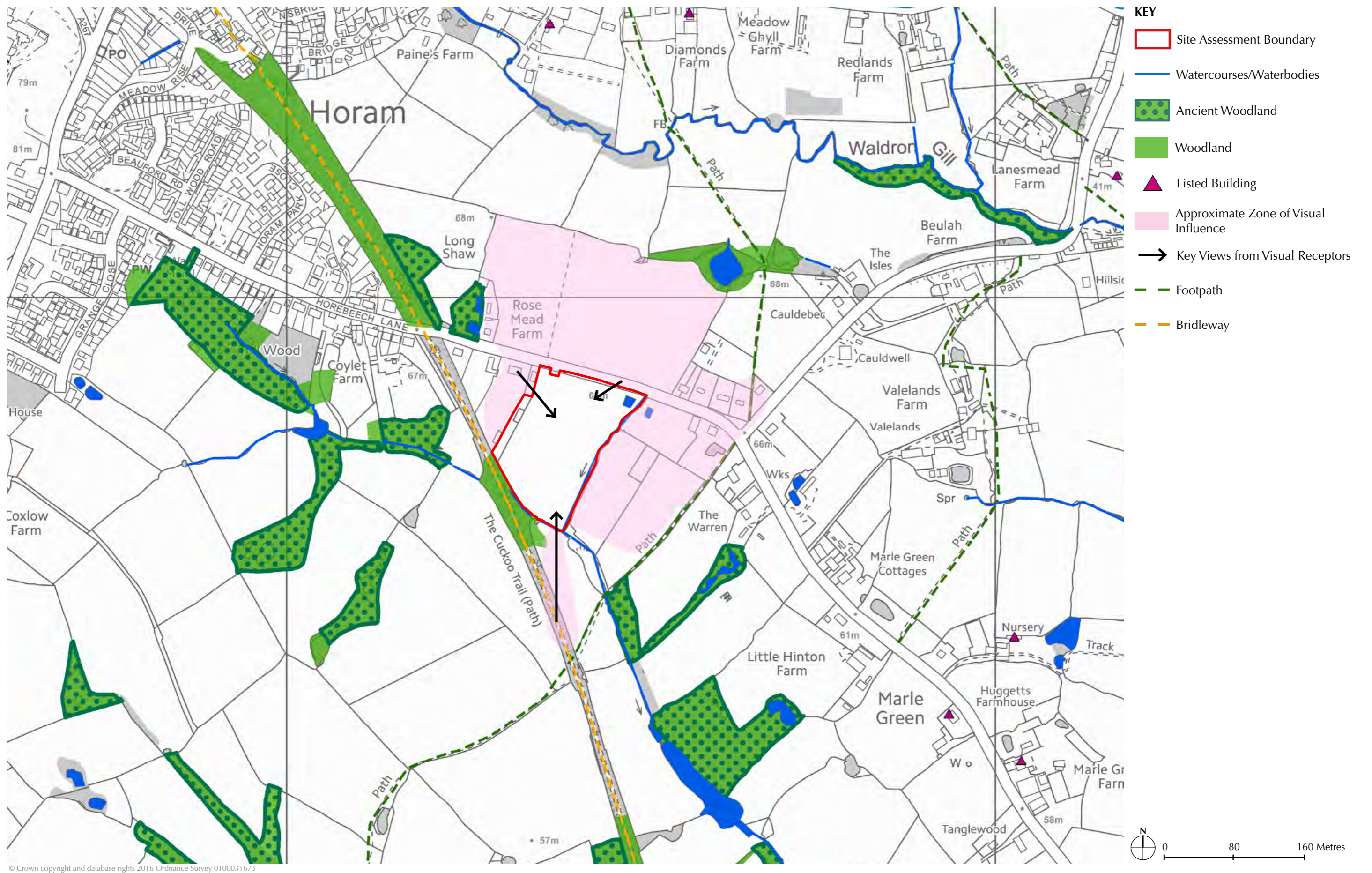
This section should be read in conjunction with the target notes shown on **Figure 11.4b**.

4. Restore/enhance landscape features

Reason: Restore or enhance boundary vegetation as characteristic thick hedges/shaws around the Site and as new green infrastructure across and beyond the Site. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species). Opportunities exist to restore key landscape features in a pattern characteristic of the wider landscape to improve connectivity for wildlife. In particular as much of the woodland surrounding the Site is constrained, providing links from the Cuckoo Trail into the wider countryside would also help it to function better as a wildlife corridor.

5. Positive management of 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:	Horam
Site Reference Number:	499/3030
Site Address:	Horam Manor Estate, Horam
Site Size: (ha)	1.52
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies close to the centre of Horam, set back from the A267, behind an area of modern light industrial units which have recently been demolished and this area is now a construction site. The Site comprises a historic farmstead and associated recent farm buildings, temporary buildings, a sand school, tracks and yards. The Site boundary breaks up the original historic farmstead, as it doesn't include the farmhouse (which is listed) or the oast house. Trees and hedgerows surround the Site which lies adjacent to a large pond to the south and the gardens of residential properties to the north.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.5a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Gill stream corridors often narrow and lined with mature trees or belts of Ancient Woodland. • Gently undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found to the north of the settlement. • Scattered small historic farmsteads, with frequent oast houses. • The tree-lined settlement edge of Horam. • Ponds are common-place, particularly in field corners and along stream corridors. 	
Visual Context	
<p>The Site is generally visually contained in the north and south by trees and the surrounding built up area, but it is exposed in views from the west.</p> <p>Typical views of the Site are shown on Figure 11.5c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.5b** and illustrated on **Figure 11.5c**. Located on gently undulating land, the Site is near to a small ridge of high ground close to the centre of Horam. The character at this Site is primarily determined by its built heritage and immediate landscape setting. It comprises a historic farmstead formed of a complex of characteristic Wealden farm buildings, dating from the Medieval period and later; it is a dispersed regular multi-yard farmstead typically developed in areas of mixed farming and common in the Low Weald. However, the farmhouse and oasthouse have not been included within the Site boundary, which could lead to these buildings being separated from the rest of the farmstead complex, potentially affecting the overall coherence of the Site's character. The timber barn, with its lean-to shelter and catslide roof and the timber cartshed are both typical of Wealden farmsteads. Whilst the farmstead has been altered; with the loss and addition of buildings a significant proportion remains.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Low Landscape Capacity for accommodating development, because *'The area has a strongly distinctive sense of place, encompassing Ancient Woodland, mature native field trees and stream corridors; coupled with high overall landscape value. There is a relatively strong sense of tranquillity within this Landscape Setting Area.'*

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Dominant
Tree Cover	Intermittent
Visibility	High
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. The Site provides the setting to a listed property, and contains other features typical of the local historic landscape pattern and of conservation value, giving it a high landscape value.

Significant variations in landscape sensitivity within the Site:

The south-western corner of the Site is the most sensitive as this area directly abuts a small, isolated Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and isolated which makes it particularly vulnerable to change.

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 11.5b**.

1. Historic buildings, yards and tracks

Reason: The Site's character is determined by the patterns of key buildings, tracks and yards which together form the historic farmstead. Identify and safeguard key buildings, spaces (yards) and access tracks within the farmstead in order to retain the farmsteads historic character, following guidance within the Wealden Design Guide, and advice from specialists where necessary.

2. Characteristic features

Reason: key features and architectural details of the farmstead and its buildings, such as the catslide roof within the Site should be identified and safeguarded in accordance with the Wealden Design Guide and published guidance from Historic England.

3. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

4. 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 11.5b**.

5. Restore/enhance landscape features

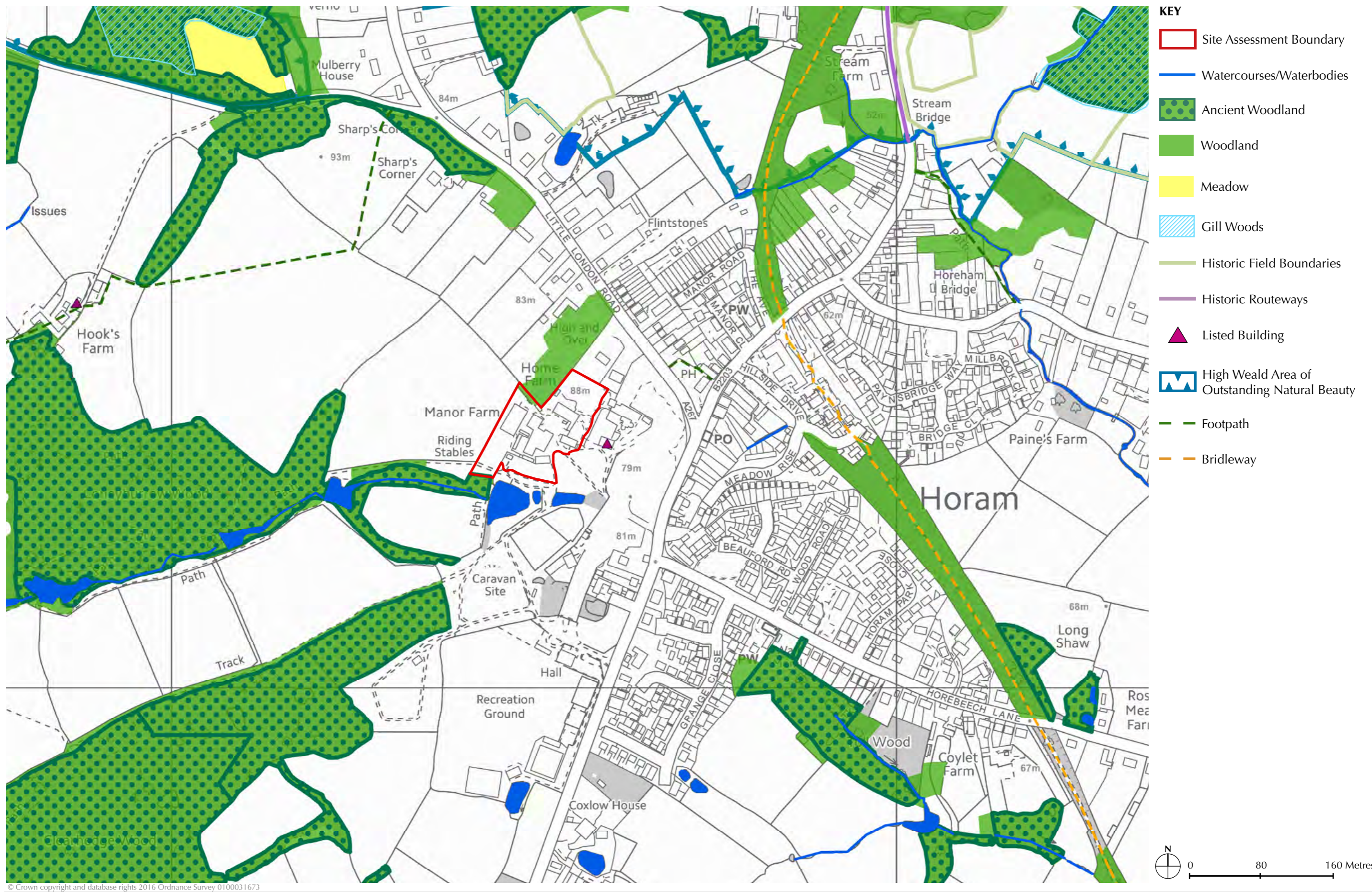
Reason: To create new and enhance existing characteristic landscape features and patterns such as thick hedges or shaws. To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) around the existing Site boundary, but retaining visual connection with the surrounding landscape to which the farm is strongly linked is important. A network of ponds would be characteristic at this Site and its surroundings and could form part of a new Sustainable Drainage System (SuDS) for 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.

7. Historic farmstead character

Reason: To ensure new buildings blend into the existing farmstead in terms of both its patterns and materials. Opportunities exist to use appropriate, locally relevant building and hard-landscaping materials that are complementary to this farmstead's vernacular design, in accordance with the Wealden Design Guide and published guidance from Historic England. The introduction of suburban features and materials should be avoided to ensure the farmstead's rural, working character is enhanced through the development.







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Horam
Site Reference Number:	556/3030
Site Address:	Land at Rose Mead Farm, Horebeech Lane, Horam
Site Size: (ha)	2.39
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site is located in open countryside to the south-east of Horam adjacent to Horebeech Lane. The Site comprises a small field of grass with two small woods in the southern half and the whole Site is bounded by a mixture of hedgerows and trees. The southern edge of the Site is formed by the trees surrounding the Cuckoo Trail/National Cycle Network (NCN) Route 21, along the disused railway line. Along its eastern edge the Site lies adjacent to an existing residential property and garden.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.6a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Narrow stream corridors (gills) lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized isolated woodlands, many are Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows enclose fields and line rural lanes. • Scattered small historic settlements and farmsteads, with frequent oast houses. • Network of narrow often sunken, historic winding rural lanes, tracks and paths, including the wooded Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in woodlands and field corners and small woodlands. 	
Visual Context	
<p>Parts of the Cuckoo Trail and neighbouring residential properties have potential views of the Site from the valley sides opposite. Key views from visual receptors are shown on Figure 11.6a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of Horebeech Lane (glimpsed views only) (Medium Sensitivity) • Users of the Cuckoo Trail/NCN Route 21 (High Sensitivity) <p>The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.6a. The Site's ZVI is fairly limited to the immediate surroundings with primarily glimpsed views from the north of the Site.</p> <p>Key views into the Site are marked on Figure 11.6a and typical views are illustrated by the photographs in Figure 11.6c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.6b** and illustrated on **Figure 11.6c**. Located to the south-east of Horam the Site is generally level, with a gentle slope downhill towards the valley in the north. In-keeping with its wider landscape context, the Site comprises a small, irregular-shaped field of semi-improved grassland, which had been recently cut. Included within the Site boundary are two small Ancient Woodlands which enclose some ponds. Containing many features characteristic of its surrounding landscape, the Site is also bounded by hedgerows and a thick belt of trees, particularly along the disused railway (Cuckoo Trail). The sense of tranquillity at this Site is strong, particularly in the north.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

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. The coherent ancient landscape pattern and good condition, and the strong sense of remoteness/tranquillity give the Site a high landscape value.

Significant variations in landscape sensitivity within the Site:

The land to the southern half of the Site is the most sensitive. This area includes two small isolated blocks of Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; but these two woodlands are small and isolated from one another and the wider woodland network which makes them particularly vulnerable to change.

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 11.6b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site contribute to the unique ancient field patterns characteristic of this landscape. The trees/hedgerows which mark these boundaries contribute to green infrastructure by providing links through the Site and beyond it to key landscape features such as the hedgerows and wooded Cuckoo Trail. They also help to visually contain the Site and contribute to the local character of the settlement edge.

2. Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of this landscape. Retain and safeguard it on Site in accordance with national planning policy.

3. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. A buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability. The retention of Woodland, particularly Ancient Woodland and enhanced ecological functioning of woodland are targets in the AONB Management Plan.

4. Ponds

Reason: Ponds are an important landscape and ecological feature and characteristic of this area and can be sensitive to the effects of development. Retaining ponds and their associated habitats which are part of a wider network of open water can help to mitigate the effects of development by retaining characteristic landscape features and ensuring the Site remains permeable to wildlife. Ponds could also be incorporated into Sustainable Drainage Scheme (SuDS) design.

Potential Landscape Enhancement Opportunities

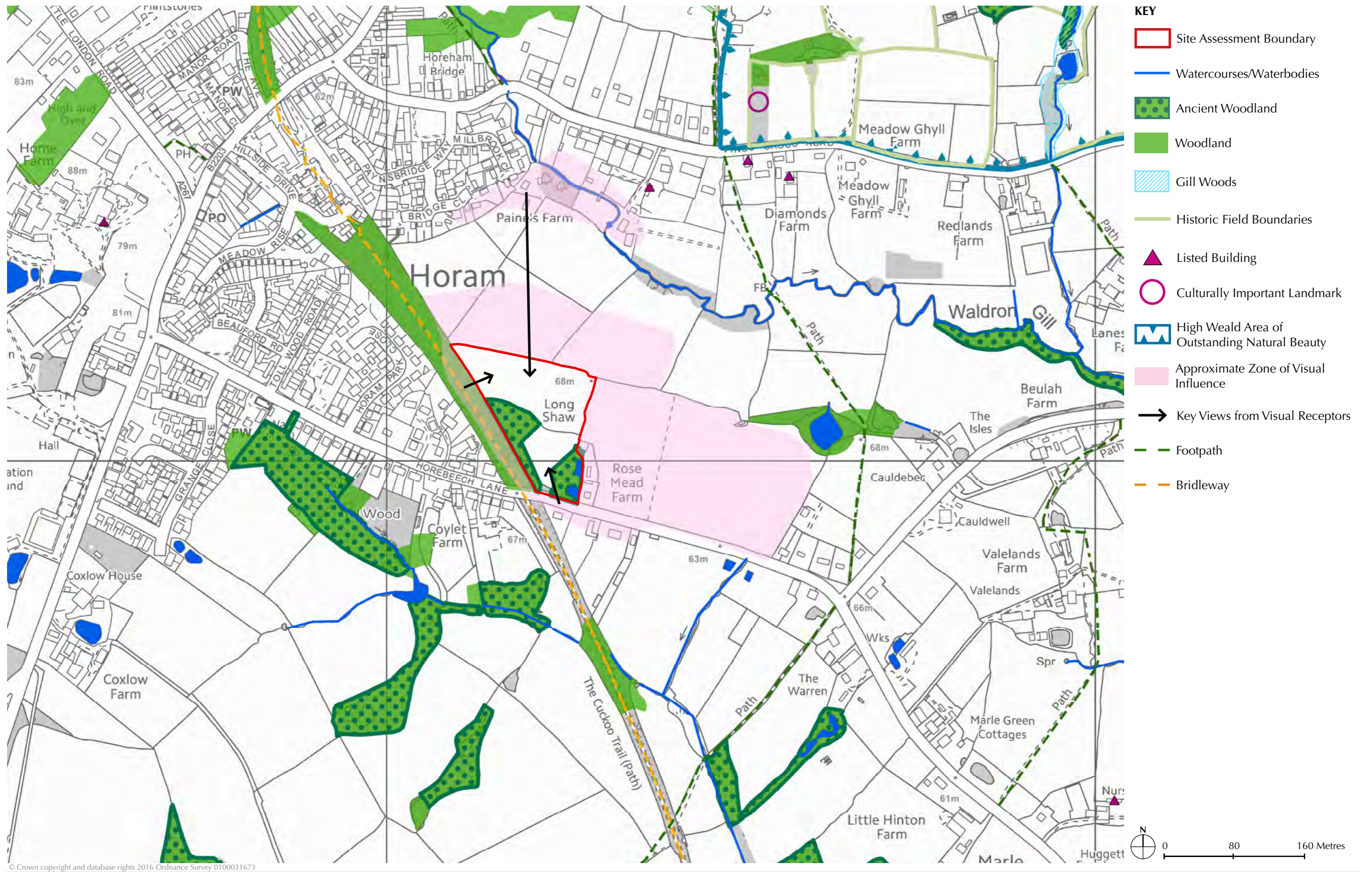
This section should be read in conjunction with the target notes shown on **Figure 11.6b**.

