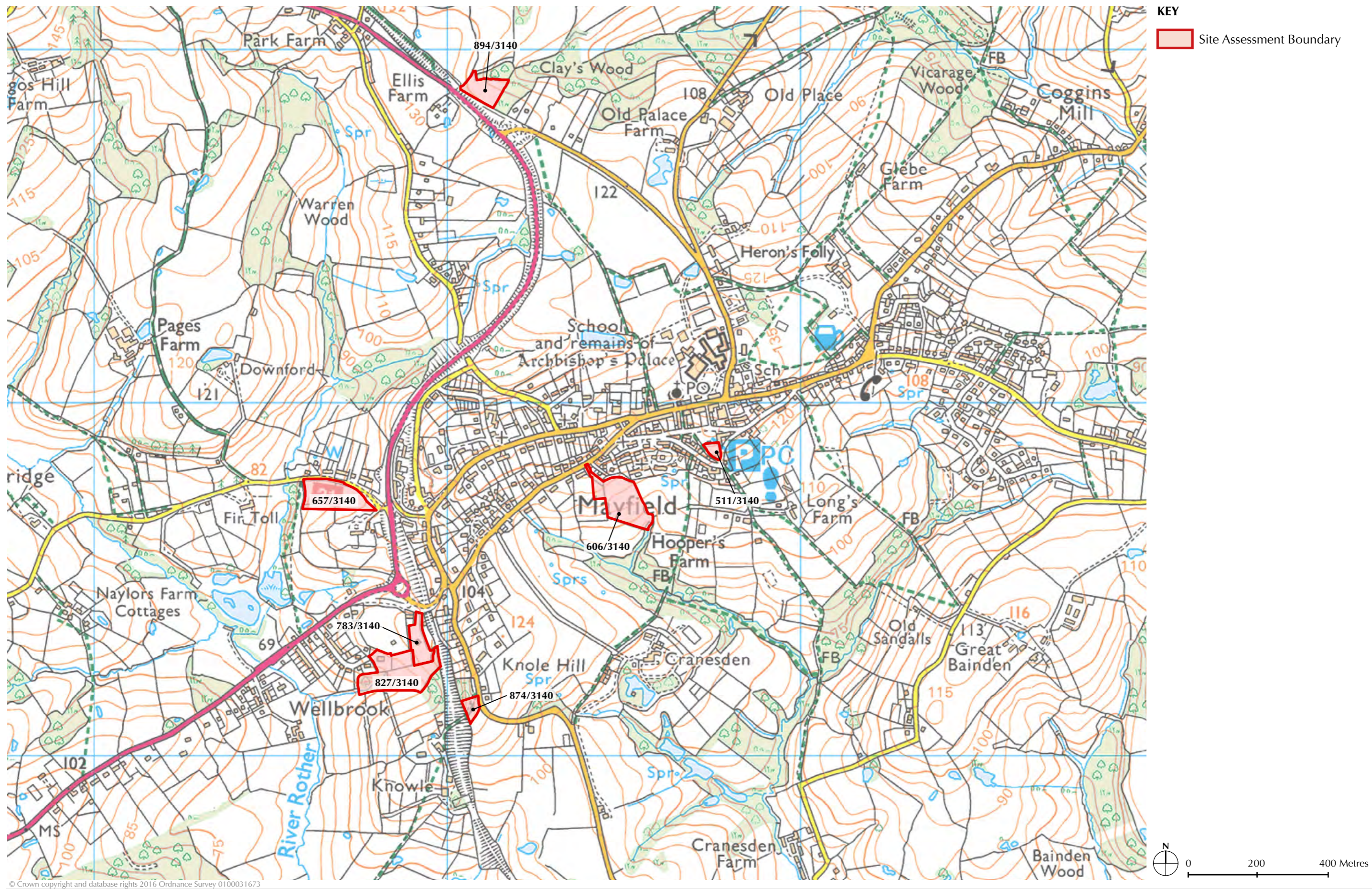


8.0 MAYFIELD SITES



LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Mayfield
Site Reference Number:	511/3140
Site Address:	Land Adjacent to South Street car park, Mayfield
Site Size: (ha)	0.16
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on Figure 9.1, the Site lies within Mayfield village, a ridge-top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). Currently used as allotments, the Site is immediately surrounded by wooden paling with chicken wire. Adjacent to Codbatt Hill and just south of South Street car park, the Site is adjacent to a public footpath to the west with residential properties beyond. To the east and south lie further residential properties, the Site occupies a prominent position on the edge of the ridge. The Site lies within Mayfield's Conservation Area.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 9.2a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Glimpses of the Archbishop's Palace and St. Dunstan's Church spire in many views, both are culturally important landmarks. • Small-scale ancient landscape of pastoral fields and meadows interspersed with thick shaws or tracts of Ancient Woodland. • The historic core and numerous listed buildings in Mayfield. • Steeply undulating ridges and valleys, creating an intimate rolling landscape. • Small and medium-scale Ancient Woodlands provide an intermittent sense of enclosure. • Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands. • Sunken often tree-lined historic lanes. • Wooded or tree lined ridge-top settlement of Mayfield. • Dense patterns of tracks and paths running off ridge-top settlement into the valleys. • Scattered settlement patterns of historic farmsteads. • Long panoramic views over the High Weald to the south. 	
Visual Context	
<p>The Site is generally visually contained in the north by the surrounding built up area, but significantly exposed towards the south.</p> <p>Typical views of the Site are shown on Figure 9.2a.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 9.2b** and illustrated on **Figure 9.2c**. Located on the southern edge of Mayfield the Site has a steeply sloping topography, falling towards the south. The Site comprises a small parcel of land within an existing residential area. Currently being used as allotments and overlooked by properties and a car park, the Site does not have a typical rural character. However, long views southwards provide a visual connection with the countryside beyond. The Site lies between Cordbatt Hill and Vale Road, both very narrow rural lanes. To the west, a number of trees run alongside the Site next to a footpath. A number of Listed Buildings are within close proximity to the Site.

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	Dominant
Tree Cover	Intermittent
Visibility	High
Landscape Sensitivity	Moderate
Landscape Value	Very High
Landscape Capacity	Low

The Site has a **Low Landscape Capacity** due to its moderate sensitivity and very high landscape value. Its prominent location within the High Weald AONB gives the Site a very 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 9.2b**.

1. Public footpath adjacent to the Site

Reason: Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the High Weald are historic and their pattern also contributes to 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 into the village through gardens. They also 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 the retention of trees on development sites.

3. Rural character of Codbatt Hill and Vale Road

Reason: These are a known historic routeways which contribute to both the character of the local area and the wider High Weald AONB. 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.

4. 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.

5. Views towards the south

Reason: To ensure characteristic panoramic views of the High Weald the south can be experienced by people within Mayfield.

6. Open green space

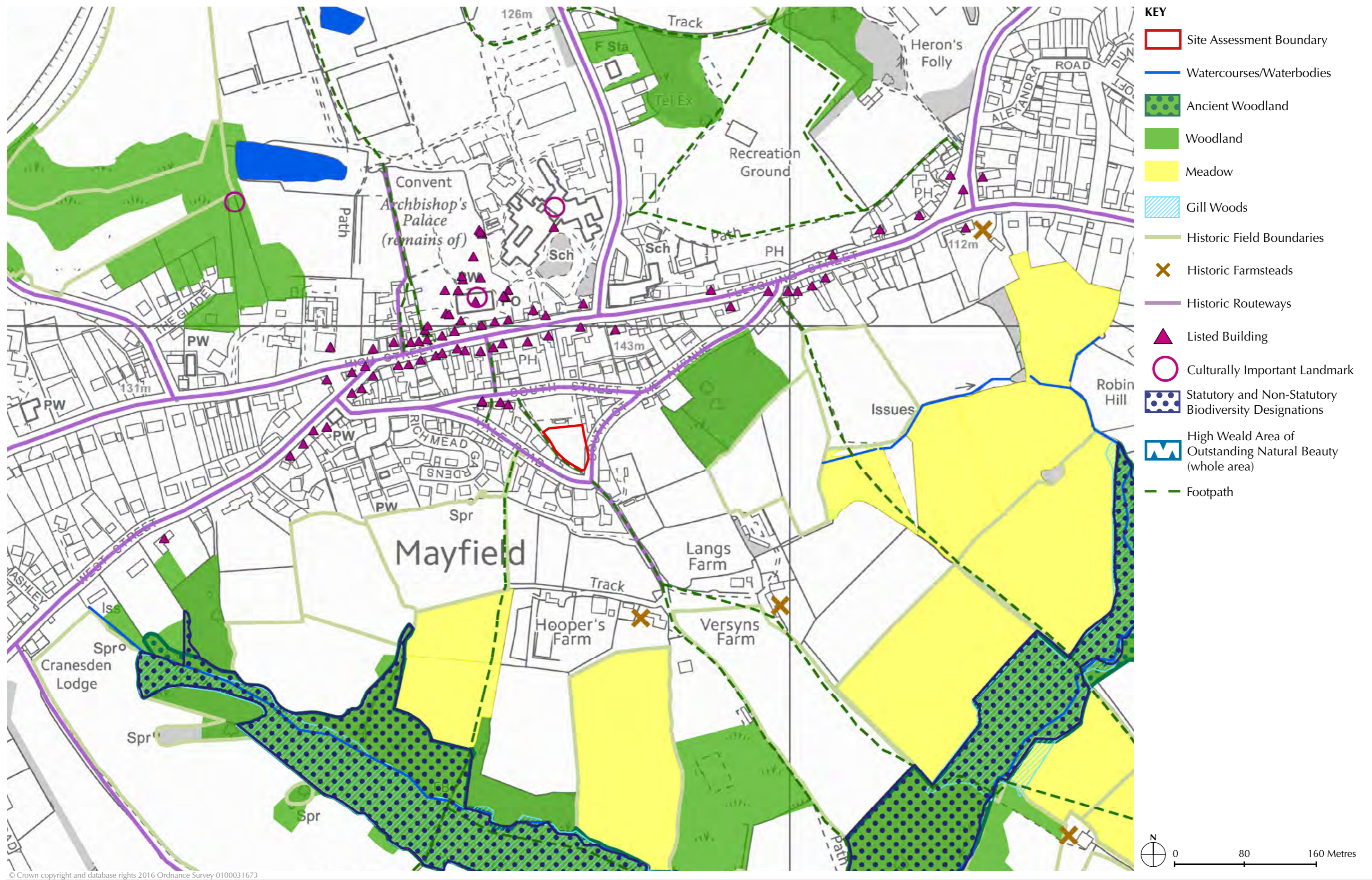
Reason: To maintain open areas of green space and trees within the development, which are characteristic of ridge-top settlements in the High Weald, such as Mayfield.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 9.2b**.

7. 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.