5. Restore/enhance landscape features

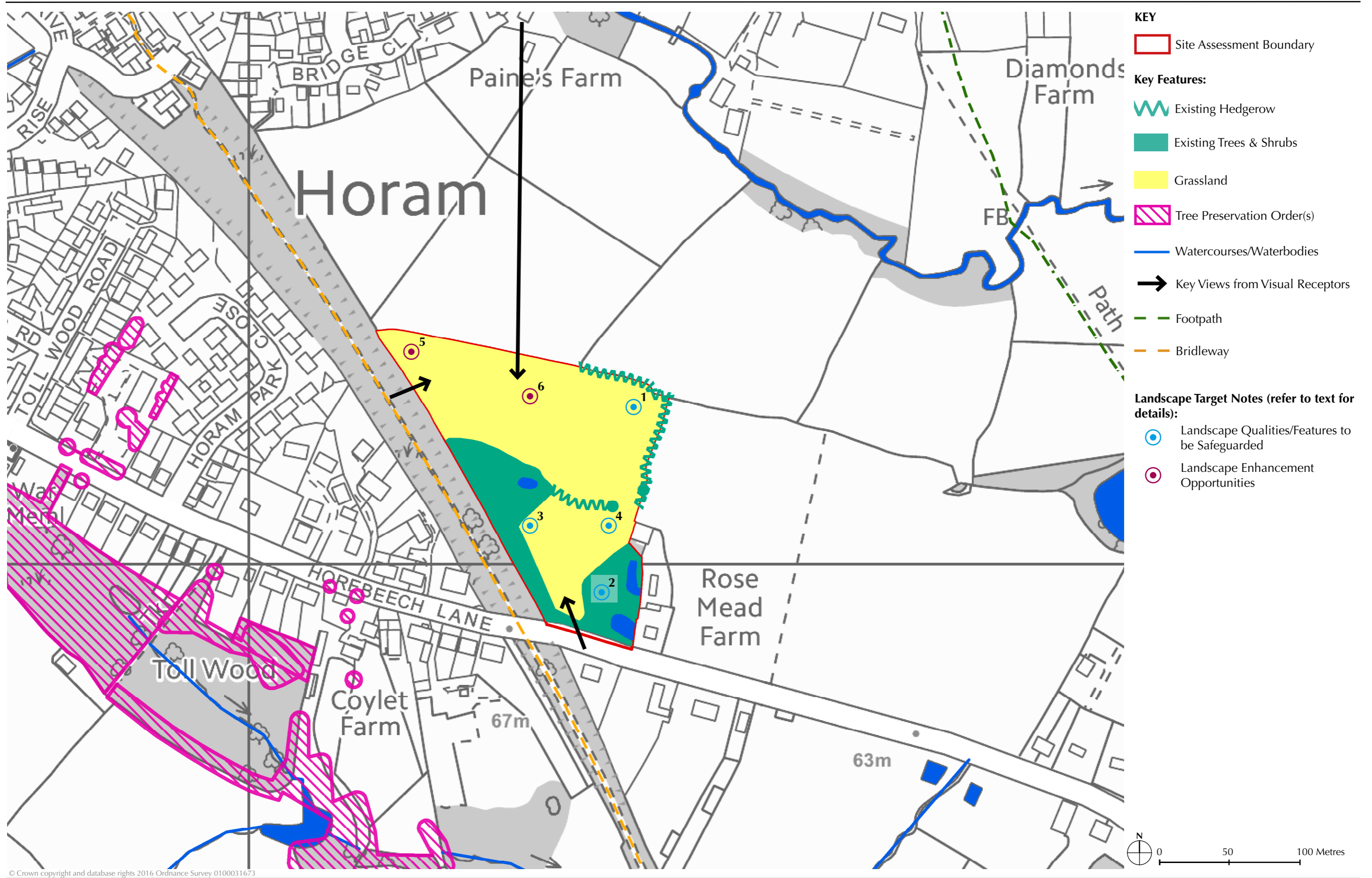
Reason: to restore or create new characteristic landscape features and patterns such as thick hedges or shaws to provide connectivity across and beyond this site. In particular to increase connectivity between the two small Ancient Woodlands, ideally allowing for natural regeneration or using locally sourced and locally appropriate native species, ensuring the Site is permeable to species movements.

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.



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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:	Horam
Site Reference Number:	598/3030
Site Address:	Land at Flintstones, Manor Road, Horam
Site Size: (ha)	0.15
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies behind existing residential developments on the northern edge of Horam. Comprising an existing residential property and garden, this small Site runs directly behind the gardens of a row of houses situated along Manor Road. Bounded to the north by a row of trees, with open countryside beyond, the Site's other boundaries are all garden hedges. The Site is surrounded by neighbouring properties on three of its sides and lies just outside the High Weald Area of Outstanding Natural Beauty (AONB).</p>	
LANDSCAPE AND VISUAL ASSESSMENT	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.7a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Narrow stream corridors (gills) lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized isolated woodlands, many are Ancient Woodlands. • Small-scale, surviving irregular historic field patterns of ancient origins – in particular found close to the settlement. • Wooded or tree-lined settlement edge of Horam. • Mature trees and hedgerows around field boundaries and along rural lanes. • Scattered small historic farmsteads, with frequent oast houses. • Wooded or tree-lined historic rural lanes, tracks and path, including the wooded Cuckoo Trail which is a key feature through Horam. 	
Visual Context	
<p>The Site is generally visually contained in the south, east and west by the surrounding built up area and to the north by dense trees.</p> <p>Typical views of the Site are shown on Figure 11.7c.</p>	
Site Landscape Character	
<p>The landscape features within the Site are mapped on Figure 11.7b and illustrated on Figure 11.7c. Located within the settlement the Site is generally level; comprising a small garden comprising lawns and bounded by hedges. The Site is not characteristic of its wider landscape context primarily as a result of its land use. The Cuckoo Trail lies just to the east of the Site.</p>	

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:
Not applicable to this site.

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Indistinct
Continuity	Recent
Strength of Place	Very Weak
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Very Low
Landscape Value	Low/Moderate
Landscape Capacity	High

The Site has a **High Landscape Capacity** due to its very low sensitivity and low/moderate landscape value. With the exception of the Site’s private amenity value as a garden for the adjacent dwelling, the Site has limited features or characteristics of particular landscape value and therefore the Site has a low/moderate landscape value.

Significant variations in landscape sensitivity within the Site:
None.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

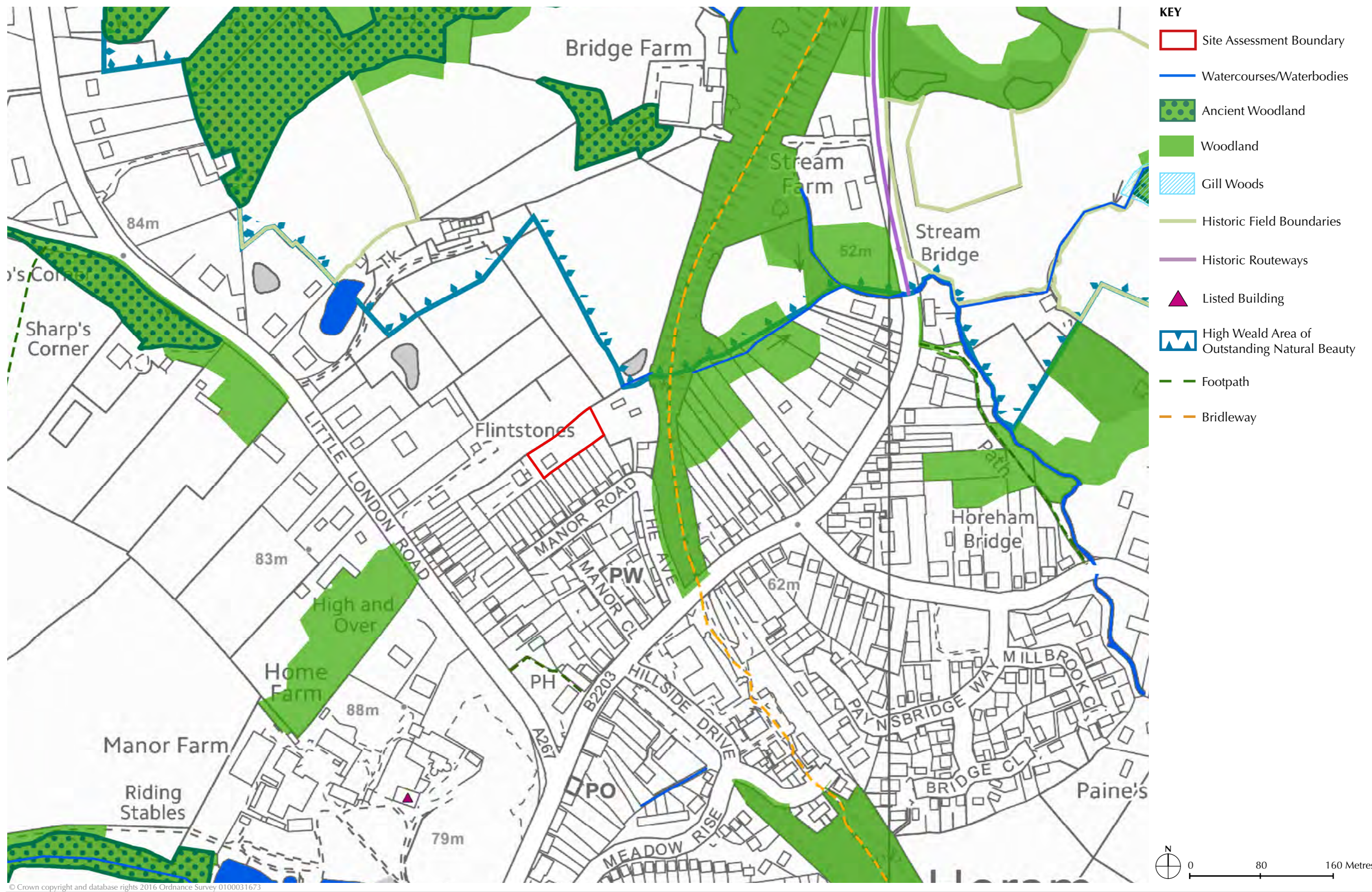
This section should be read in conjunction with the target notes shown on **Figure 11.7b**.

1. Existing trees
Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 11.7b**.

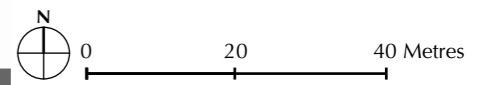
2. Positive management of key landscape features
Reason: To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.



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- KEY**
- Site Assessment Boundary
- Key Features:**
- Existing Trees & Shrubs
 - Grassland
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
 - Landscape Enhancement Opportunities



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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:	Horam
Site Reference Number:	612/3030
Site Address:	Hazel House, The Avenue, Horam
Site Size: (ha)	0.27
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Adjacent
Location and Description	
<p>As shown on Figure 11.1, the Site lies behind existing residential developments on the northern edge of Horam. An existing residential property and garden this small Site runs directly behind the gardens of a row of houses situated along Manor Road. Bounded to the north by a row of trees, and then open countryside beyond, the Site's other boundaries are all garden hedges. The Site is surrounded by neighbouring properties to three sides; and to the east it is adjacent to the Cuckoo Trail/National Cycle Network (NCN) Route 21. The Site is adjacent to the High Weald Area of Outstanding Natural Beauty (AONB), the boundary of which runs along part of the Site's northern edge.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.8a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Narrow gill stream corridors lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are Ancient Woodlands. • Small-scale, surviving irregular historic field patterns of ancient origins – in particular found close to the settlement. • Wooded or tree-lined settlement edge of Horam. • Mature trees and hedgerows around field boundaries and along rural lanes. • Scattered small historic farmsteads, with frequent oast houses. • Wooded or tree-lined historic rural lanes, tracks and paths, including the Cuckoo Trail which is a key feature through Horam. 	
Visual Context	
<p>The Site is generally visually contained in the south and west by the surrounding built up area, and to the north and east by trees and woodland.</p> <p>Typical views of the Site are shown on Figure 11.8c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.8b** and illustrated on **Figure 11.8c**. Located within Horam the Site is generally level, and comprises a small garden laid to lawn and bounded by hedges. A small field of grass lies to the rear of the garden in the northern part of the Site. Here a number of sheds and pens exist as this part of the Site is used as a smallholding. The Site is not characteristic of its wider landscape context primarily as a result of its land use as a private garden. The Cuckoo Trail lies adjacent to this side, along the Site's eastern boundary.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this site.

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Indistinct
Continuity	Recent
Strength of Place	Very Weak
Landform	Insignificant
Tree Cover	Intermittent
Visibility	Low
Landscape Sensitivity	Very Low
Landscape Value	Low/Moderate
Landscape Capacity	High

The Site has a **High Landscape Capacity** due to its very low sensitivity and low/moderate landscape value. With the exception of the Site's private amenity value as a garden for the adjacent dwelling, the Site has limited features or characteristics of particular landscape value and therefore the Site has a low/moderate 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 11.8b**.

1. Existing trees and hedgerows

Reason: Existing and particularly mature trees and hedgerows within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

2. Maintain a buffer to existing woodland

Reason: Woodland along the Cuckoo Trail is an important landscape and ecological feature and woodlands are characteristic of this area. The woodland adjacent to the Site is narrow and constrained, acting as a key connection from Horam to the countryside for both people and wildlife. A buffer can help to mitigate the effects of development on woodland, particularly for small or constrained woodlands which are more sensitive to these effects.

Potential Landscape Enhancement Opportunities

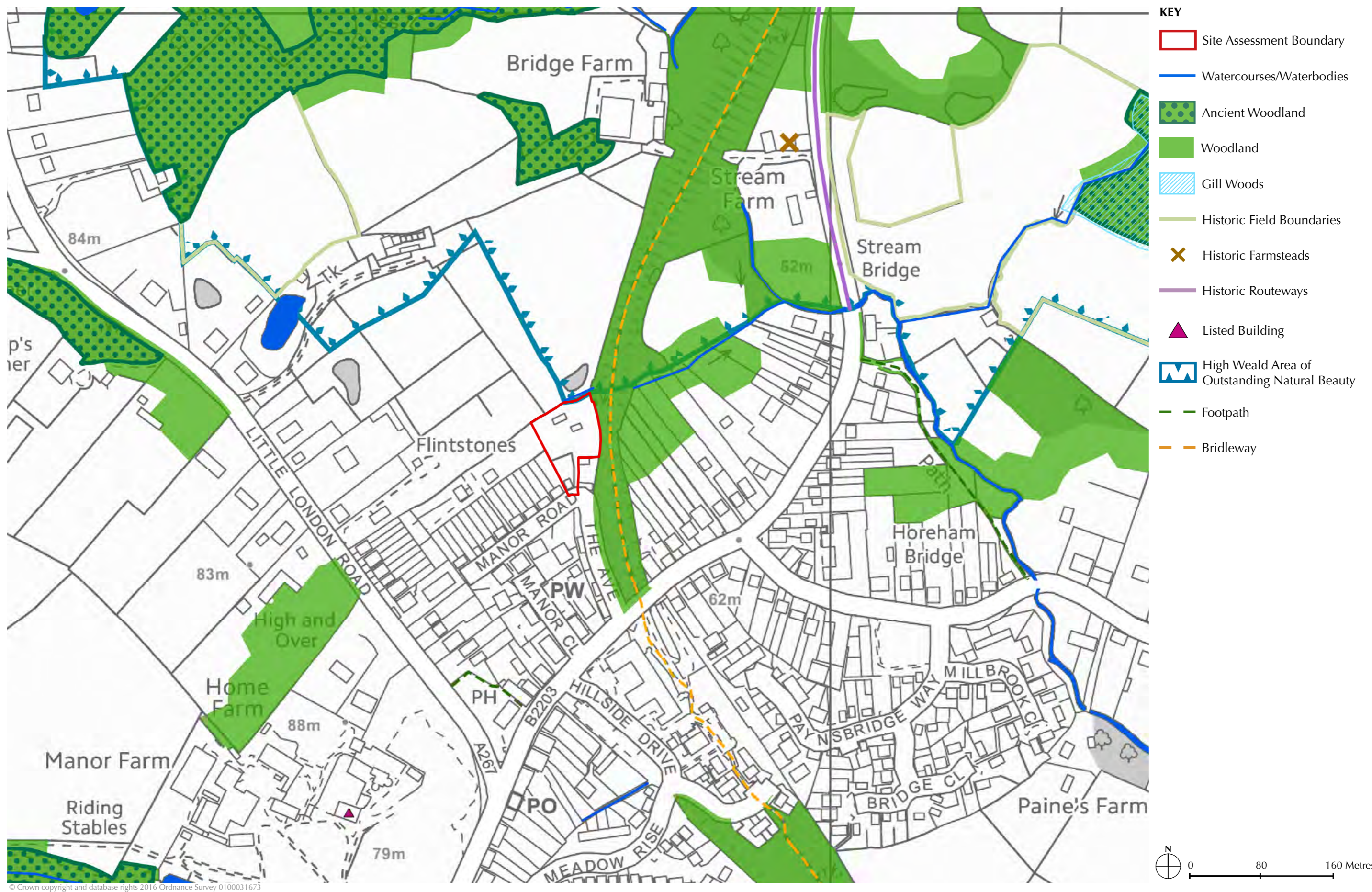
This section should be read in conjunction with the target notes shown on **Figure 11.8b**.