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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:	Mayfield
Site Reference Number:	606/3140
Site Address:	Land at West Street, Mayfield
Site Size: (ha)	1.6
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on Figure 9.1, the Site lies adjacent to existing residential development on the southern edge of Mayfield, a ridge-top settlement in the High Weald Area of Outstanding Natural Beauty (AONB). The Site stretches south into open countryside on the slopes of a valley, and is bounded by hedgerows and trees on all sides. To the northern boundary the Site is adjacent to residential gardens; all other sides abut the open countryside.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 9.3a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Glimpses of the Archbishop’s Palace and St. Dunstan’s Church spire in many views, both are culturally important landmarks. • Small-scale ancient landscape of irregular-shaped pastoral fields and meadows interspersed with thick shaws or tracts of Ancient Woodland. • Steeply undulating ridges and valleys, creating an intimate rolling landscape. • Small and medium-scale ancient woodlands provide an intermittent sense of enclosure. • Narrow and often deep, stream corridors (gills), typically lined by ancient woodlands. • Sunken often tree-lined historic lanes. • Exposed sandstone outcrops. • Wooded or tree lined ridge-top settlement edge of Mayfield. • Historic ridge-top roads with dense patterns of narrow, winding rural lanes. • Historic tracks and paths run off the ridge in to the valleys. • Scattered settlement patterns of ridge-top villages and historic farmsteads. • Long panoramic views over the High Weald to the south and south-east. 	
Visual Context	
<p>Views of St. Dunstan’s Church spire, a culturally important landmark are possible from this site. Glimpsed views experienced from this Site towards the south-east reach to a significant distance, extending to the ridges of the High Weald on the horizon. Key views from visual receptors are shown on Figure 9.3a. These include:</p> <ul style="list-style-type: none"> • 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 9.3a. The Site’s ZVI is extensive and far-reaching, with particularly substantial visual influence south-eastwards over large parts of the High Weald landscape. Locally the ZVI extends beyond the Site in most</p>	

directions, and includes neighbouring residential areas. Visibility to the north-west is generally heavily constrained by local topography, and land cover.

Key views into the Site are marked on **Figure 9.3a** and typical views are illustrated by the photographs in **Figure 9.3c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 9.3b** and illustrated on **Figure 9.3c**. Located on the southern slopes of the ridge-top settlement of Mayfield, the Site comprises an undeveloped field. The Site is steeply sloping towards the south, set within the wider context of the characteristically steeply undulating landscape of the High Weald. Within the Site the high point lies close to the existing settlement edge, affording long-distance views and giving the Site prominence in views back towards the settlement. The Site itself is a single, small irregular shaped field, typical of this landscape, and retaining its historic field boundaries. An additional parcel of land, including parts of existing mature gardens and a track connecting the Site to West Street in the north are also within the Site boundary. A narrow belt of Ancient Woodland lies adjacent to the Site's south-eastern boundary. The Site has a strong sense of tranquillity, affected only by occasional low-level noise from neighbouring properties.

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 Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB resulting in High Landscape Value. Strength of place is very strong as a result of the strong pattern of linear Ancient Woodland and pastoral fields. In addition the linear Ancient Woodlands and a network of rural lanes contribute to High Landscape Sensitivity.'*

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Unique/rare
Continuity	Ancient
Strength of Place	Very 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 adjacent to existing urban edge gives a slightly more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is the location within the High Weald AONB giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The land to the south-east of the Site is the most sensitive. This area directly abuts a small, fragmented Ancient Woodland which is highly sensitive. The gardens are less sensitive, as they generally remain closest to the ridgeline, thus in-keeping with the ridge-top characteristics of Mayfield.

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 9.3b**.

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 and should be retained in accordance with targets in the High Weald AONB Management Plan.

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 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. 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

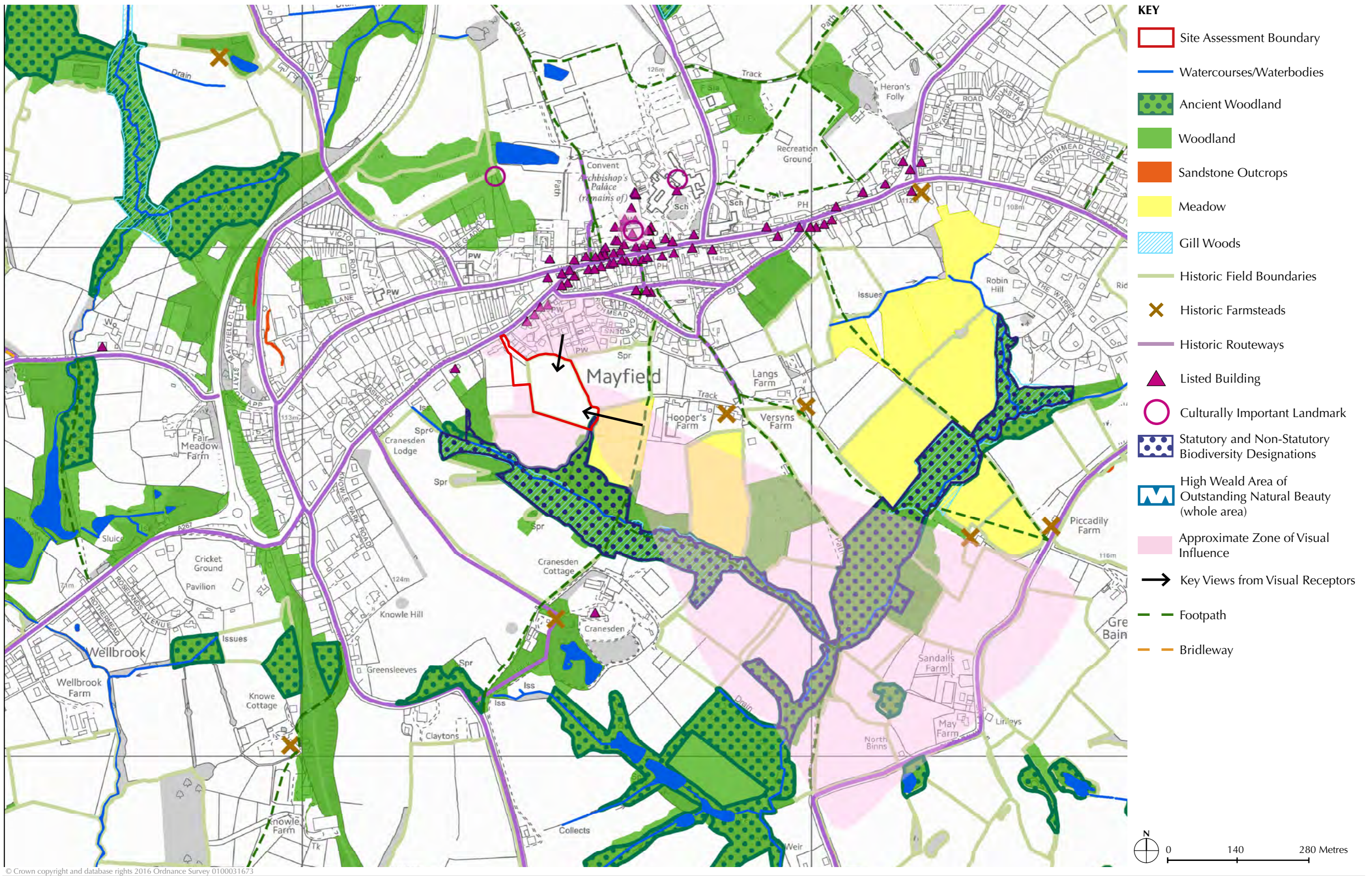
This section should be read in conjunction with the target notes shown on **Figure 9.3b**.

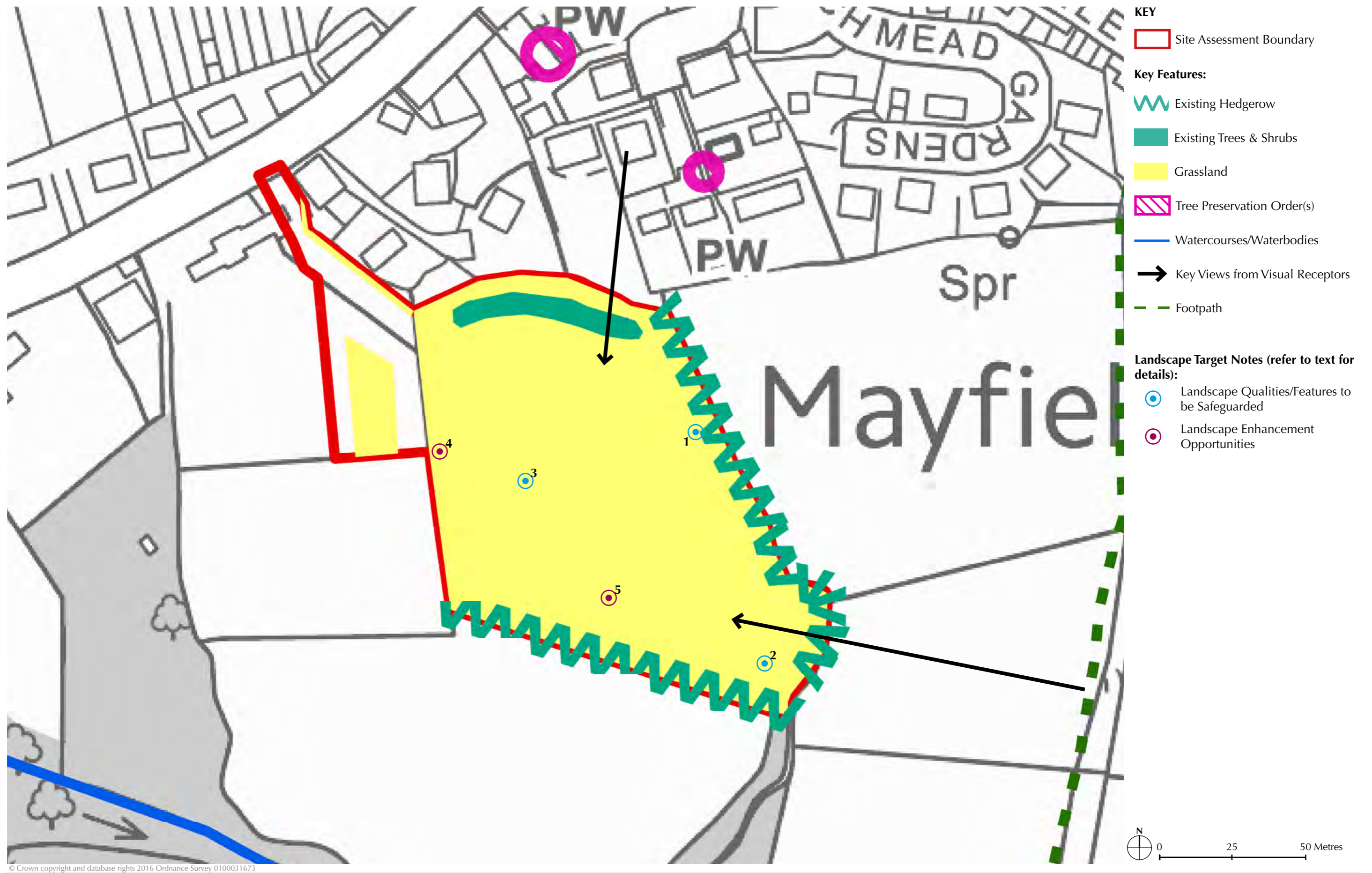
4. Restore/enhance landscape features

Reason: To create new and enhance existing characteristic landscape features such as hedgerows, shaws and small woods, to break up views of the new development from further afield whilst ensuring the Site is more permeable for wildlife. To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity within and beyond the Site.