3. Restore/enhance landscape features

Reason: To restore woodland along the eastern boundary of the Site within a buffer adjacent to the Cuckoo Trail. The woodland here is particularly narrow and constrained and therefore would benefit from the addition of trees or natural regeneration. Woodland is characteristic of this landscape; supplement vegetation with locally sourced and locally appropriate native species to improve connectivity for wildlife, and the visual containment of the Site in views from this popular Trail.

4. 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:	Horam
Site Reference Number:	614/3030
Site Address:	Land at The Old Brickyard, Chiddingly Road, Horam
Site Size: (ha)	2.89
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies roughly 1km from Horam on the Chiddingly Road, a rural lane to the south of the village. The Site comprises a series of light industrial units and large area of hard-standing set behind a row of 20th Century villas. The northern part of the Site is adjacent to Horam Park Golf Club. A large proportion of the Site is trees; particularly facing Chiddingly Road and to the rear of the industrial units.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.9a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Narrow stream corridors (gills) lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are often isolated Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement, larger often arable fields become more common in the south-west. • Mature trees and hedgerows around field boundaries and along rural lanes. • Scattered small historic hamlets and farmsteads. • Network of narrow, historic tree-lined rural lanes, connected by tracks and paths. • Ponds are common-place, particularly in field corners and within woodlands. 	
Visual Context	
<p>Glimpsed views of the Site are likely from the Chiddingly Road and residential properties opposite. Key views from visual receptors are shown on Figure 11.9a. These include:</p> <ul style="list-style-type: none"> • Users of the Chiddingly Road (Medium Sensitivity) • Residents of neighbouring properties (High Sensitivity) • Golfers (Low Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.9a. The Site's ZVI is limited to relatively long-distance views towards the north-west through the golf course. Primarily as a result of thick field boundaries the Site's southern extent is limited only to the neighbouring field.</p> <p>Key views into the Site are marked on Figure 11.9a and typical views are illustrated by the photographs in Figure 11.9c.</p>	
Site Landscape Character	

The landscape features within the Site are mapped on **Figure 11.9b** and illustrated on **Figure 11.9c**. Located within an undulating landscape, the Site is generally level, except for the far north-west part of the Site which is raised higher than the surrounding area. The Site comprises only parts of two small, irregular-shaped fields mostly of trees and scrub. The central part of the Site comprises a mix of light industrial units and associated hard-standing, and as an ad hoc storage area for materials. The north-western part of the Site is mostly sweet chestnut coppice, which includes some hornbeam. Large hornbeam coppice stools are typical of Ancient Woodland and particularly of historic coppice; they often still survive on the edges of Ancient Woodland that has been replanted with sweet chestnut or other plantation species. Whilst not completely in-keeping with the surrounding landscape, as a result of land use within the Site, it does retain some important key landscape features such as the hornbeam coppice stools. There is a strong sense of tranquillity within the north-western part of the Site, elsewhere tranquillity is moderate as it is occasionally affected by noise from the golf course, businesses and aeroplanes.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Low Landscape Capacity for accommodating development, because *'The area has a strongly distinctive sense of place, encompassing Ancient Woodland, mature native field trees and stream corridors; coupled with high overall landscape value. There is a relatively strong sense of tranquillity within this Landscape Setting Area.'*

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	Moderate
Landscape Capacity	High

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. The limited sense of remoteness/tranquillity in places, and the existing landscape detractors in the form of light industrial development give the Site a moderate landscape value.

Significant variations in landscape sensitivity within the Site:

The western part of the Site is most sensitive. This area is adjacent to narrow and isolated Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change.

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 11.9b**.

1. Rural character of Chiddingly Road

Reason: Chiddingly Road is a narrow hedge/tree-lined country lane which contributes to the character of the local area. Avoiding/reducing intrusive highway engineering and maintaining its narrow character and hedged boundary will ensure this character is maintained.

2. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites and particular those in the north-east of the Site covered by Tree Preservation Order (TPO) designation.

3. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. 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

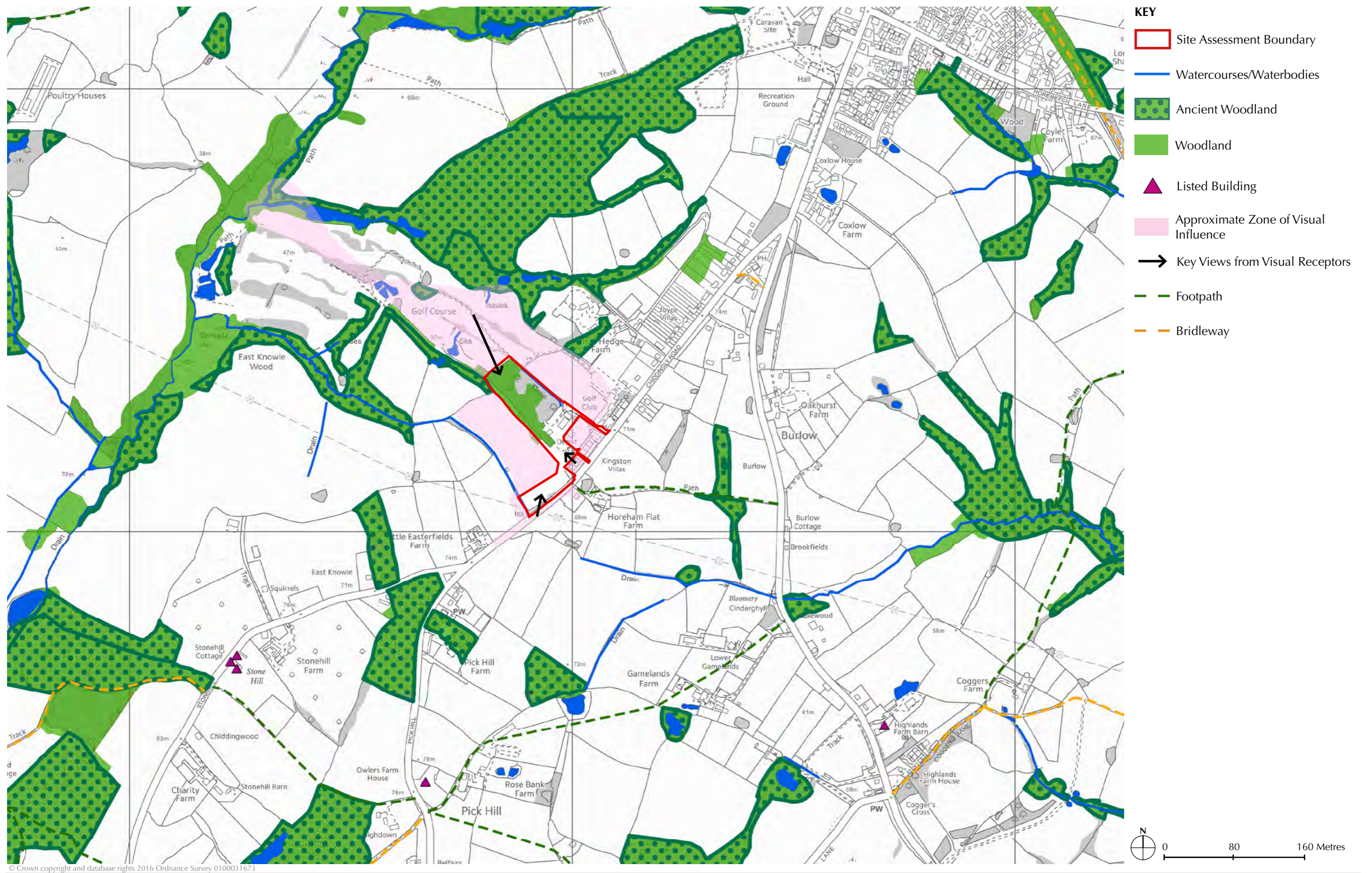
This section should be read in conjunction with the target notes shown on **Figure 11.9b**.

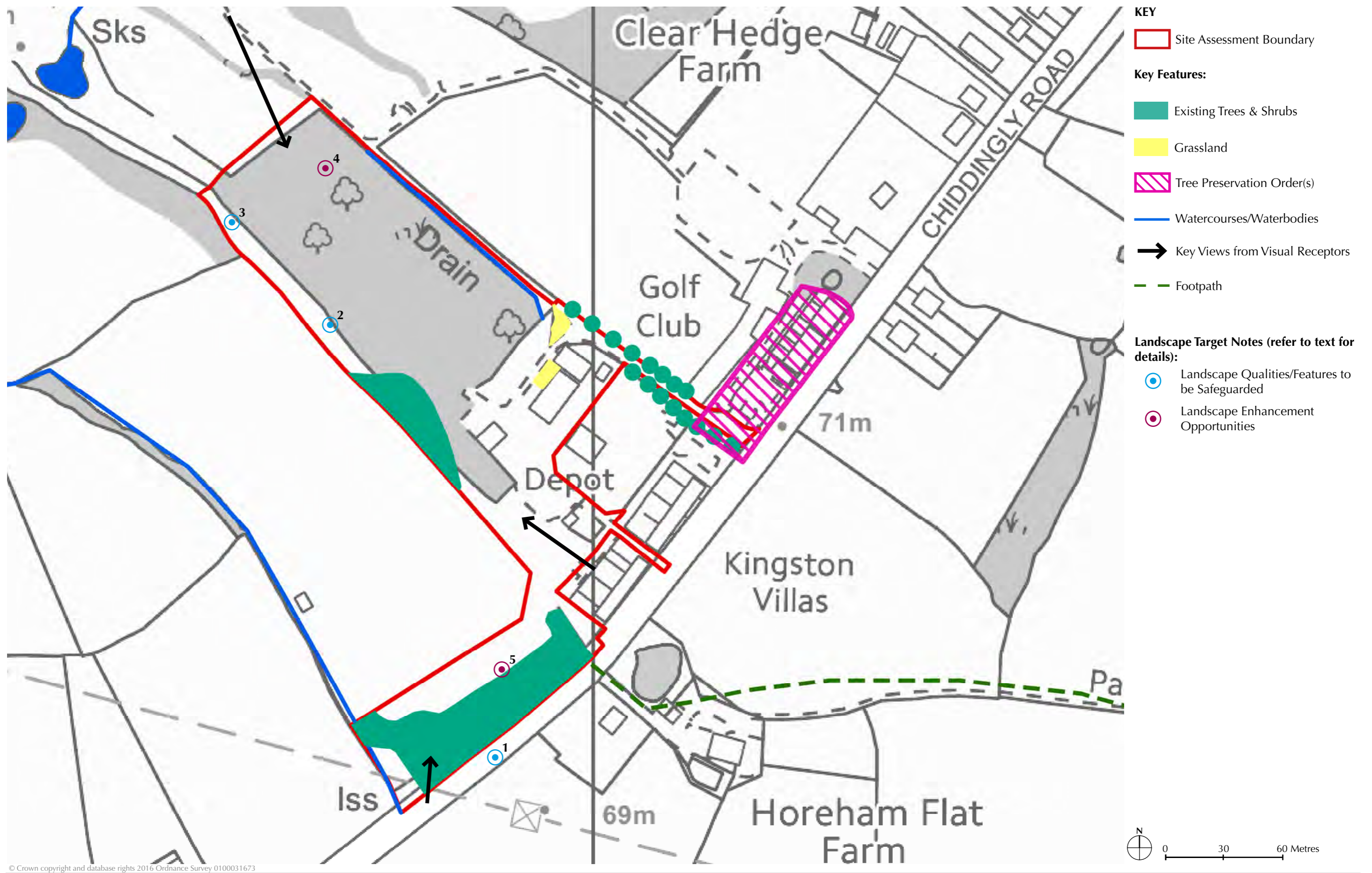
4. Restore/enhance landscape features

Reason: To restore hedgerows and shaws along the southern boundary of the Site. These features are characteristic of this landscape, and opportunities exist to supplement the boundary vegetation with locally sourced and locally appropriate native species to improve connectivity for wildlife, reinforce landscape character and the visual containment of the Site, in particular along the roadside.

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.







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Horam
Site Reference Number:	661/3030
Site Address:	Linda House, Little London Road, Horam
Site Size: (ha)	2.99
Landscape Assessment Type:	Full (Access gained to eastern part of Site only)
Site within/adjacent/outside the High Weald AONB:	Part within/Part adjacent
Location and Description	
<p>As shown on Figure 11.1, the Site lies in an area of open countryside between the disused railway - Cuckoo Trail/National Cycle Network (NCN) 21 and Little London Road (A267). Close to existing residential development along the A267, the Site comprises a 19th Century villa, modern bungalow a large pond with mature specimen trees. Beyond this the Site is within the High Weald Area of Outstanding Natural Beauty (AONB), here two small fields of grassland are bounded by thick shaws/hedgerows. A small woodland lies at the far eastern end of the Site.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.10a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Narrow stream corridors (gills) lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are often isolated Ancient Woodlands. • Small-scale, irregular surviving historic field patterns of ancient origins – in particular found close to the settlement, larger often arable fields become more common in the south-west. • Mature trees and hedgerows around field boundaries and along rural lanes. • Scattered small historic hamlets and farmsteads. • Network of narrow, historic winding rural lanes, connected by tracks and paths, including the Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and within woodlands. 	
Visual Context	
<p>Views into the Site are possible from neighbouring properties in particular in the south-west of the Site. Key views from visual receptors are shown on Figure 11.10a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.10a. The Site's ZVI is limited to the immediate area south and west of the Site only. To the north the ZVI is restricted by the woodland adjacent to the Site.</p> <p>Key views into the Site are marked on Figure 11.10a and typical views are illustrated by the photographs in Figure 11.10c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.10b** and illustrated on **Figure 11.10c**. The Site gently slopes downhill towards the east and comprises two irregular-shaped fields of mostly semi-improved neutral grassland. Some equestrian tape fencing separates part of one of the fields, and both fields lie adjacent to Ancient Woodland. These two fields form part of a coherent wider landscape, characteristic of the High Weald AONB. The western most part of the Site is a large garden of lawns and introduced trees and shrubs. This part of the Site contains two residential properties and is adjacent to Little London Road. The Site has a strong sense of tranquillity, and feeling of remoteness only affected by occasional low-level traffic noise from the nearby road.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because *'The area has a strongly distinctive sense of place, encompassing Ancient Woodland, mature native field trees and stream corridor; coupled with high overall landscape value. This area is also situated within the High Weald AONB. There is a relatively strong sense of tranquillity within this Landscape Setting Area and oast houses are culturally significant features.'*

Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Low Landscape Capacity** due to its high sensitivity and very high landscape value. Its location predominantly within the High Weald AONB and mostly strong sense of remoteness/tranquillity, and the coherent ancient landscape pattern and good condition gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

The garden is the least sensitive part of the Site. The two fields beyond the garden are the most sensitive as they lie within the High Weald AONB, are adjacent to Ancient Woodland and the field adjacent to the garden is a surviving historic field, retaining all of its original field boundaries; both fields contain semi-improved neutral grassland – a key component of the natural beauty of the High Weald AONB.

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 11.10b**.

1. Field boundaries and their vegetation

Reason: The field boundaries are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The shaws 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 such as the Ancient Woodland to the north. They also help to visually contain the Site whilst reinforcing historic landscape character.

2. Local vernacular building styles

Reason: The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the 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 and targets within the High Weald AONB Management Plan.

3. Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. Retain and safeguard it on Site in accordance with national planning policy and objectives and targets within the High Weald AONB Management Plan.

4. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. A buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability. The retention of Woodland, particularly Ancient Woodland and enhanced ecological functioning of woodland are targets in the AONB Management Plan.

5. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

6. Pond

Reason: Ponds are an important landscape and ecological feature and characteristic of this area and can be sensitive to the effects of development. Retaining ponds and their associated habitats which are part of a wider network of open water can help to mitigate the effects of development by retaining characteristic landscape features and ensuring the Site remains permeable to wildlife. Ponds could also be incorporated into Sustainable Drainage Scheme (SuDS) design.

Potential Landscape Enhancement Opportunities

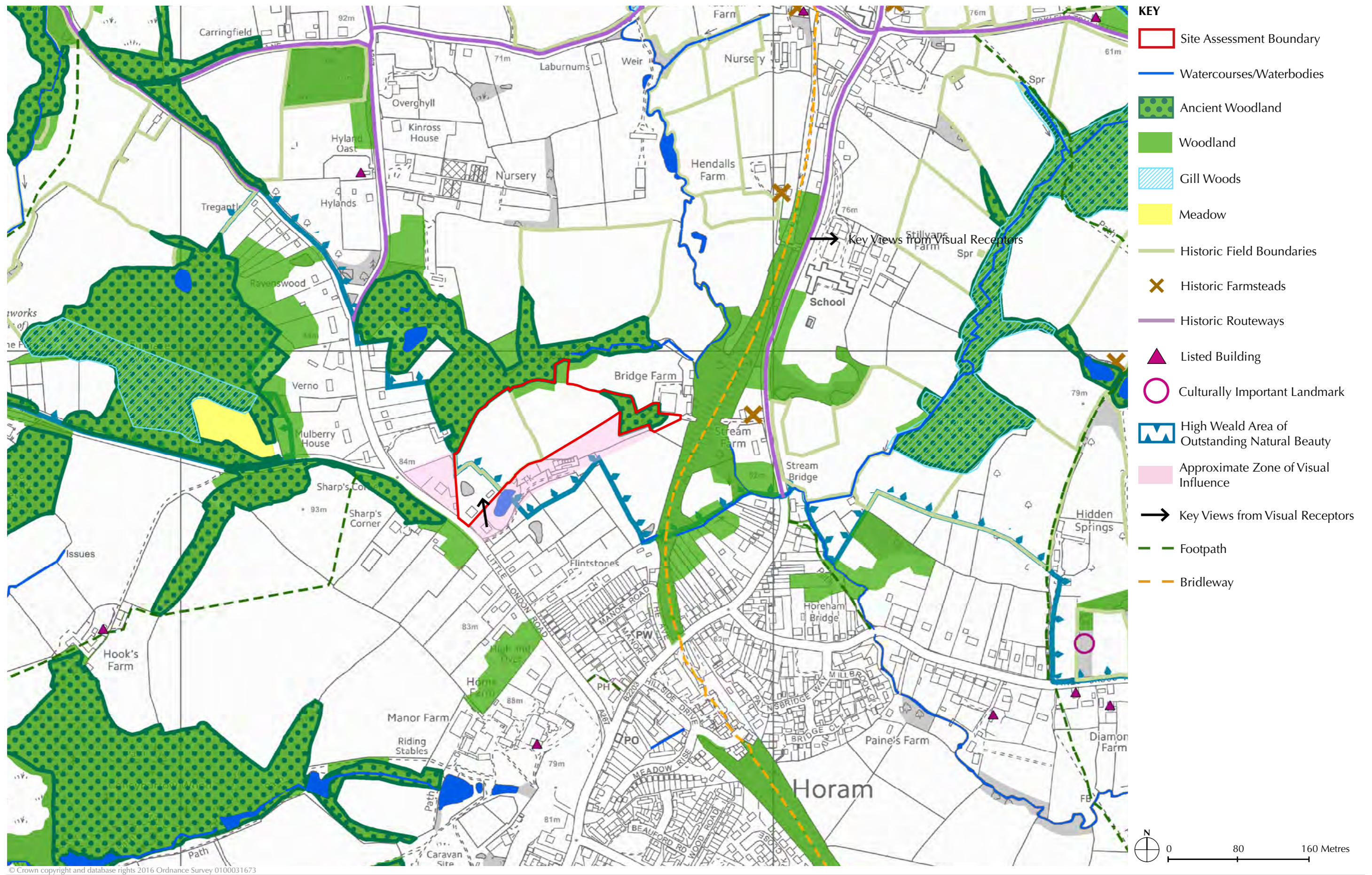
This section should be read in conjunction with the target notes shown on **Figure 11.10b**.

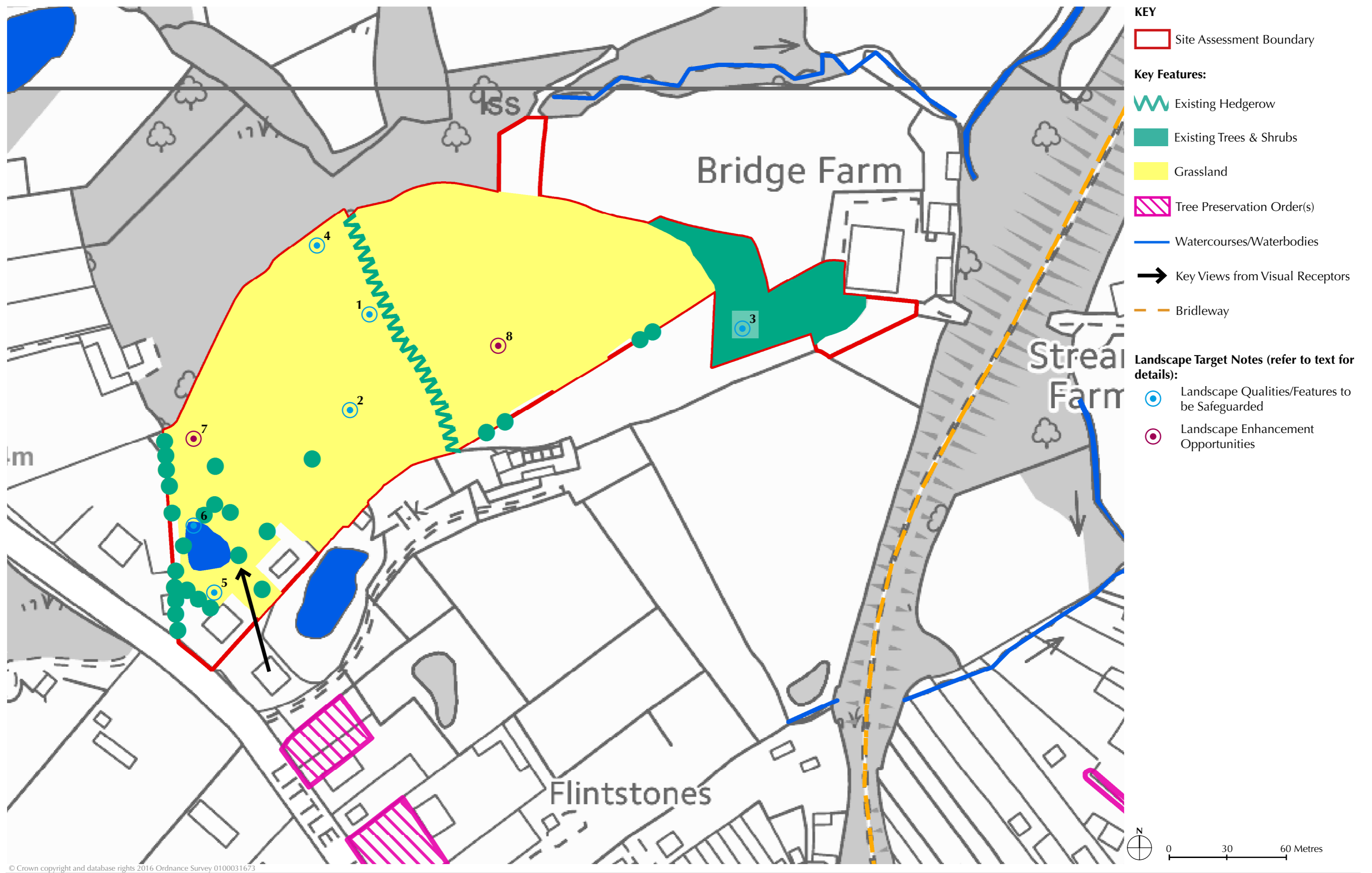
7. Restore/enhance landscape features

Reason: To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore the hedgerows along the surviving historic field boundary, connecting the existing fragmented Ancient Woodland to the south of the Site with wooded sites further north.

8. Positive management of key landscape features

Reason: To positively manage key features characteristic of the High Weald AONB 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:	Horam
Site Reference Number:	686/3030
Site Address:	Land at Spiers Farm, Horam
Site Size: (ha)	4.08
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Part Within/Part Adjacent
Location and Description	
<p>As shown on Figure 11.1, the Site lies in an area of open countryside between the disused railway - Cuckoo Trail/National Cycle Network (NCN) 21 and Little London Road (A267). Set back behind existing residential properties and accessed via Little London Road, the Site lies to the north of Horam, mostly within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises two small fields, one lies adjacent to the woodland-lined Cuckoo Trail and both are bounded by thick shaws/hedgerows. There are some field barns/buildings within the Site which are currently used for equestrian grazing. The Site boundary does not follow any field boundaries.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.11a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Narrow stream corridors (gills) lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are often isolated Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Scattered small historic farmsteads with frequent oast houses. • Network of narrow, historic winding rural lanes, connected by tracks and paths, including the Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and within woodlands. 	
Visual Context	
<p>The Site is visible from surrounding neighbouring properties, and from the local rights of way network. Key views from visual receptors are shown on Figure 11.11a. These include:</p> <ul style="list-style-type: none"> • Users of the Cuckoo Trail/NCN 21 (High Sensitivity) • Residents of neighbouring properties (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.11a. The Site's ZVI is locally extensive, including much of the immediate surroundings and neighbouring properties. The ZVI is more limited towards the north-east by the presence of woodland and the wooded Cuckoo Trail, which restrict views. Longer distance views are generally unavailable at this site.</p> <p>Key views into the Site are marked on Figure 11.11a and typical views are illustrated by the photographs in Figure 11.11c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.11b** and illustrated on **Figure 11.11c**. The Site is steeply sloping towards the south and comprises two irregular-shaped fields currently used as paddocks. Each field is grassland and surrounded by a mixture of post and wire or equestrian tape fencing. Mature trees are present along some of the Site boundaries and tree planting has recently occurred close to the Cuckoo Trail. The Site is adjacent to a small and isolated Ancient Woodland at its north-east corner. The Site is surrounded by thick hedgerows and trees and has a strong sense of tranquillity, only affected by occasional low-level noise from adjoining properties.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because *'The area has a strongly distinctive sense of place, encompassing Ancient Woodland, mature native field trees and stream corridor; coupled with high overall landscape value. This area is also situated within the High Weald AONB. There is a relatively strong sense of tranquillity within this Landscape Setting Area and oast houses are culturally significant features.'*

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Dominant
Tree Cover	Intermittent
Visibility	High
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 partly within the High Weald AONB and predominantly strong sense of remoteness/tranquillity, and the coherent ancient landscape pattern gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

The area to the north and east of the Site is most sensitive. This area is within the High Weald AONB which is highly sensitive. This area also lies adjacent to a small isolated block of Ancient Woodland which is highly sensitive and the Cuckoo Trail – which is likely to contain sensitive visual receptors.

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 11.11b**.

1. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

2. Maintain a buffer to Ancient Woodland

Reason: The Ancient Woodland adjacent to the Site is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. A buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability. The retention of Woodland, particularly Ancient Woodland and enhanced ecological functioning of woodland are targets in the AONB Management Plan.

3. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of the High Weald. The shaws 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 such as the Ancient Woodland to the north. They also help to visually contain the Site whilst reinforcing historic landscape character.

4. Maintain a buffer to existing woodland

Reason: The Woodland along the Cuckoo Trail is an important landscape and ecological feature of the Site and woodlands are characteristic of the High Weald. The woodland adjacent to the Site is small and narrow, acting as key connection from Horam to the countryside for both people and wildlife. A buffer can help to mitigate the effects of development on woodland, particularly for small woodlands which are more sensitive to these effects. Providing links from the Cuckoo Trail into the wider countryside would also help it to function better as a wildlife corridor and maintain people's enjoyment of it as a route for walking and cycling. Woodland is a characteristic feature of the High Weald AONB, and its retention is a target in the AONB Management Plan.

5. Local vernacular building styles

Reason: The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the 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 and targets within the High Weald AONB Management Plan.

Potential Landscape Enhancement Opportunities

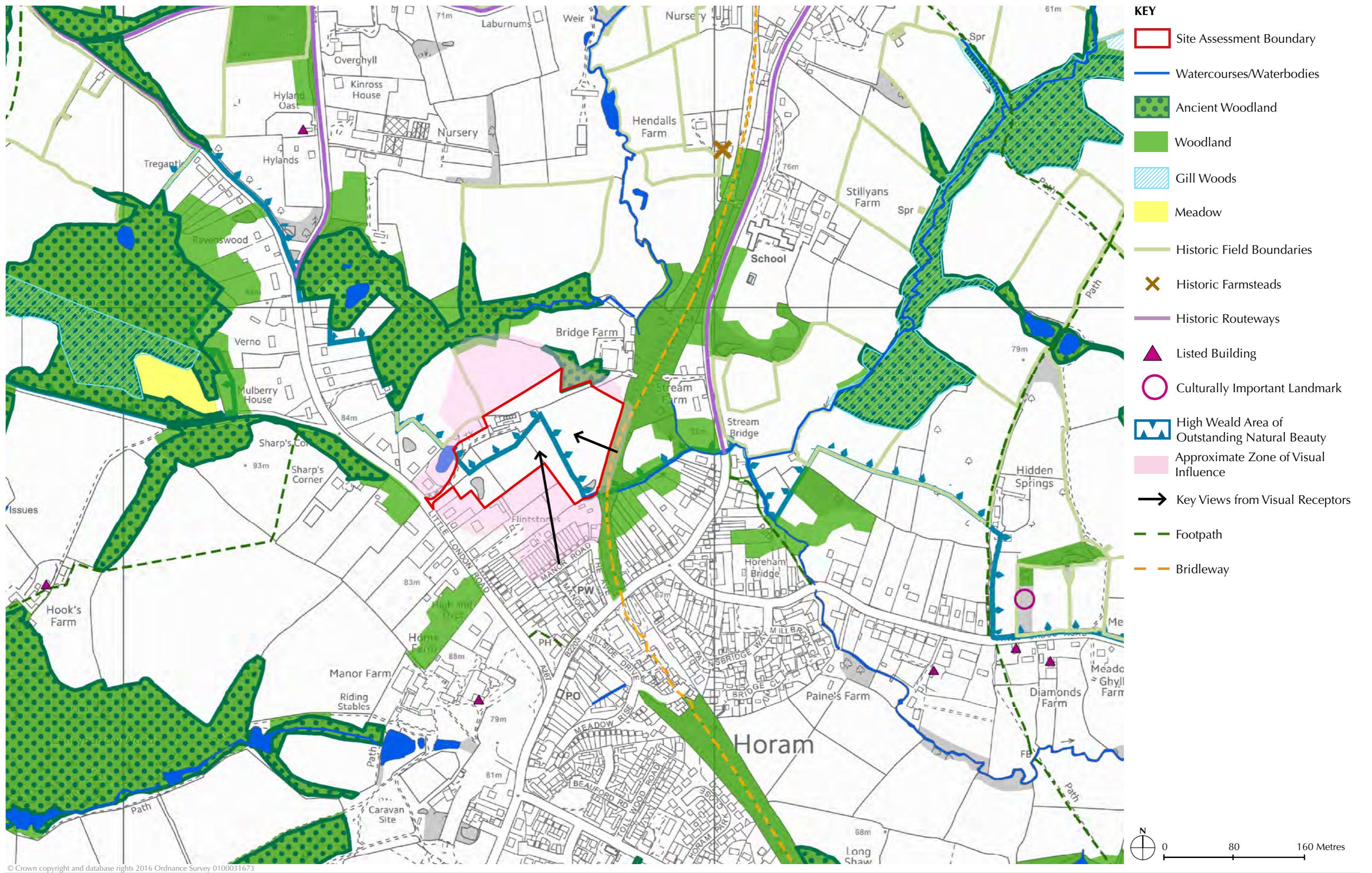
This section should be read in conjunction with the target notes shown on **Figure 11.11b**.

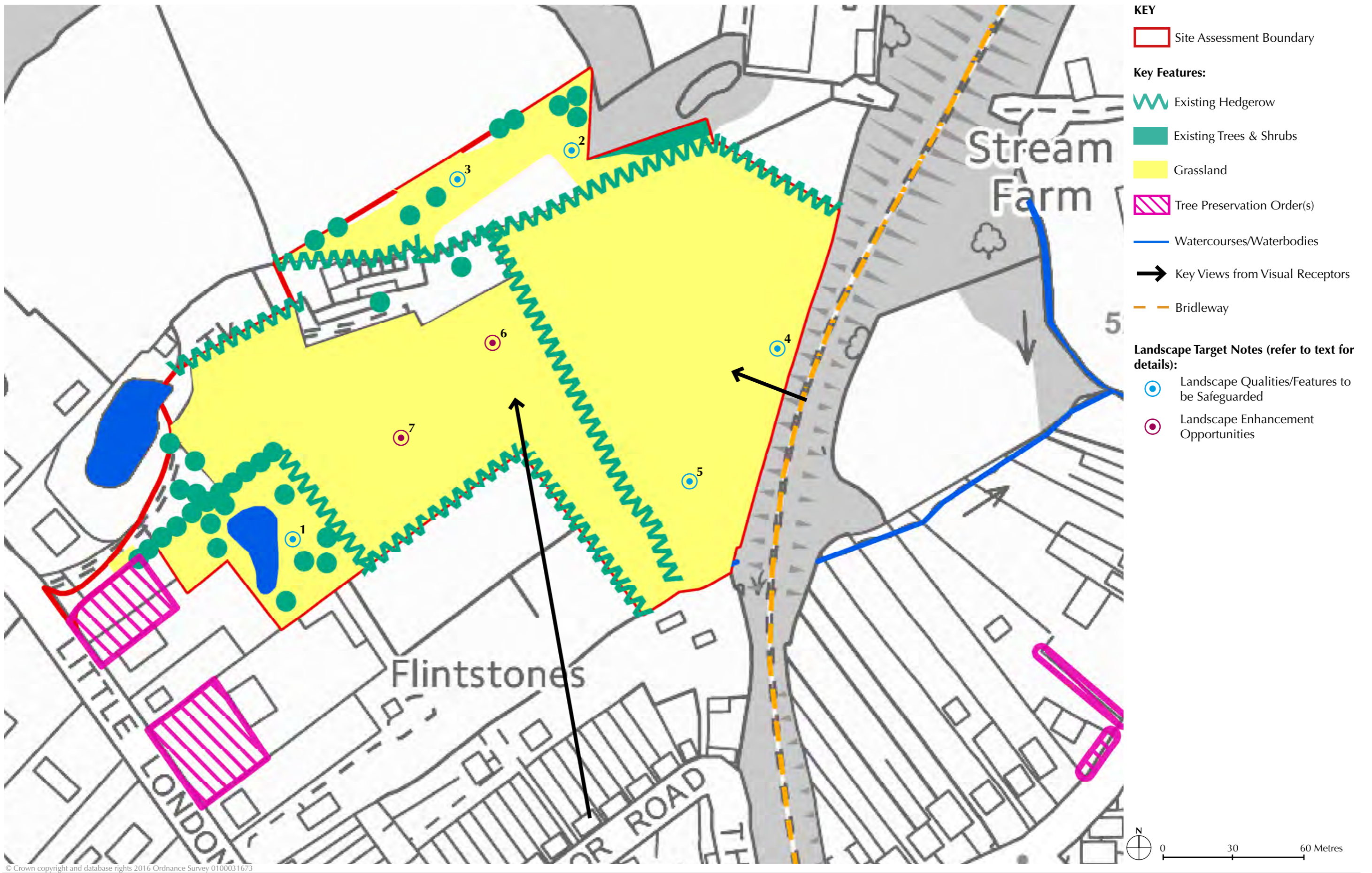
6. Restore/enhance landscape features

Reason: Restore field boundary vegetation as characteristic thick hedges or shaws around the Site. In particular to the north-east boundary to ensure connectivity links are created for wildlife between the Ancient Woodland and the Cuckoo Trail. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species).