5. 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.





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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:	Mayfield
Site Reference Number:	657/3140
Site Address:	Land to the South of Fir Toll Road, Fair Meadow Farm
Site Size: (ha)	1.33
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on Figure 9.1, the Site is located adjacent to existing residential properties, beyond the bypass on the far western side of Mayfield - a ridge-top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises parts of two small fields of grass, enclosed on two sides, by a hedgerow and woodland. The southern edges of the Site are open to the rest of the field. Fir Toll Road, which is also part of the National Cycle Network (NCN), lies adjacent to the Site's northern boundary. A public footpath runs through the woodland adjacent to the Site's western edge. The Site boundary does not follow the field boundaries.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 9.4a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick shaws or tracts of Ancient Woodland. • Steeply undulating ridges and valleys, creating an intimate rolling landscape. • Small and medium-scale ancient woodlands provide an intermittent sense of enclosure. • Narrow and often deep, stream corridors (gills), typically lined by ancient woodlands. • Sunken often tree-lined historic lanes. • Exposed sandstone outcrops. • Wooded or tree lined ridge-top settlement edge of Mayfield. • Dense patterns of narrow, winding rural lanes, tracks and paths. • Scattered settlement patterns of historic farmsteads. 	
Visual Context	
<p>Local glimpsed views to the Site from neighbouring residents are possible. Key views from visual receptors are shown on Figure 9.4a. These include:</p> <ul style="list-style-type: none"> • Users of the public footpath (High Sensitivity) • Residents in neighbouring properties (High Sensitivity) • Users of NCN Route 21 (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 9.4a. The Site's ZVI is relatively limited, restricted by topographic variation and land cover. Glimpsed views of surrounding higher ground are possible, however far reaching and extensive views are not possible from within this site.</p>	

Key views into the Site are marked on **Figure 9.4a** and typical views are illustrated by the photographs in **Figure 9.4c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 9.4b** and illustrated on **Figure 9.4c**. Located to the west of Mayfield, the Site has a generally flat topography, falling slightly westwards, towards the stream. It comprises parts of two small irregular-shaped field of grass and a hedgerow, with hedgerow trees bounds the Site to the north, which marks a historic field boundary. The remaining sides of the Site are open to the field, demarked by post and rail fencing. The Site is characteristic of its wider landscape and typical of the High Weald with its complex of small-scale irregular fields and numerous scattered farmsteads. A footpath runs along the western edge of the Site, bisecting the field. The Site has a strong rural feel, but a moderate sense of tranquillity, affected by noise from the A267.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 4, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 4 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB resulting in High Landscape Value. Stream corridors, lined with linear tracts of Ancient Woodland are key sensitive landscape features, contributing to High Landscape Sensitivity.'*

Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Low Landscape Capacity** due to its high sensitivity and high landscape value. Its location adjacent to existing urban edge and busy road gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is the location within the High Weald AONB giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The part of the Site adjacent to the Ancient Woodland is the most sensitive. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small 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 9.4b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The hedgerow with mature trees contributes to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features whilst reinforcing local character. They also help to visually contain the Site. The retention of the hedgerow would help to meet targets in the High Weald AONB Management Plan.

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. 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. Maintain rural character of Fir Toll Road

Reason: These are known historic routeways which contribute to both the character of the local area and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as wide visibility splays, lighting and associated suburban features such as brick pillars) on rural lanes and historic routeways is a target in the AONB Management Plan.

Potential Landscape Enhancement Opportunities

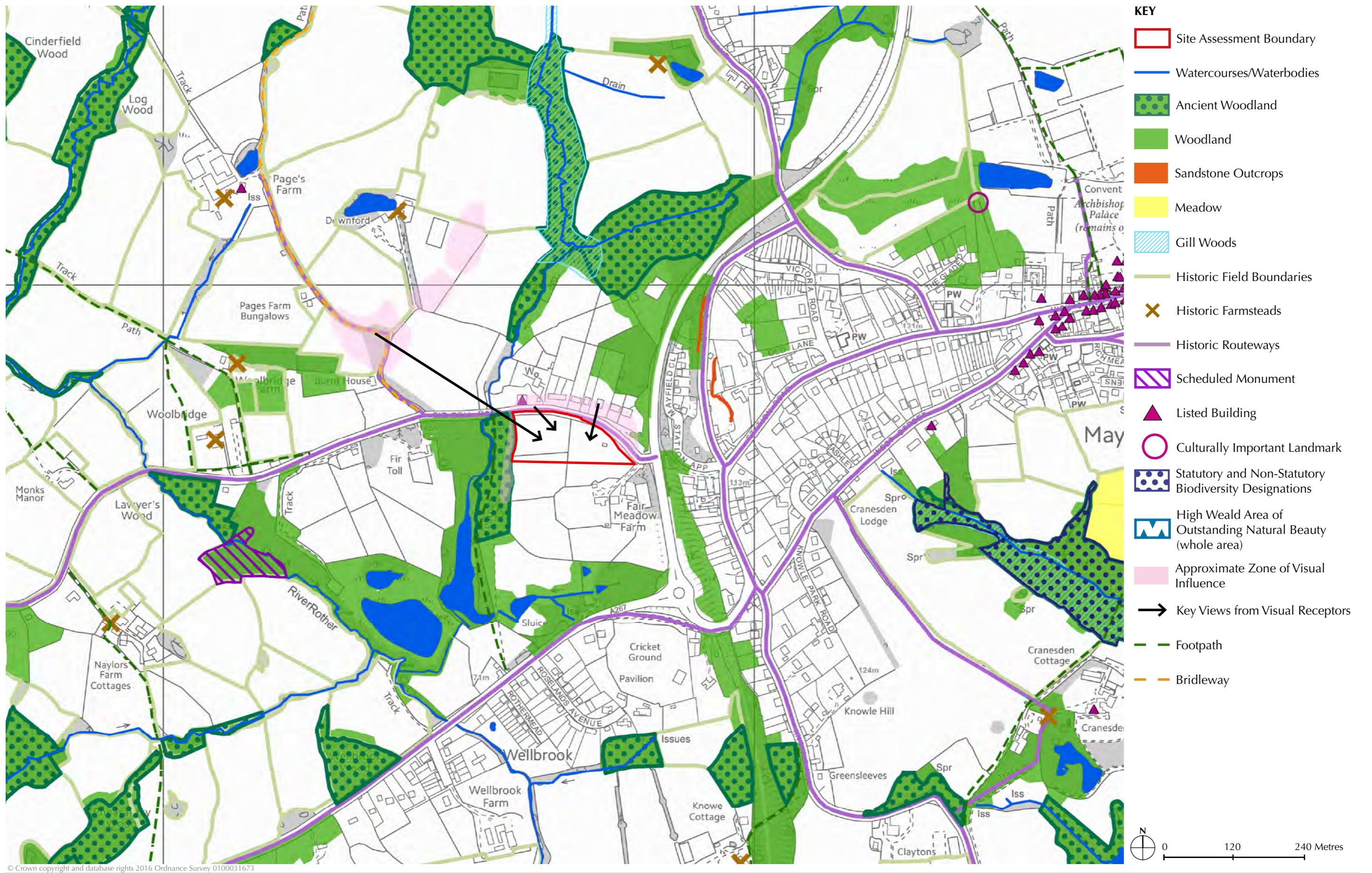
This section should be read in conjunction with the target notes shown on **Figure 9.4b**.

5. Restore/enhance landscape features

Reason: To enhance landscape features which are characteristic of the High Weald AONB. To provide improved connectivity along the historic field boundary through management or additional planting in accordance with targets in the High Weald AONB Management Plan.

6. 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:	Mayfield
Site Reference Number:	783/3140
Site Address:	Ranmoor/Criss Cross, Wellbrook, Mayfield
Site Size: (ha)	0.59
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on Figure 9.1, the Site lies in the south west of Mayfield, a ridge top settlement in the High Weald Area of Outstanding Natural Beauty (AONB) and close to the post-war linear settlement of Wellbrook. Sandwiched between the old railway cutting and the cricket ground the Site comprises a single property with gardens. Accessed via Stone Cross road to the north the Site lies adjacent to existing residential properties, overlooking open countryside to the south.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 9.5a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick shaws or tracts of Ancient Woodland. • Steeply undulating ridges and valleys, creating an intimate rolling landscape. • Small and medium-scale ancient woodlands provide an intermittent sense of enclosure. • Narrow and often deep, stream corridors (gills), typically lined by ancient woodlands. • Sunken often tree-lined historic lanes. • Dense patterns of narrow, winding rural lanes, tracks and paths. • Scattered settlement patterns of small villages, hamlets and historic farmsteads. • Long views over the High Weald to the south. 	
Visual Context	
<p>The Site is overlooked locally by neighbouring properties and the cricket pitch and pavilion to the south-west. Key views from visual receptors are shown on Figure 9.5a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Players/spectators at the Cricket club (Low Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 9.5a. The Site's ZVI is limited as a result of its location within an existing built up area. Views southwards are the most extensive, but these are glimpsed, only reaching as far as the nearest ridgeline.</p> <p>Key views into the Site are marked on Figure 9.5a and typical views are illustrated by the photographs in Figure 9.5c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 9.5b** and illustrated on **Figure 9.5c**. Located on a ridge of high ground (close to Knole Hill) in between Mayfield and Wellbrook, the Site is generally flat with a gentle slope westwards. It comprises a single property and surrounding mature gardens, with some large ornamental/specimen trees. To the east the Site is bounded by a mature tree belt along the old railway line. The garden is generally enclosed, but with glimpses south and to the cricket club in the west. The Site's southern boundary is part of an intact historic field boundary (part of the neighbouring field to the south).

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity & Capacity:

Not applicable to this site.

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Recent
Strength of Place	Weak
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	Low
Landscape Value	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 gives a limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is the location within the High Weald AONB giving the Site a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

The southern boundary of the site is a historic field boundary – a key characteristic of the High Weald AONB and is part of a historically coherent landscape.

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 9.5b**.

1. Field boundaries and their vegetation

Reason: The southern boundary of the field is historic and contributes to the unique ancient field patterns characteristic of the High Weald and it should be retained to help to meet targets in the High Weald AONB Management Plan.

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 and help to visually contain the Site. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