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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Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Horam
Site Reference Number:	758/3030
Site Address:	Land at Sharps Corner, Little London Road, Horam
Site Size: (ha)	4.39
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies in open countryside to the north of Horam, adjacent to Furnace Lane and the A267. Existing residential properties lie along the A267 adjacent to the Site's southern boundary. The Site comprises a small field and neighbouring residential property and garden. It lies adjacent to woodland along the north-western boundary and includes small woodland running along the Site boundary with the main road. A public footpath crosses through the middle of the Site from Furnace Lane.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.12a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Stream corridors (gills), often narrow and lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are isolated Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Dense pattern of scattered small historic settlements and farmsteads, with frequent oast houses. • Network of narrow often sunken, historic winding rural lanes, tracks and paths including the Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and along stream corridors. 	
Visual Context	
<p>The Site is visible from local surrounding roads and rights of way. Key views from visual receptors are shown on Figure 11.12a. These include:</p> <ul style="list-style-type: none"> • Users of the public footpath (High Sensitivity) • Users of Furnace Lane (Medium Sensitivity) • Residents of neighbouring properties (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.12a. The Site's ZVI is limited to land to the south-west of the Site, where it extends to a considerable distance. The ZVI is constrained by land cover, such as woodland and buildings in other directions.</p> <p>Key views into the Site are marked on Figure 11.12a and typical views are illustrated by the photographs in Figure 11.12c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.12b** and illustrated on **Figure 11.12c**. The Site lies in the far north-west of Horam. It is a gently undulating Site comprising a single small irregular-shaped field of grass and an adjacent property set in gardens. Along the Site's north-eastern-boundary it includes a narrow Ancient Woodland running along the edge of the road. The south western boundary is a sparse low hedgerow. The Site is part of a wider coherent landscape and is characteristic of its surrounding context. There is a strong sense of tranquillity at the Site and a feeling of remoteness.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 2, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 2 as having a Low Landscape Capacity for accommodating development, because *'The area has a strongly distinctive sense of place, encompassing Ancient Woodland, mature native field trees and stream corridors; coupled with high overall landscape value. There is a relatively strong sense of tranquillity within this Landscape Setting Area.'*

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. The strong sense of remoteness/tranquillity, coherent ancient landscape context, and the presence of a PRoW passing through the Site give it a high landscape value.

Significant variations in landscape sensitivity within the Site:

The existing house and garden is the least sensitive part of the Site. The northern part of the Site and along the eastern side is most sensitive as these include or are adjacent to Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change.

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 11.12b**.

1. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

2. Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the landscape. Retain and safeguard it on Site in accordance with national planning policy.

3. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. A buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability, particularly for small and isolated woodlands such as those on or around the Site.

4. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of the High Weald. The shaws 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 such as the Ancient Woodland to the north. They also help to visually contain the Site whilst reinforcing historic landscape character.

5. Public footpath through the Site

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

6. Rural character of Furnace Lane

Reason: This is part of a known historic routeway which contributes to both the character of the local area and the wider High Weald AONB which runs adjacent to the Lane's northern edge. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as wide visibility splays, lighting and associated suburban features) on rural lanes and historic routeways is a target in the AONB Management Plan.

Potential Landscape Enhancement Opportunities

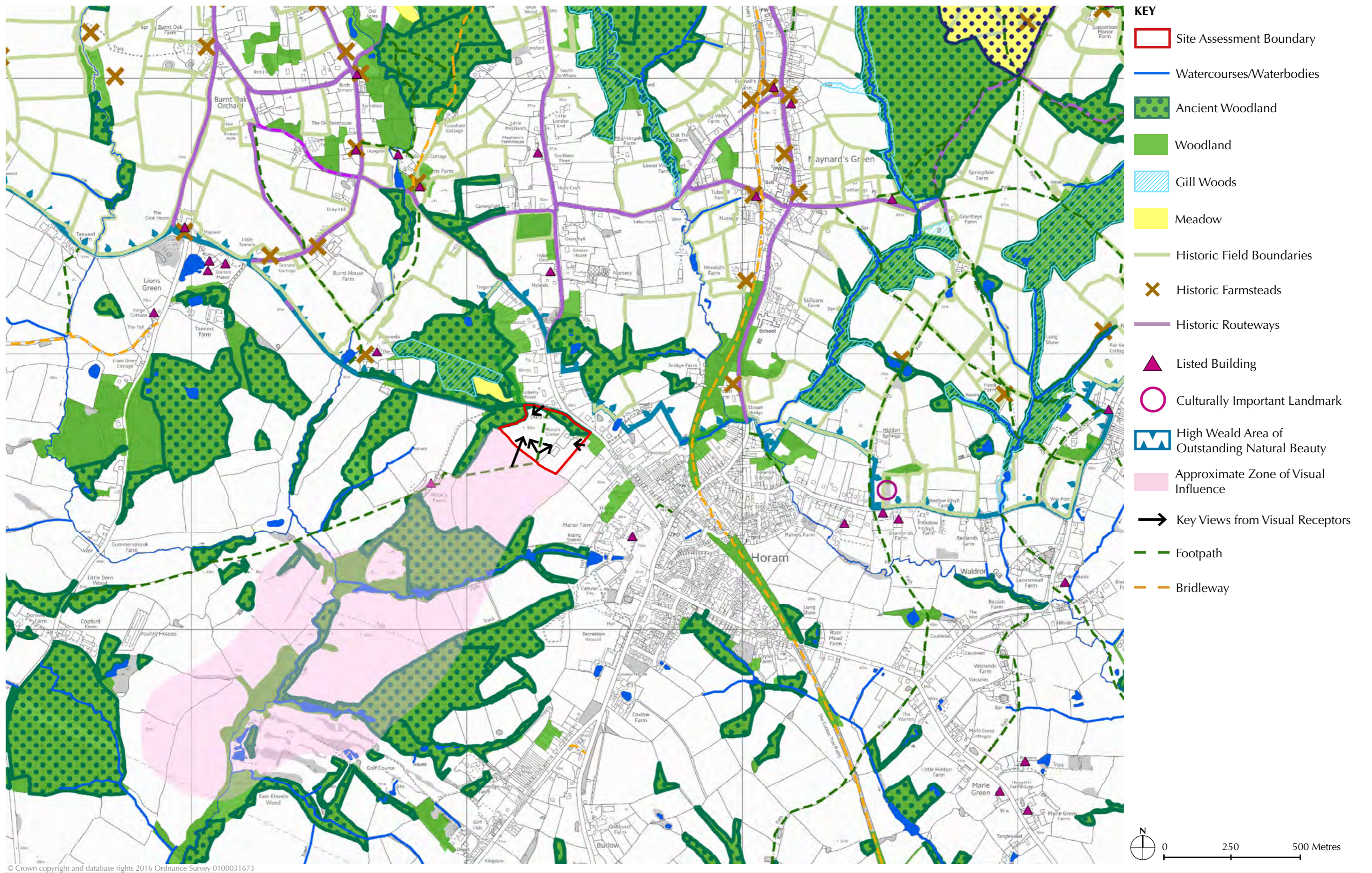
This section should be read in conjunction with the target notes shown on **Figure 11.12b**.

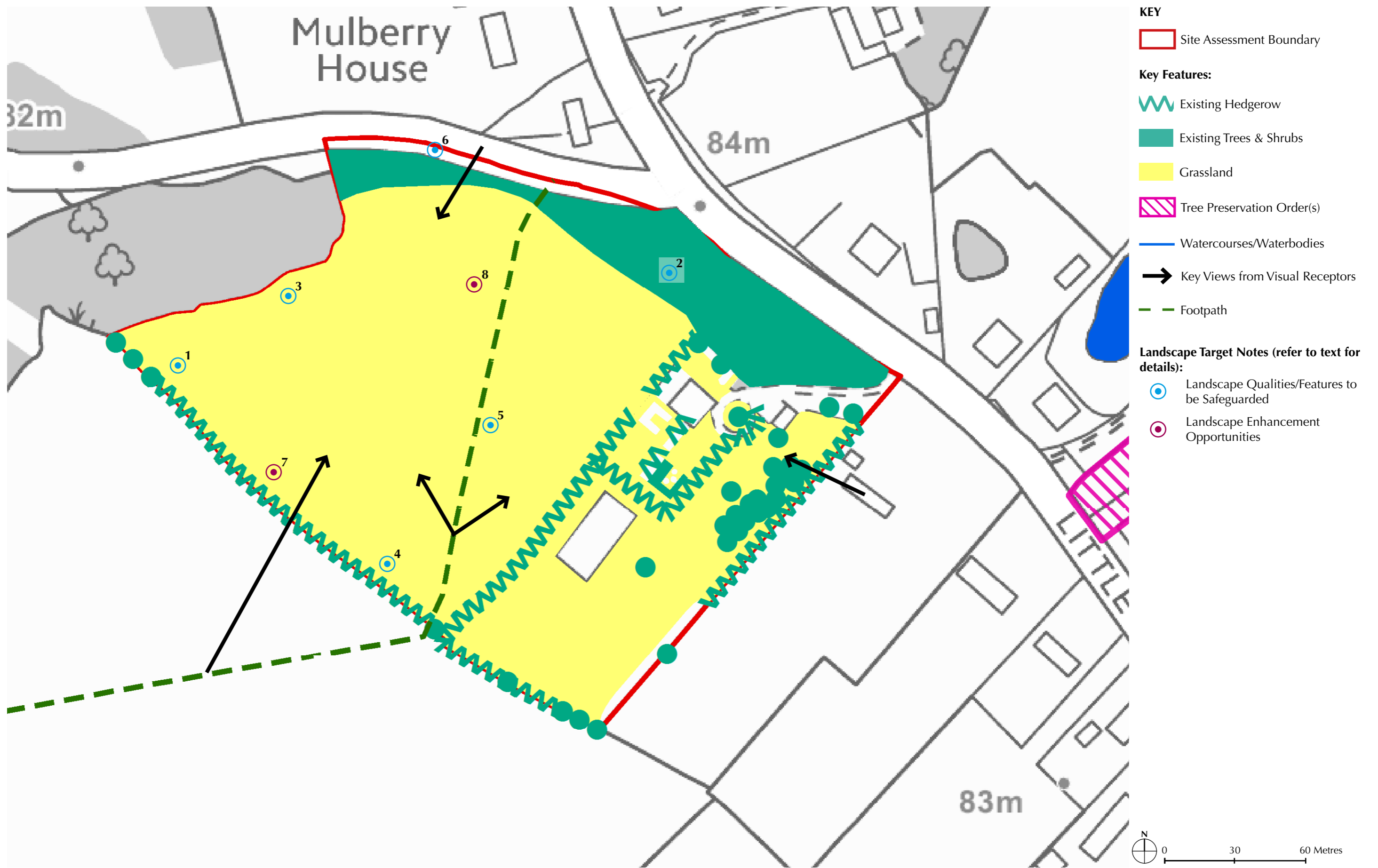
7. Restore/enhance landscape features

Reason: To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore a hedgerow characteristic of this landscape along the south-western boundary. This would connect the existing fragmented Ancient Woodland to the north of the Site with landscape features beyond. Restoring this field boundary would also help to screen the Site in views from the south-west.

8. 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:	Horam
Site Reference Number:	830/3030
Site Address:	Land at Cauldavon, Horebeech Lane, Marle Green, Horam
Site Size: (ha)	1.81
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies behind a small group of existing residential properties at the corner of Horebeech and Laundry Lanes. The Site comprises a small field set back from the road and located to the south-east of Horam. The Site consists of a number of small paddocks, separated with post and wire/rail fencing. A stable is present within the Site which is surrounded by hedgerows and mature trees. A small woodland with ponds lies along the northern edge of the Site and to the south the Site is adjacent to gardens of existing residential properties. A public footpath crosses the Site from Laundry Lane.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.13a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Undulating landscape of small-scale ridges and valleys. • Stream corridors (gills), often narrow and lined with mature trees or belts of Ancient Woodland. • Small to medium sized isolated woodlands, many are Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Dense pattern of scattered small historic settlements and farmsteads, with frequent oast houses. • Network of narrow often sunken, historic tree-lined rural lanes, tracks and paths, including the Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and along stream corridors. 	
Visual Context	
<p>Views into the Site can be experienced locally from neighbouring properties, roads and the rights of way network. Key views from visual receptors are shown on Figure 11.13a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of the public footpath across the Site (High Sensitivity) • Users of Laundry Lane (Medium Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.13a. The Site's ZVI is limited to the Site's neighbouring properties and fields to the west. Visual links to the south-east are prevented by dense vegetation along Laundry Lane. Within the Site visibility is high due to the lack of internal hedgerows or trees, but longer distance views are not possible as a result of local topography and woodland around the Site.</p>	

Key views into the Site are marked on **Figure 11.13a** and typical views are illustrated by the photographs in **Figure 11.13c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.13b** and illustrated on **Figure 11.13c**. Located on level ground, the Site is a small field of equestrian paddocks and stabling. It is sandwiched behind existing residential properties, with a small woodland directly to the north. The Site comprises managed/grazed grassland and its boundary is marked by hedgerows and mature trees. The Site is typical of its surrounding landscape context and has a moderate sense of tranquillity resulting from low-level traffic and aeroplane noise.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

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	Moderate
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its high sensitivity and moderate landscape value. Its location adjacent to a busy road gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is presence of a PRow passing through the Site giving it a moderate 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 11.13b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site contribute to the unique ancient field patterns characteristic of this landscape. The trees and hedgerows 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 to the north. They also help to visually contain the Site and contribute to the local character of the settlement edge.

2. Public footpath through the Site

Reason: To maintain the right of way through the Site, this provides valuable access links desirable to safeguard as part of the wider green infrastructure network.

3. 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.

4. Maintain a buffer to existing woodland

Reason: Woodland is an important landscape and ecological feature and characteristic of this area. The woodland adjacent to the Site is small and isolated, and a buffer would help to mitigate the effects of any potential development on it, particularly as it is small and isolated and therefore more sensitive to these effects.

Potential Landscape Enhancement Opportunities

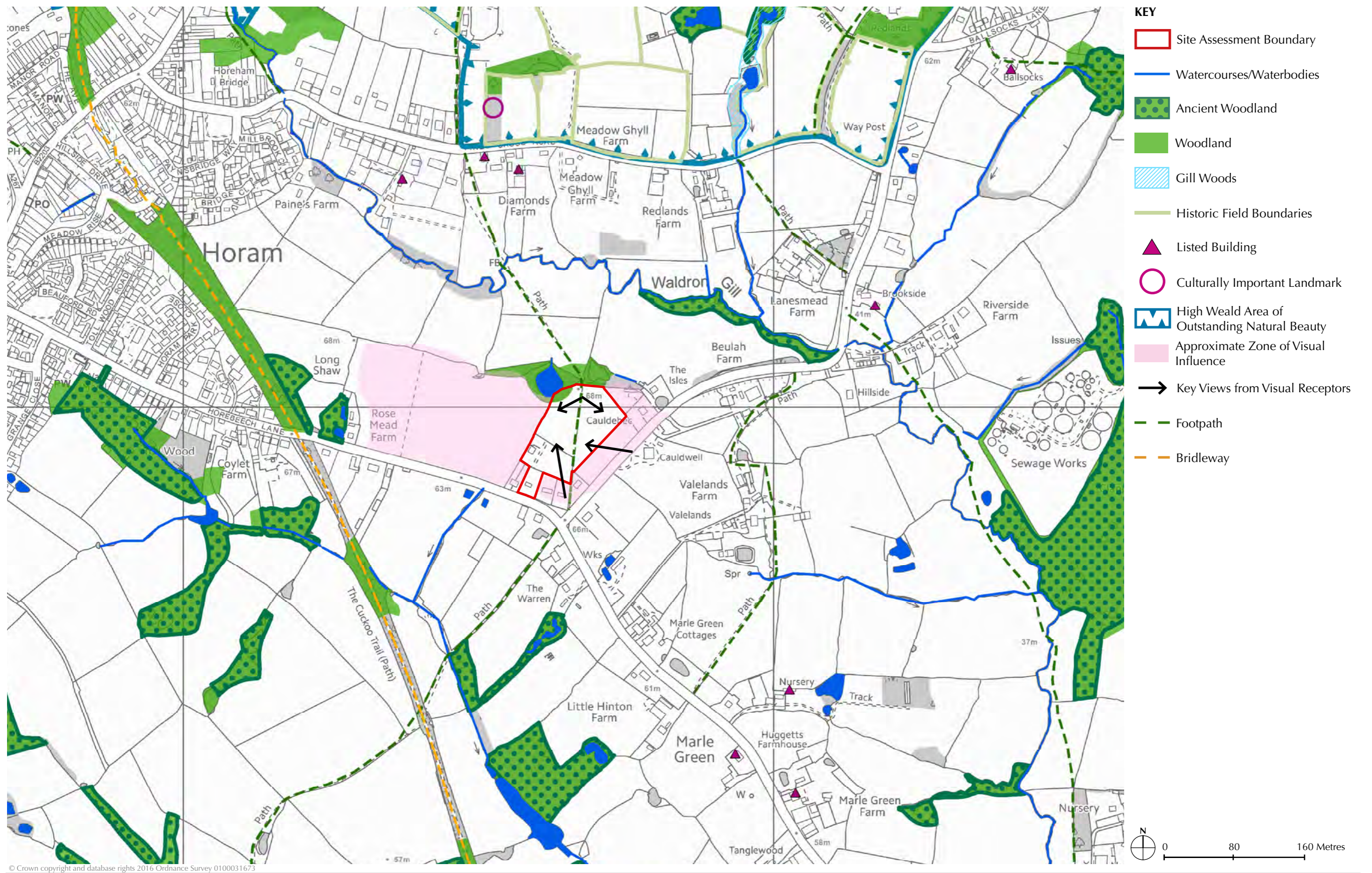
This section should be read in conjunction with the target notes shown on **Figure 11.13b**.