3. 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

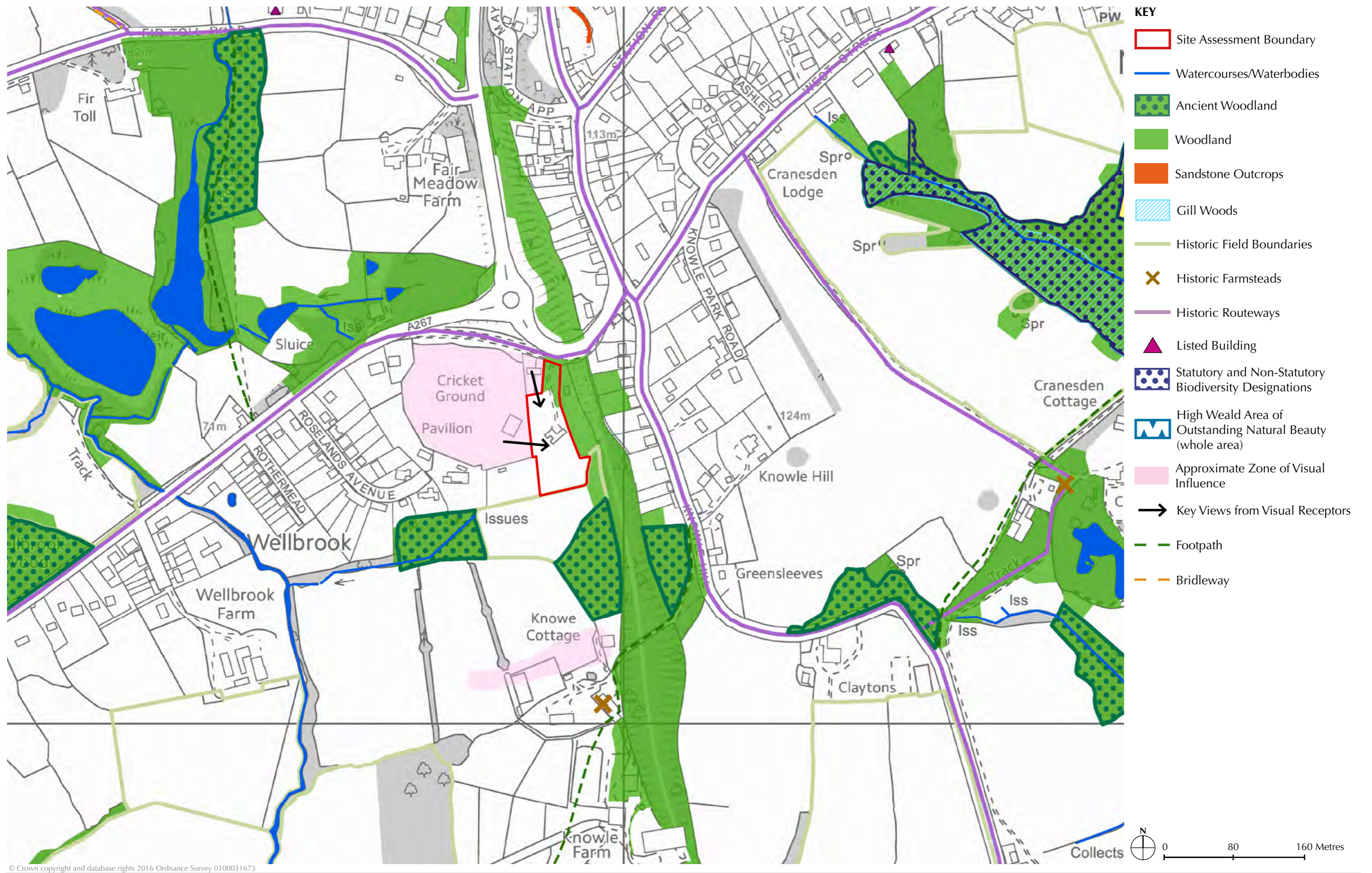
This section should be read in conjunction with the target notes shown on **Figure 9.5b**.

4. Restore/enhance landscape features

Reason: To enhance landscape features which are characteristic of the High Weald AONB, in particular the southern field boundary. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife, and filter views of the Site from the south.

5. 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.





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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:	Mayfield
Site Reference Number:	827/3140
Site Address:	Roseland's Close, Roseland's Avenue, Mayfield
Site Size: (ha)	1.92
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on Figure 9.1, the Site lies in the south west of Mayfield, a ridge top settlement in the High Weald Area of Outstanding Natural Beauty (AONB) and close to the post-war linear settlement of Wellbrook. Sandwiched between the old railway cutting and Roseland's Close, the Site comprises a number of small parcels of land. These include a small wood, a single property with gardens, a small paddock and a larger field. Accessed via Roselands Avenue to the west the Site lies adjacent to existing residential properties, overlooking open countryside to the south.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 9.5a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Glimpses of the Archbishop's Palace and St. Dunstan's Church spire in many views. • Small-scale ancient landscape of irregular-shaped pastoral fields and meadows interspersed with thick shaws or small Ancient Woodlands. • Steeply undulating ridges and valleys, creating an intimate rolling landscape. • Small and medium-scale ancient woodlands provide an intermittent sense of enclosure. • Narrow and often deep, stream corridors (gills), typically lined by ancient woodlands. • Sunken often tree-lined historic lanes. • Ponds, typically associated with Ancient Woodlands. • Dense patterns of narrow, winding rural lanes, tracks and paths. • Scattered settlement patterns of historic farmsteads. • Long panoramic views over the High Weald to the south. 	
Visual Context	
<p>The Site is overlooked locally by neighbouring properties and the cricket pitch and pavilion to the south-west. Key views from visual receptors are shown on Figure 9.6a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Players/spectators at the Cricket club (Low 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 9.6a. The Site's ZVI is limited as a result of its location with an existing built up area to the north and wooded landscape to the south. However, views southwards are extensive, initially to the historic farmstead and cottage at Knowle farm and glimpsed views beyond to the next wooded ridge to the south.</p> <p>Key views into the Site are marked on Figure 9.6a and typical views are illustrated by the photographs in Figure 9.6c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 9.6b** and illustrated on **Figure 9.6c**. Located on the slopes of a valley in between Mayfield and Wellbrook, the Site has a varied undulating topography but generally slopes to the west. It comprises a single small paddock and irregular shaped field of grass surrounded by hedgerows, ancient woodland and trees. A small fragmented Ancient Woodland, lies within the Site boundary and a garden. The Site is highly characteristic of its wider landscape and typical of the High Weald, with its complex of small-scale irregular fields and numerous scattered historic farmsteads, and narrow gill woods. The larger of the fields within the Site is historic, with intact field boundaries, contributing to the character of the AONB in this location. There is a strong rural character in parts of this Site and sense of tranquillity, affected in the northern part of the Site by road 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 Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB resulting in High Landscape Value. Strength of place is very strong as a result of the strong pattern of linear Ancient Woodland and pastoral fields. In addition the linear Ancient Woodlands and a network of rural lanes contribute to High Landscape Sensitivity.'*