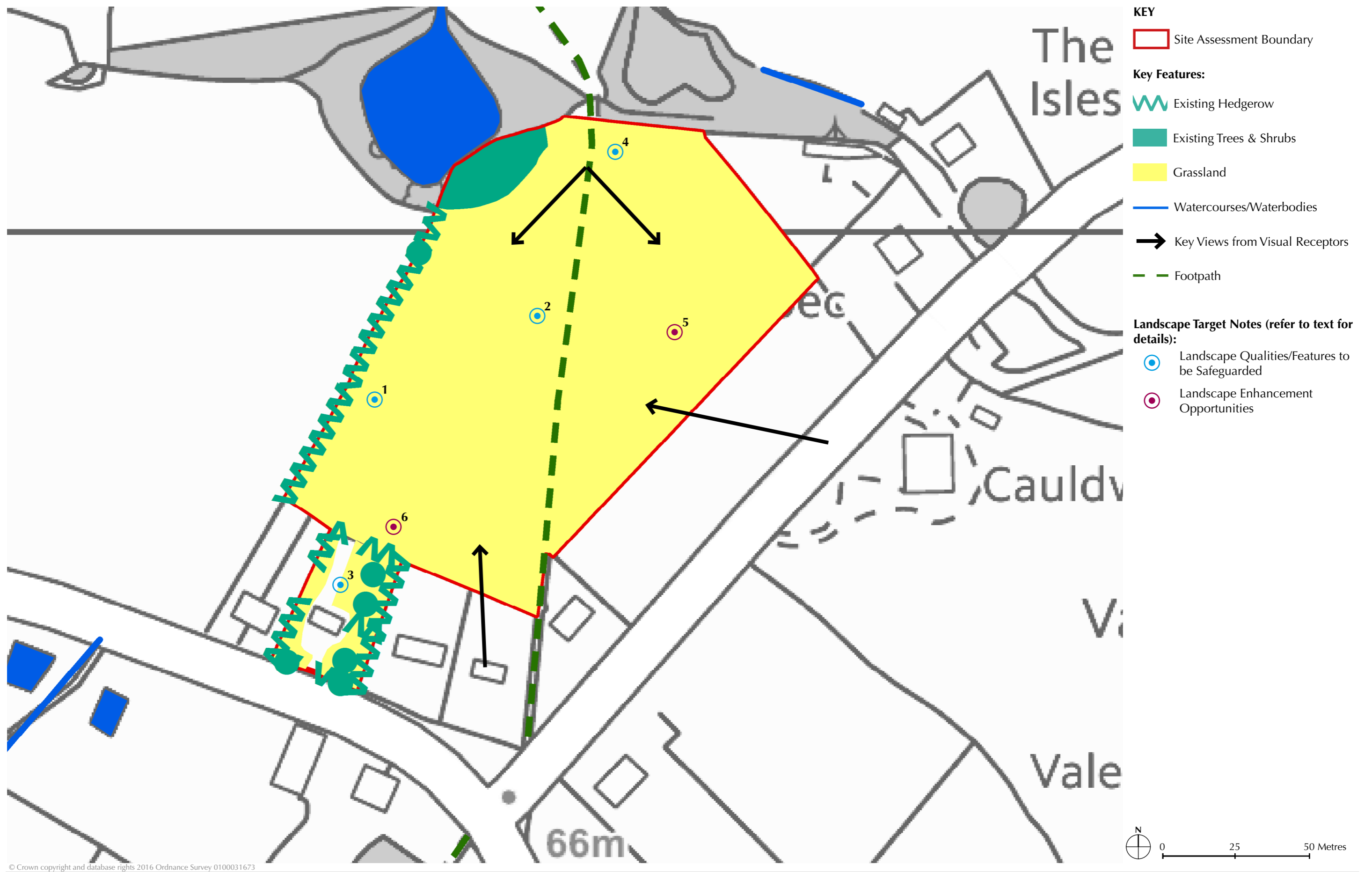
5. Restore/enhance landscape features

Reason: Restore field boundary vegetation as characteristic thick hedges or shaws around the Site, in particular to the northern (buffer) and southern boundaries to ensure green infrastructure links are maintained. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species).

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:	Horam
Site Reference Number:	832/3030
Site Address:	Land at Paines Farm, Vines Cross Road, Horam
Site Size: (ha)	5.22
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies adjacent to residential properties on a valley slope above Waldron Gill, directly east of Horam. Adjacent to the Cuckoo Trail, the Site comprises four small fields currently being used as pasture; and which have recently been topped (cut). Many fields within the Site are surrounded by post and wire fencing, some are enclosed by hedgerows. Accessed via Vines Cross Road, the Site lies just outside the High Weald Area of Outstanding Natural Beauty (AONB).</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.14a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Stream corridors (gills), often narrow and lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are often isolated Ancient Woodlands. • Small-scale, irregular surviving field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Dense pattern of scattered small historic settlements and farmsteads, with frequent oast houses. • Network of narrow often sunken, historic winding rural lanes, tracks and paths including the wooded Cuckoo Trail. • Ponds are common-place, particularly in field corners and stream corridors. 	
Visual Context	
<p>The Site's location close to Horam and on a valley slope leaves it exposed in views from its surroundings. Key views from visual receptors are shown on Figure 11.14a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of the public footpath close the Site (High Sensitivity) • Users of the Cuckoo Trail/NCN 21 (glimpsed views only) (High Sensitivity) • Users of the Vines Cross Road (Medium Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.14a. The Site's ZVI is extensive and as a result of the Site's steep topography and location on a valley side the ZVI is concentrated towards the north-east. Views west and south-west are prevented by the wooded Cuckoo Trail and the settlement of Horam. Within the Site visibility is fairly high and longer distance views extend to the northwards in particular, across the High Weald AONB.</p>	

Key views into the Site are marked on **Figure 11.14a** and typical views are illustrated by the photographs in **Figure 11.14c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.14b** and illustrated on **Figure 11.14c**. Located on sloping ground falling towards the gill in the north, the northern field slopes particularly steeply. The Site is currently grassland, but has also been recently used for arable cultivation. The Site is typical of the wider landscape character context, with its small-scale irregular fields bounded by thick hedges which retain their historic field patterns. The Site has a strong sense of tranquillity, which is occasionally affected by low-level noise from aeroplanes and the nearby residential area.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
Strength of Place	Strong
Landform	Dominant
Tree Cover	Intermittent
Visibility	High
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. The strong sense of remoteness/tranquillity and the coherent ancient landscape pattern and good condition give 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 11.14b**.

1. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of this landscape. The shaws 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 such as the Cuckoo Trail in the south-west. They also help to filter views towards the Site whilst reinforcing historic landscape character.

2. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from neighbouring properties. 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 woodland along the Cuckoo Trail is an important landscape and ecological feature and woodlands are characteristic of this area. This woodland, which lies adjacent to the Site, is narrow and constrained, acting as a key connection from Horam to the countryside for both people and wildlife. A buffer can help to mitigate the effects of development on woodland, particularly for small or constrained woodlands which are more sensitive to these effects.

4. Maintain a wooded buffer to Waldron Gill

Reason: The valley and its associated wooded gill are characteristic landscape features and highly typical of this area - they contribute to the setting of Horam at this location. Gill streams and their trees/woods are particularly sensitive.

5. Local vernacular building styles

Reason: The Site is located in an area which is highly visible from the High Weald AONB where the priority is to enhance the architectural quality of the 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 and targets within the High Weald AONB Management Plan.

Potential Landscape Enhancement Opportunities

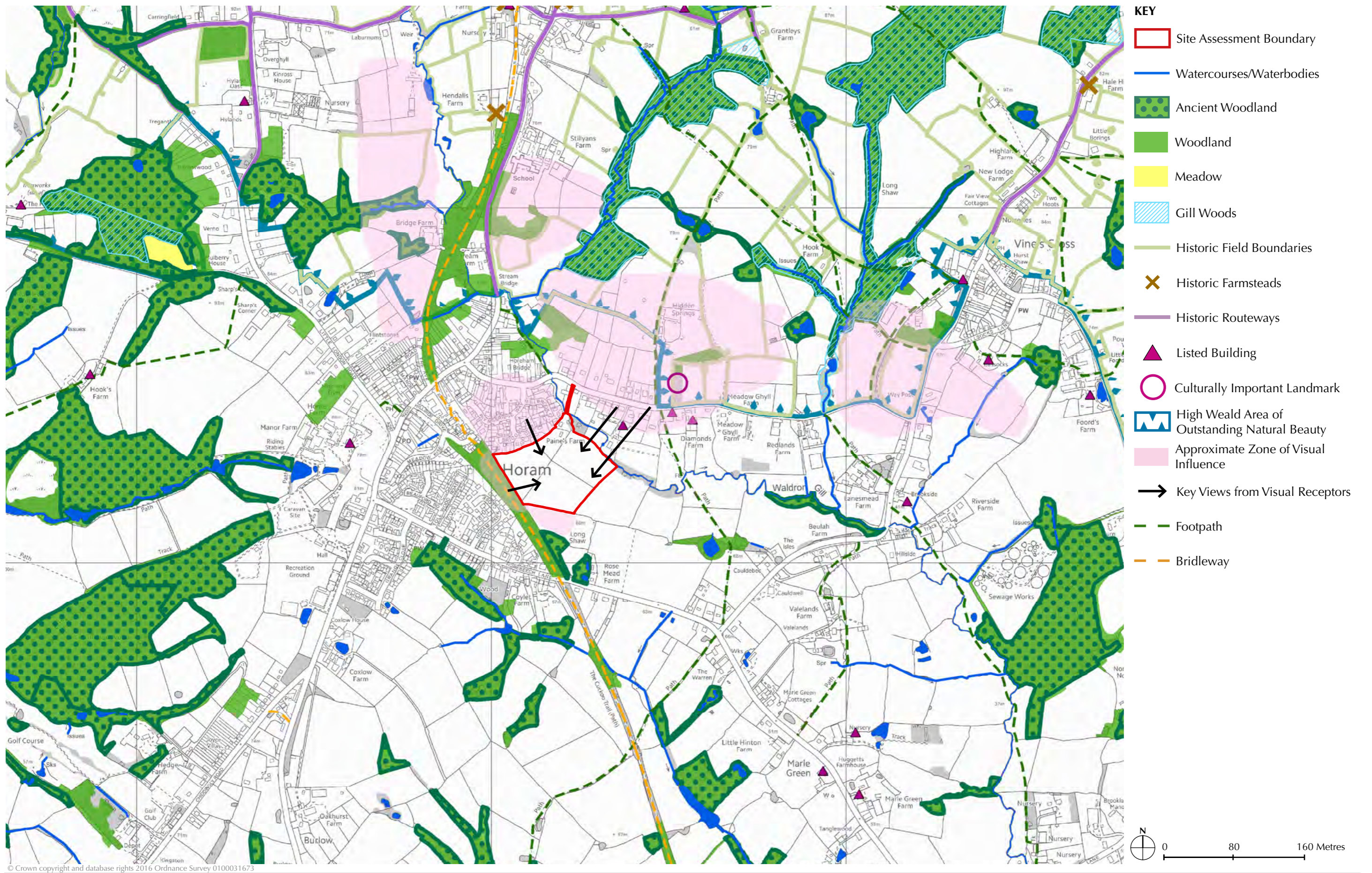
This section should be read in conjunction with the target notes shown on **Figure 11.14b**.

6. Restore/enhance landscape features

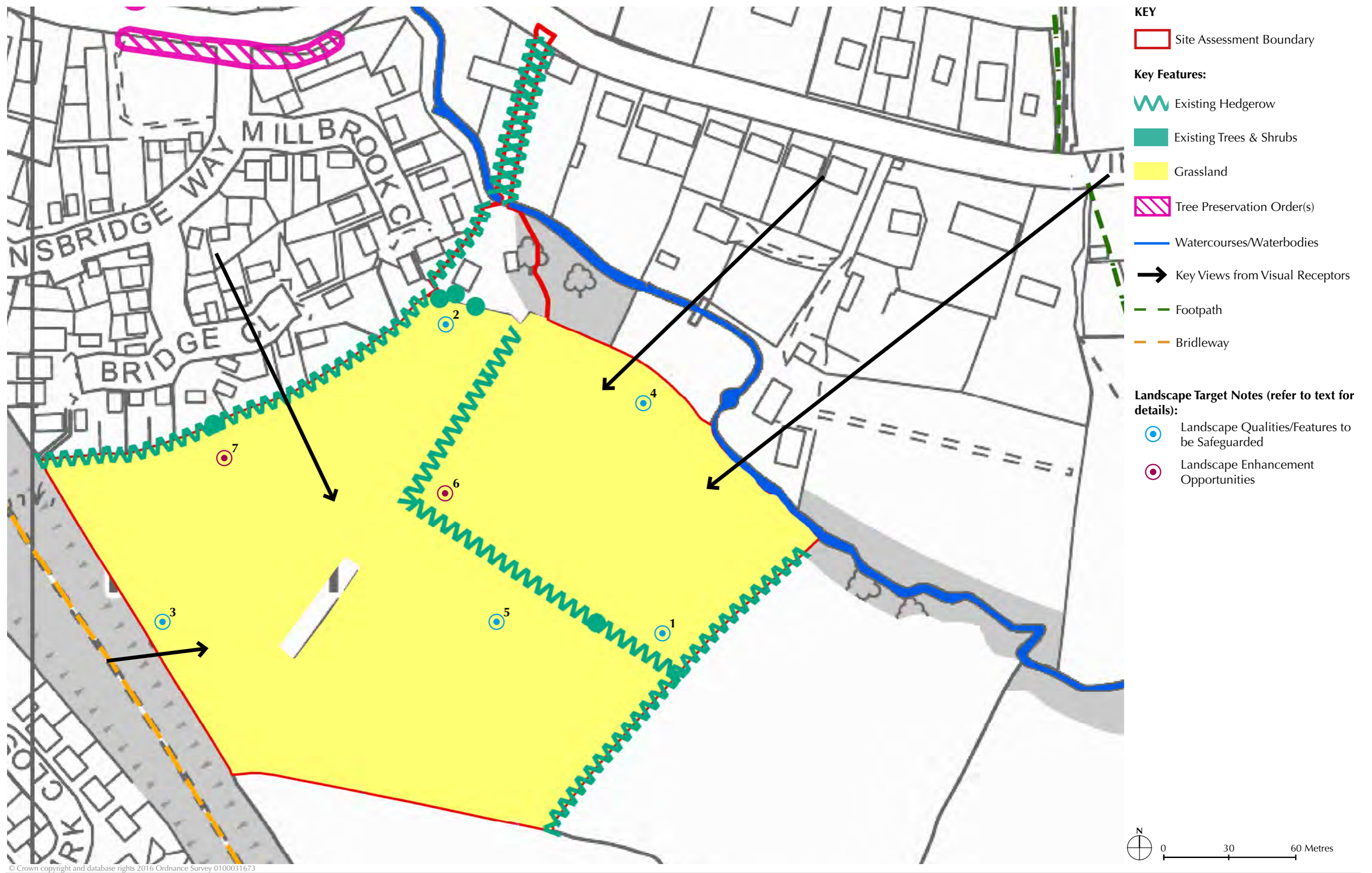
Reason: Restore field boundary vegetation as characteristic thick hedges or shaws around the Site, in particular to provide green infrastructure links between key landscape features. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species).

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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Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Horam
Site Reference Number:	838/3030
Site Address:	Glen Rosa, Vines Cross Road, Horam
Site Size: (ha)	0.11
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies on the north-eastern edge of Horam, behind existing residential properties. The Site is a small, mostly tree covered plot to the rear of the back gardens of existing properties. A footpath and stream run close to the north-eastern site boundary.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.15a. The key characteristics/features which provide the context to this site are:</p> <ul style="list-style-type: none"> • Undulating landscape of small-scale ridges and valleys. • Narrow gill stream corridors lined with mature trees or belts of Ancient Woodland. • Small to medium sized woodlands, many are Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins enclosed by mature hedgerows and shaws. Network of tracks and paths, including the wooded Cuckoo Trail which is a key feature through Horam. • Wooded or tree-lined settlement edge of Horam. 	
Visual Context	
<p>The Site is fairly visually contained by the existing site boundary vegetation; glimpsed views of the Site from neighbouring properties are likely.</p> <p>Typical views of the Site are illustrated by the photographs in Figure 11.15c.</p>	
Site Landscape Character	
<p>The landscape features within the Site are mapped on Figure 11.15b and illustrated on Figure 11.15c. Located on the north-eastern edge of Horam, on the slopes of a small valley, this small rectangular site comprises a single plot of lawns and trees, at the rear of a row of private gardens. The Site is surrounded by hedges on two sides. Immediately to the east lies a small stream enclosed by trees, and a public footpath.</p>	

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and 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	Low/Moderate
Landscape Capacity	High

The Site has a **High Landscape Capacity** due to its low sensitivity and low/moderate landscape value. With the exception of the Site's private amenity value for the adjacent dwellings, the Site has limited features or characteristics of particular landscape value and therefore the Site has a low/moderate 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 11.15b**.

1. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly to the stream close to the eastern boundary of the Site. The existing trees also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

2. Site boundary vegetation

Reason: The boundaries of the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to surrounding key landscape features whilst reinforcing historic landscape character. They also help to visually contain the Site. At this location the trees and vegetation will also be helping to attenuate peak flows of the stream.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 11.15b**.

3. Restore/enhance landscape features

Reason: Restore boundary vegetation as characteristic thick hedges or shaws, in particular to retain and enhance green infrastructure links, by using hedgerows as property boundaries for example. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would restore landscape character, improve connectivity for wildlife and help to screen views towards the Site.

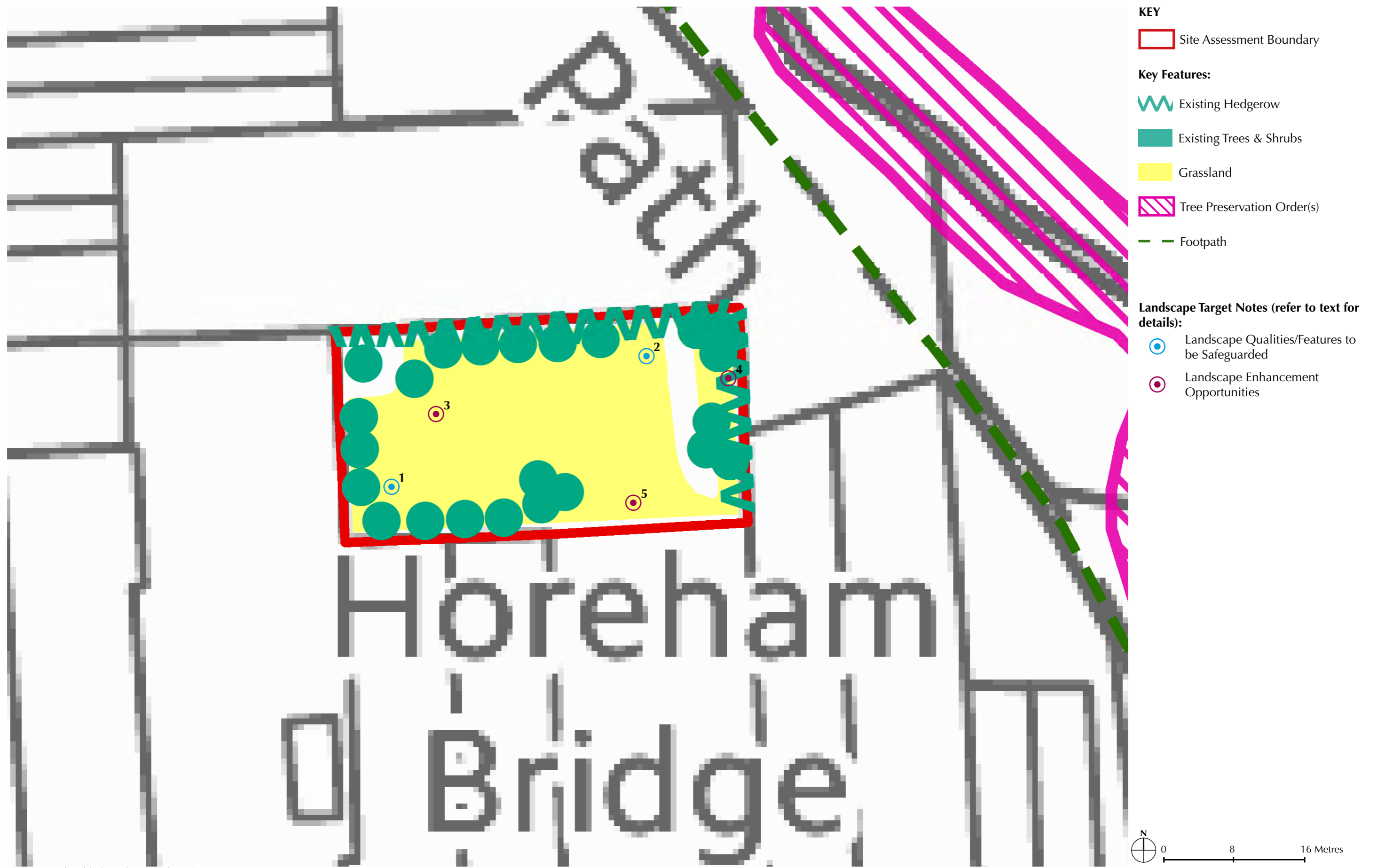
4. Restore/enhance landscape features

Reason: Opportunities exist to allow footpath access to the existing right of way network close by, to retain and enhance green infrastructure links.

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:	Horam
Site Reference Number:	841/3030
Site Address:	Land at Hedgerows, Eastbourne Road, Horam
Site Size: (ha)	2.69
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies on the far south-western side of Horam, set in open countryside between Chiddingly Road and the A267. The Site is made up of three parcels of land and includes an existing property set within large landscaped gardens with an outbuilding. The Site is adjacent to the A267.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.16a. The key characteristics/features which provide the context to this site are:</p> <ul style="list-style-type: none"> • Narrow stream corridors (gills) lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small to medium sized woodlands, many are often isolated Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement, larger often arable fields become more common in the south-west. • Mature trees and hedgerows around field boundaries and along rural lanes. • Network of narrow, historic tree-lined rural lanes, connected by tracks and paths. • Ponds are common-place, particularly in field corners and within woodlands. 	
Visual Context	
<p>Glimpsed views are likely from the public footpath to the south of the Site. Key views from visual receptors are shown on Figure 11.16a. These include:</p> <ul style="list-style-type: none"> • Users of the Chiddingly Road and the A267 (Medium Sensitivity) • Residents of 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 11.16a. The Site's ZVI is limited to local views to the Site, experienced however around much of the Site's periphery. The ZVI includes neighbouring properties, particularly to the west of the Site.</p> <p>Key views into the Site are marked on Figure 11.16a and typical views are illustrated by the photographs in Figure 11.16c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.16b** and illustrated on **Figure 11.16c**. Located on the south-western edge of Horam the Site is generally flat. It comprises two small fields and a garden plot all managed as extended gardens. An existing residential property lies in the north of the Site and an outbuilding within the north-eastern field. The eastern part of the Site includes landscaped gardens with ornamental trees and shrubs. The Site is both amenity grassland with mature and some ornamental trees and semi-improved grassland, a large pond lies adjacent to the A267. In the southern part the Site retains characteristic features, such as thick shaws. This part of the Site lies adjacent to Ancient Woodland. The Site has a moderate sense of tranquillity, affected by traffic noise from the A267.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

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. The Site has a coherent ancient landscape pattern and good condition, particularly in the south, giving it a high landscape value.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site is most sensitive, as it lies adjacent to Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change.

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 11.16b**.

1. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road and south in to the woodland. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

2. 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.

3. Rural character of (A267 and Chiddingly Road)

Reason: These tree-lined lanes have a distinctive leafy character and rural feel. Avoiding/reducing intrusive highway engineering and maintaining their 'green' boundaries will ensure this character is safeguarded.

4. Ponds

Reason: Ponds are important landscape and ecological features, characteristic of the Weald and they can be sensitive to the effects of development. Retaining ponds and their associated habitats which are part of a wider network of open water means they can contribute to green infrastructure and can help to mitigate the effects of development by retaining characteristic landscape features and ensuring the Site remains permeable to wildlife. Ponds could also be incorporated into Sustainable Drainage Scheme (SuDS) design.

Potential Landscape Enhancement Opportunities

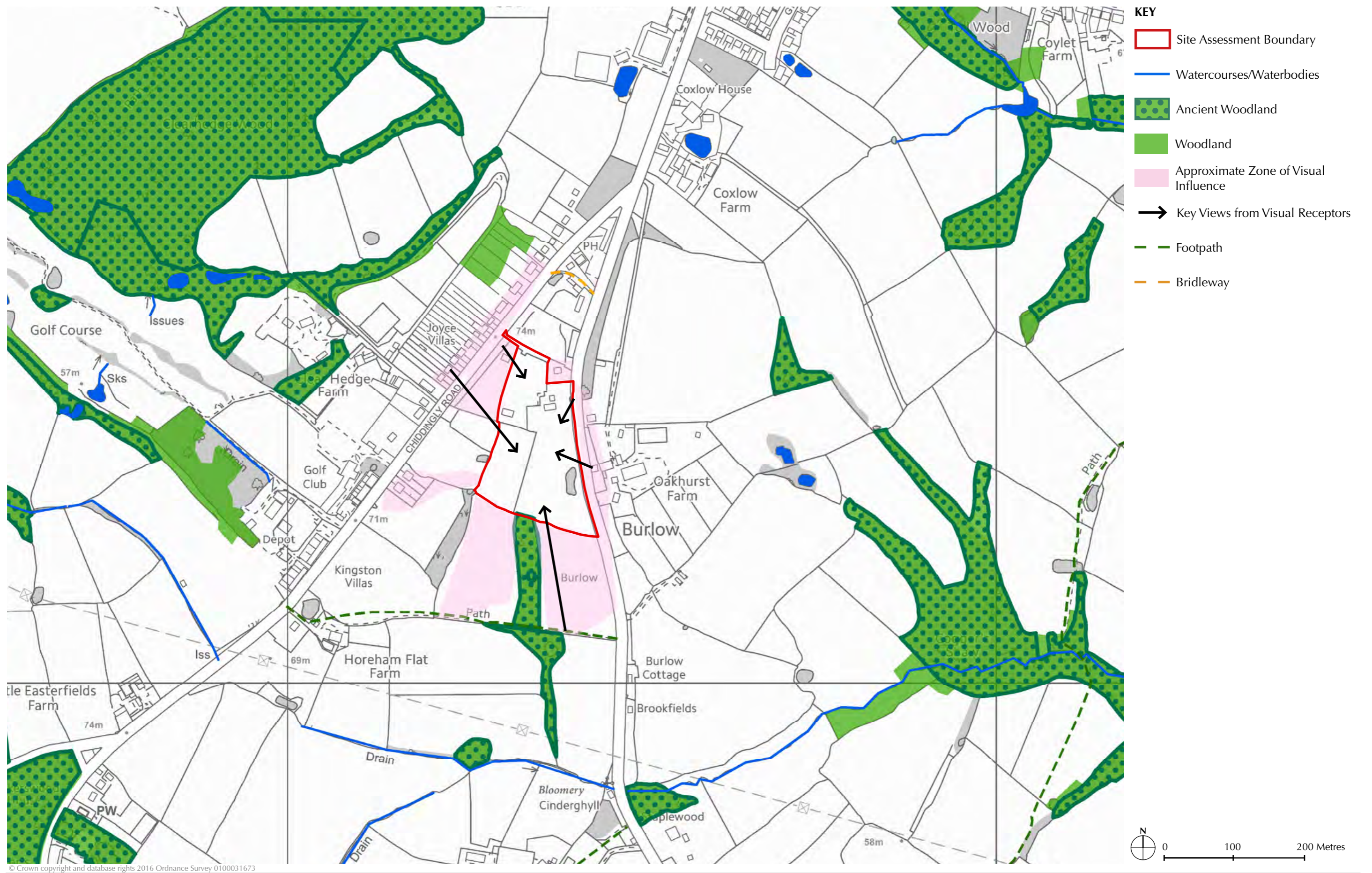
This section should be read in conjunction with the target notes shown on **Figure 11.16b**.

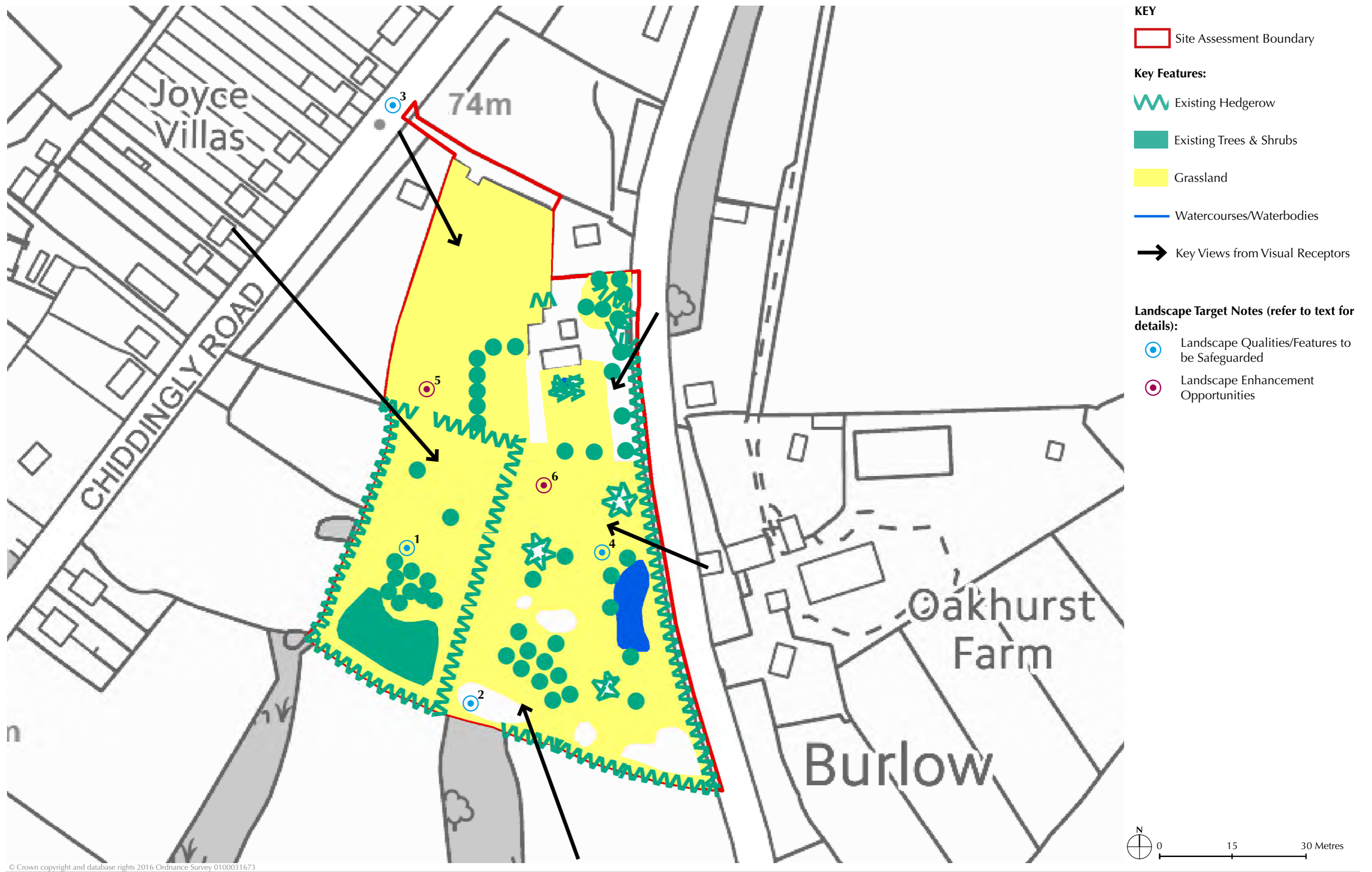
5. Restore/enhance landscape features

Reason: Restore boundary vegetation as characteristic thick hedges or shaws, in particular in the north of the Site as important green infrastructure links to features in the wider landscape such as Ancient Woodland and through gardens. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would restore landscape character, improve connectivity for wildlife and help to screen views towards 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:	Horam
Site Reference Number:	875/3030
Site Address:	Coxlow Farm, Horam
Site Size: (ha)	26.07
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site is located in open countryside to the south of Horam within land located behind Coxlow Farm. The Site comprises a number of small fields of grass bounded by hedgerows and woodland. The Cuckoo Trail and National Cycle Network (NCN) Route 21, along the disused railway line run alongside the Site's far south-eastern edge. The Site is surrounded by open countryside and fields; its northern edge lies adjacent to existing residential properties. A public footpath runs through the southern part of the Site.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.17a. The key characteristics/features which provide the context to this site are:</p> <ul style="list-style-type: none"> • Small to medium sized isolated woodlands, many are Ancient Woodlands. • Stream corridors (gills), often narrow and lined with mature trees or belts of Ancient Woodland. • Undulating landscape of small-scale ridges and valleys. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Dense pattern of scattered small historic settlements and farmsteads, with frequent oast houses. • Network of narrow often sunken, historic tree-lined rural lanes, tracks and paths, including the wooded Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and within stream corridors. 	
Visual Context	
<p>Neighbouring properties at the north-west of the Site and users of the local rights of way network have a view of the Site. Key views from visual receptors are shown on Figure 11.17a. These include:</p> <ul style="list-style-type: none"> • Users of the A267 (Medium Sensitivity) • Residents of neighbouring properties (High Sensitivity) • Users of public footpaths (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.17a. The Site's ZVI is fairly limited to the local area around the Site, primarily as a result of the vegetation and local topographic variation.</p> <p>Key views into the Site are marked on Figure 11.17a and typical views are illustrated by the photographs in Figure 11.17c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.17b** and illustrated on **Figure 11.17c**. Located to the south of Horam the Site is gently undulating. In-keeping with its wider landscape context, the Site comprises a series of small, irregular-shaped field of improved and semi-improved grassland. The southern part of the Site includes thicker shaw-like boundaries of trees which conceal small ponds in field corners. The Site is part of a historically coherent ancient landscape, and it includes Ancient Woodland. The Site is also situated close to small and/or isolated Ancient Woodlands, particularly along its southern boundary, but also in the north and east. The sense of tranquillity at this site is strong, particularly in the southern half close to the Cuckoo Trail and stream, here there is a strong sense of remoteness.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

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. The strong sense of remoteness/tranquillity, coherent ancient landscape pattern and good condition, and the presence of a PRow passing through the Site give it a high landscape value.

Significant variations in landscape sensitivity within the Site:

The southern half of the Site is most sensitive. This part of the Site includes and lies adjacent to Ancient Woodland which is highly sensitive. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change.

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 11.17b**.

1. Field boundaries and their vegetation

Reason: The field boundaries contribute to the unique ancient field patterns characteristic of the landscape. The hedgerows around the Site contribute to green infrastructure by providing existing vegetation which enables species movements around and beyond the Site whilst reinforcing local landscape character. They provide connectivity to the Ancient Woodland and other landscape features, such as hedgerows surrounding the Site. They also help to visually contain the Site by filtering views towards it.

2. Existing trees

Reason: Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

3. Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and woodland is characteristic of this landscape, particularly narrow gill woodland which is adjacent to the Site, and is highly sensitive. It should be safeguarded on Site in accordance with national planning policy.

4. 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 gill woodland which is particularly sensitive.

5. Rural character of (A267)

Reason: This tree-lined lane has a distinctive leafy character and rural feel. Avoiding/reducing intrusive highway engineering and maintaining its 'green' boundaries will ensure this character is safeguarded.

6. Ponds

Reason: Ponds are important landscape and ecological features, characteristic of the Weald and they can be sensitive to the effects of development. Retaining ponds and their associated habitats which are part of a wider network of open water can help to mitigate the effects of development by retaining characteristic landscape features and ensuring the Site remains permeable to wildlife – a function of green infrastructure. Ponds could also be incorporated into Sustainable Drainage Scheme (SuDS) design.

7. Public footpath through the Site

Reason: To maintain the pattern and existing access routes from Marlpits in to the wider countryside as an important green infrastructure link.

8. Semi-improved grassland

Reason: Semi-improved grassland is characteristic of this landscape and is the most ecologically rich grassland on the Site.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 11.17b**.

9. Restore/enhance landscape features

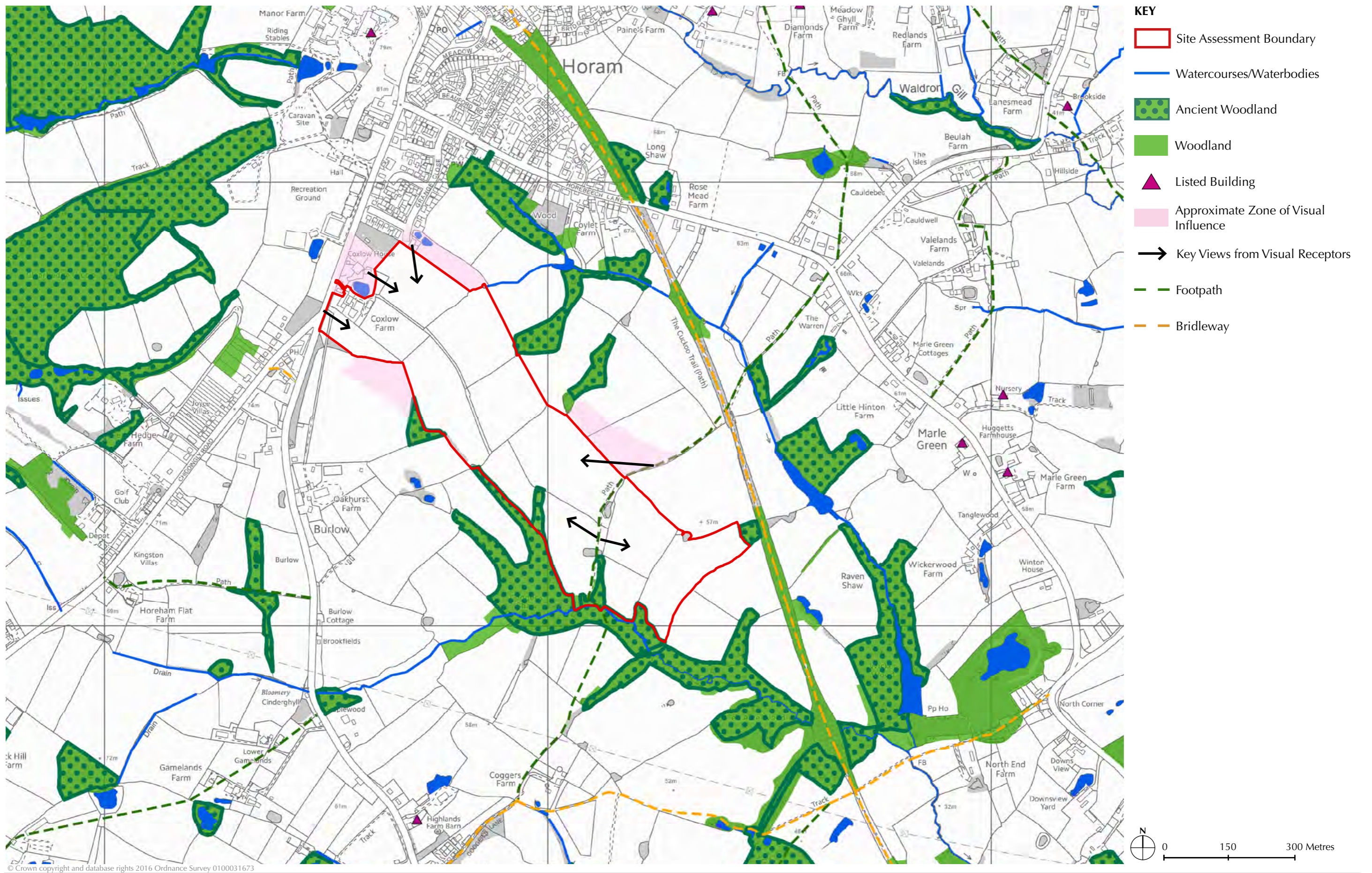
Reason: Opportunities exist to restore key landscape features in a pattern characteristic of the wider landscape to improve connectivity for wildlife, in particular to isolated woodlands surrounding the Site. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species).

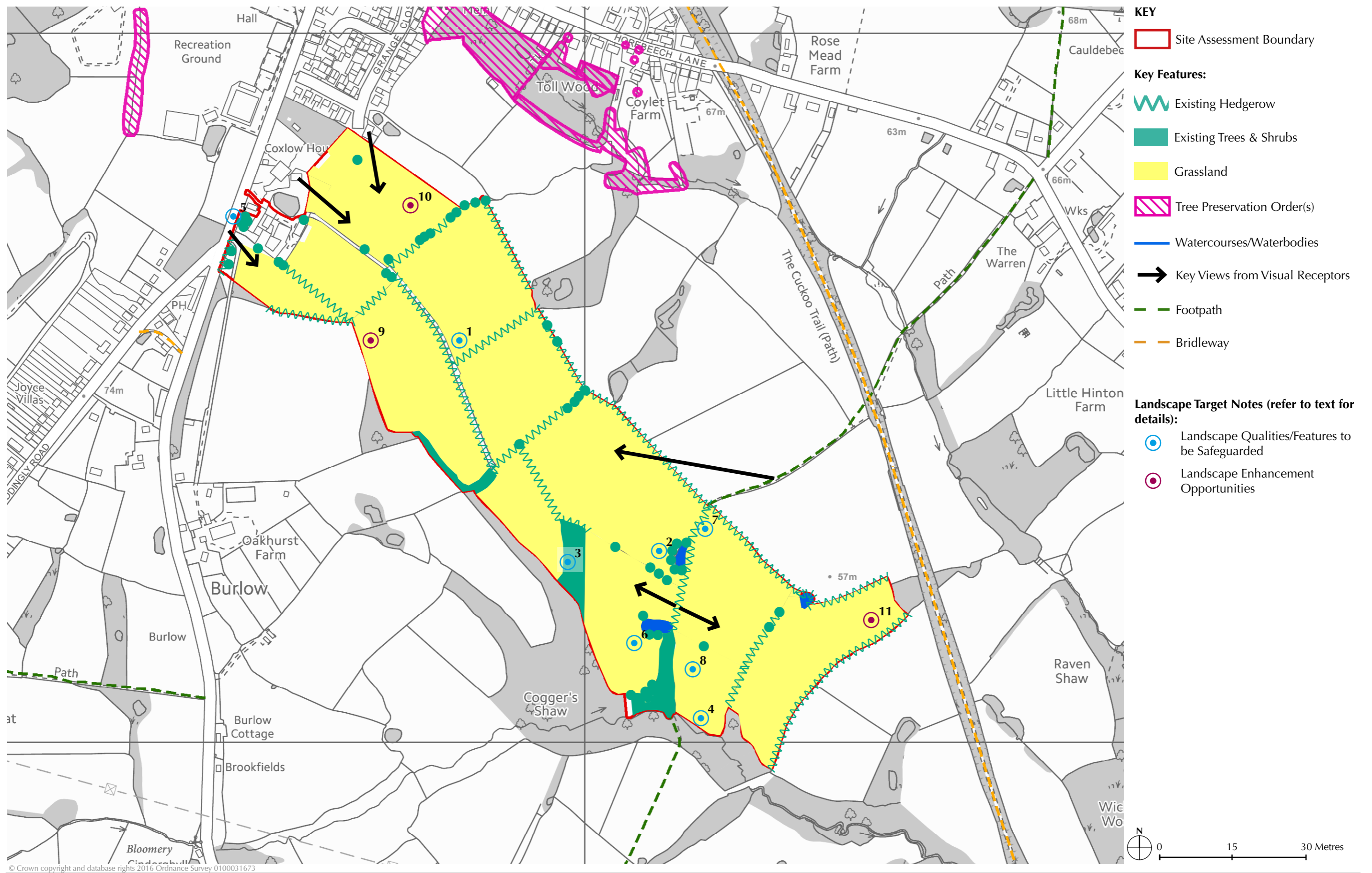
10. Restore/enhance landscape features

Reason: Opportunities exist to provide improved access to the countryside, Cuckoo Trail and to Horam via a new network of rights of way.

11. Positive management of 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:	Horam
Site Reference Number:	889/3030
Site Address:	Land Adjacent to Laundry Lane and Cauldavon, Horam
Site Size: (ha)	0.4
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 11.1, the Site lies behind a small group of existing residential properties adjacent to Laundry Lane. The Site comprises a small rectangular field consists grassland separated with post and wire fencing. Adjacent to the Lane, the Site is bounded by a hedgerow, and it is open to the neighbouring paddocks to the north-west. The Site lies in between two existing residential properties and a public footpath runs close to the Site's south-western corner.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 11.18a. The key characteristics/features which provide the context to this site are:</p> <ul style="list-style-type: none"> • Undulating landscape of small-scale ridges and valleys. • Stream corridors (gills), often narrow and lined with mature trees or belts of Ancient Woodland. • Small isolated woodlands, many are Ancient Woodlands. • Small-scale, irregular field patterns of ancient origins – in particular found close to the settlement. • Mature trees and hedgerows around field boundaries and along rural lanes. • Dense pattern of scattered small historic settlements and farmsteads, with frequent oast houses. • Network of narrow often sunken, historic tree-lined rural lanes, tracks and footpaths, including the Cuckoo Trail which is a key feature through Horam. • Ponds are common-place, particularly in field corners and along stream corridors. 	
Visual Context	
<p>The Site is close to residential properties and rights of way from where views onto the Site are possible. Key views from visual receptors are shown on Figure 11.18a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of the public footpath across the Site (High Sensitivity) <p>The approximate Zone of Visual Influence (ZVI) is shown on Figure 11.18a. The Site's ZVI is limited to the Site's neighbouring properties and fields to the west. Visual links to the south-east are prevented by dense vegetation along Laundry Lane.</p> <p>Key views into the Site are marked on Figure 11.18a and typical views are illustrated by the photographs in Figure 11.18c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 11.18b** and illustrated on **Figure 11.18c**. Located on level ground, the Site is a small field of semi-improved grassland currently used for grazing. It lies close to existing residential properties, with a small woodland directly to the north. The Site comprises managed/grazed grassland and its boundary is marked by hedgerows and livestock fencing. The Site is typical of its surrounding landscape context and has a moderate sense of tranquillity resulting from low-level traffic and aeroplane noise.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Moderate Landscape Capacity for accommodating development, because *'Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas.'*

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	Moderate
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its high sensitivity and moderate landscape value. Its location adjacent to a road gives a more limited sense of remoteness/tranquillity, balanced against the coherent ancient landscape pattern, giving the Site a moderate 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 11.18b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site contribute to the unique ancient field patterns characteristic of this landscape. The trees and hedgerows 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 to the north, and into gardens. They also help to visually contain the Site.

2. Rural character of (Laundry Lane)

Reason: This tree-lined lane has a distinctive leafy character and rural feel. Avoiding/reducing intrusive highway engineering and maintaining its 'green' boundaries will ensure this character is safeguarded.

Potential Landscape Enhancement Opportunities

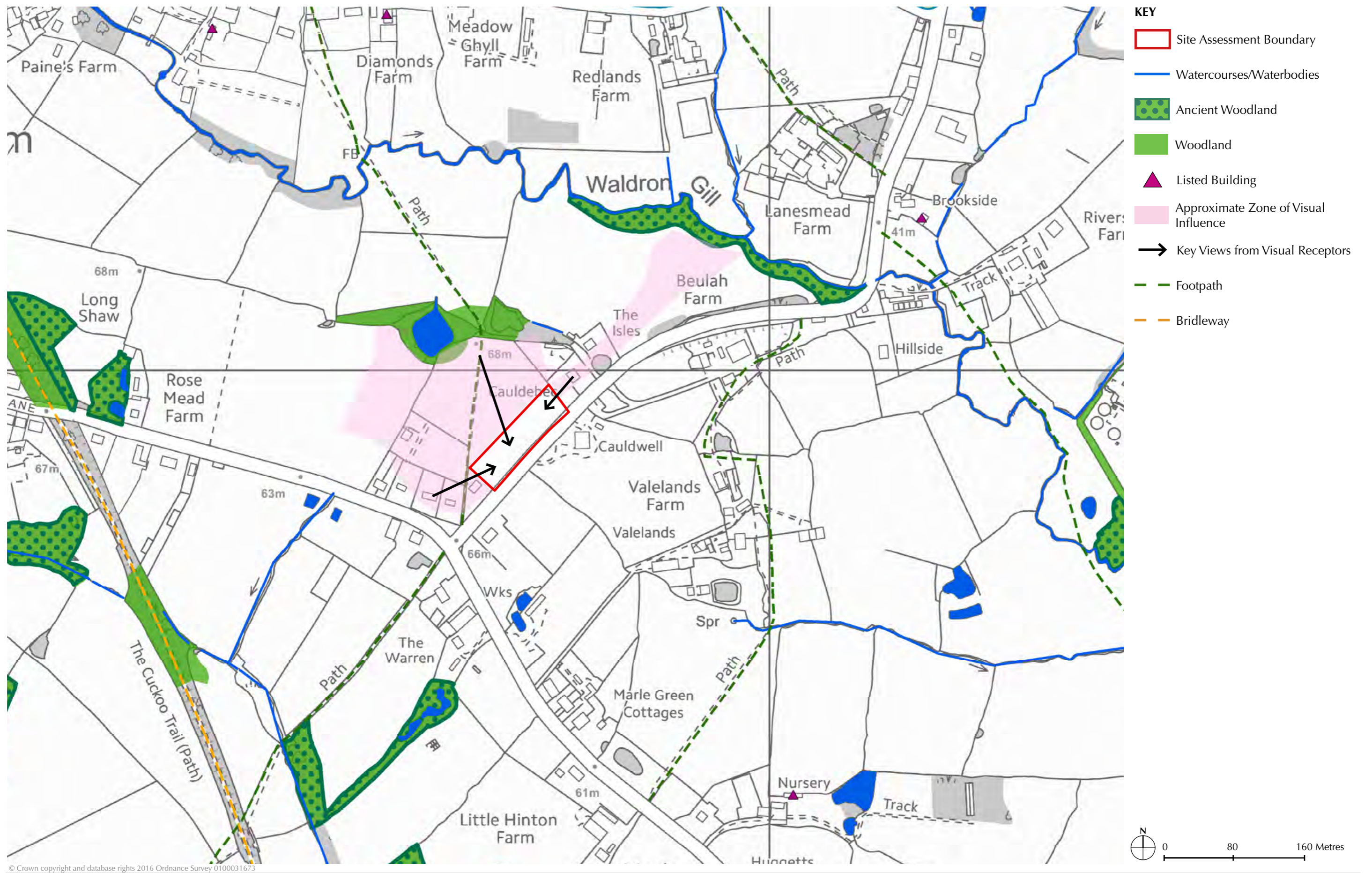
This section should be read in conjunction with the target notes shown on **Figure 11.18b**.

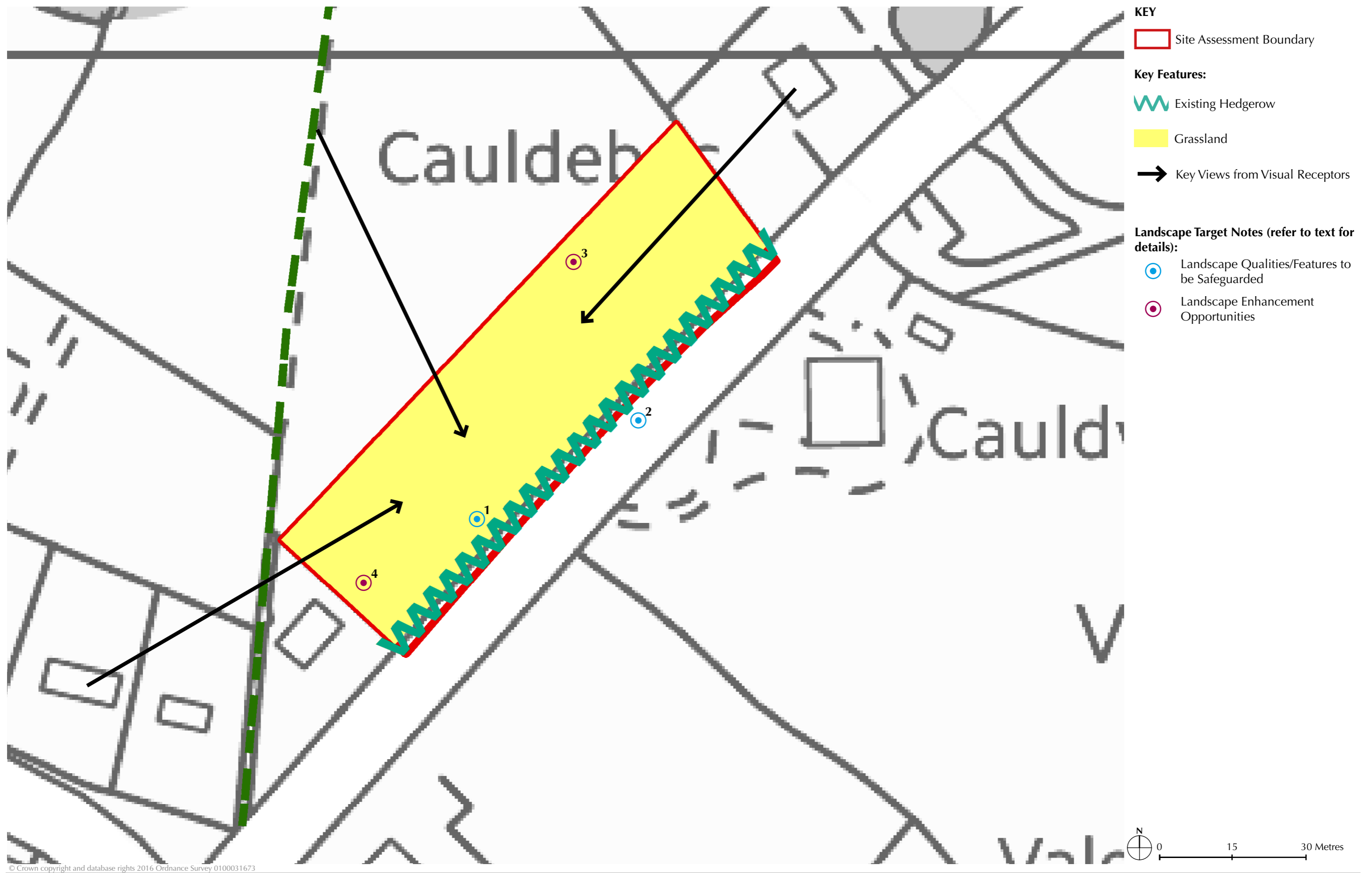
3. Restore/enhance landscape features

Reason: Restore field boundary vegetation as characteristic thick hedges or shaws around the Site, in particular to the northern and southern boundaries to ensure green infrastructure links for wildlife are enhanced and maintained, particularly to the small woodland just north of the Site. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species).

4. 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