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	High
Landscape Capacity	Low

The Site has a **Low Landscape Capacity** due to its high sensitivity and high landscape value. Its location adjacent to the existing urban edge gives a slightly more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is the location within the High Weald AONB and the coherent ancient landscape pattern and good condition, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The northern part of the Site, (the property, garden and small paddock) is the least sensitive part of the Site. The Ancient Woodland, the area adjacent to the Ancient Woodland and the larger intact historic field further south is the most sensitive part of the Site. The southern-most field is also semi-improved neutral grassland, a key yet increasingly rare feature of the High Weald AONB, which further increases the sensitivity of this part of the Site.

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 9.6b**.

1. Retain Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and woodland is characteristic of the High Weald, Ancient Woodland is highly sensitive and its specific retention is a target in the AONB Management Plan.

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 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: Field boundaries are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The trees and hedgerows around the Site are in good condition and contribute to green infrastructure and help to visually contain the Site. The retention of field boundaries would help to meet targets in the High Weald AONB Management Plan.

4. 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 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.

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

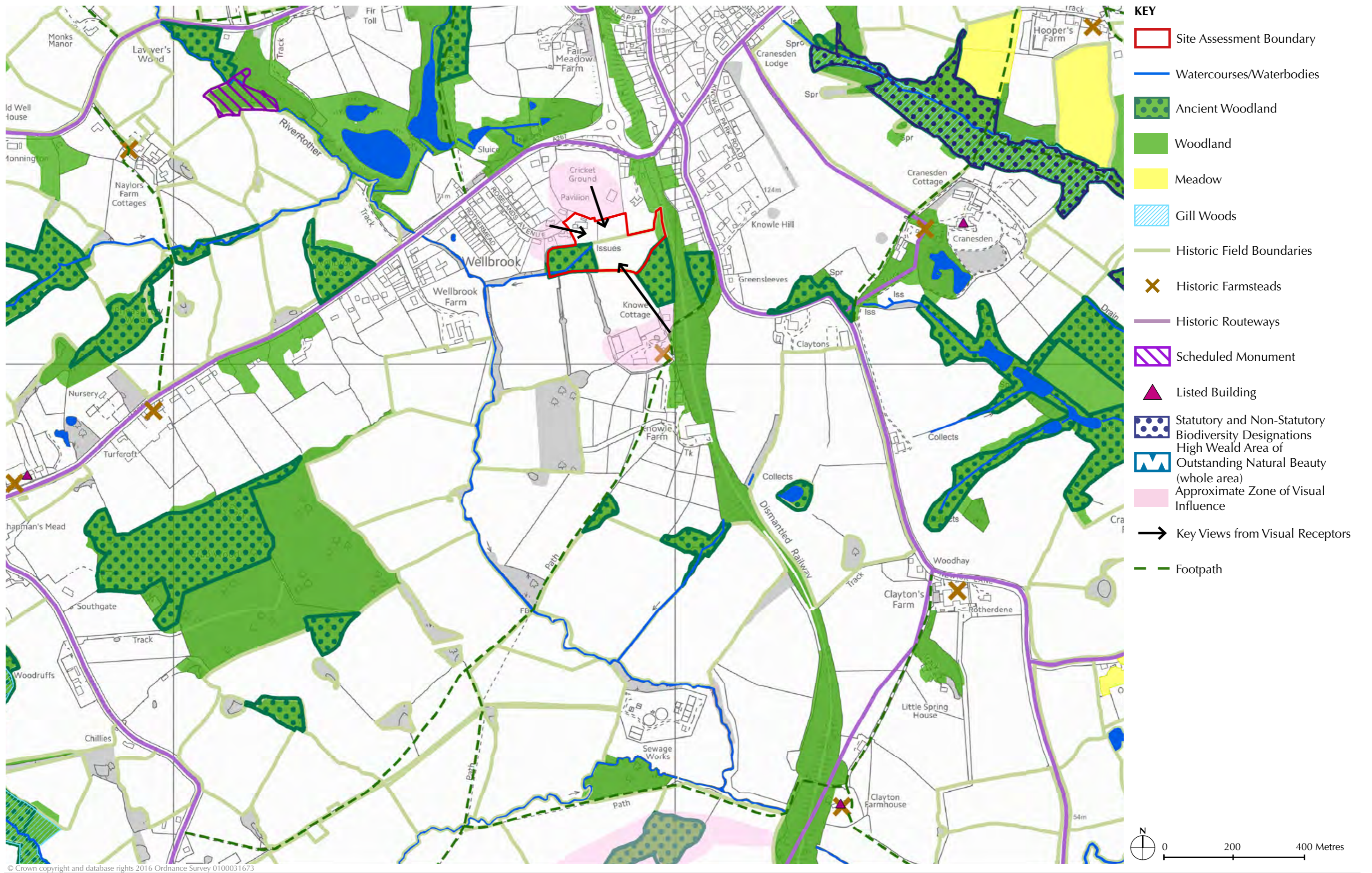
This section should be read in conjunction with the target notes shown on **Figure 9.6b**.

6. Restore/enhance landscape features

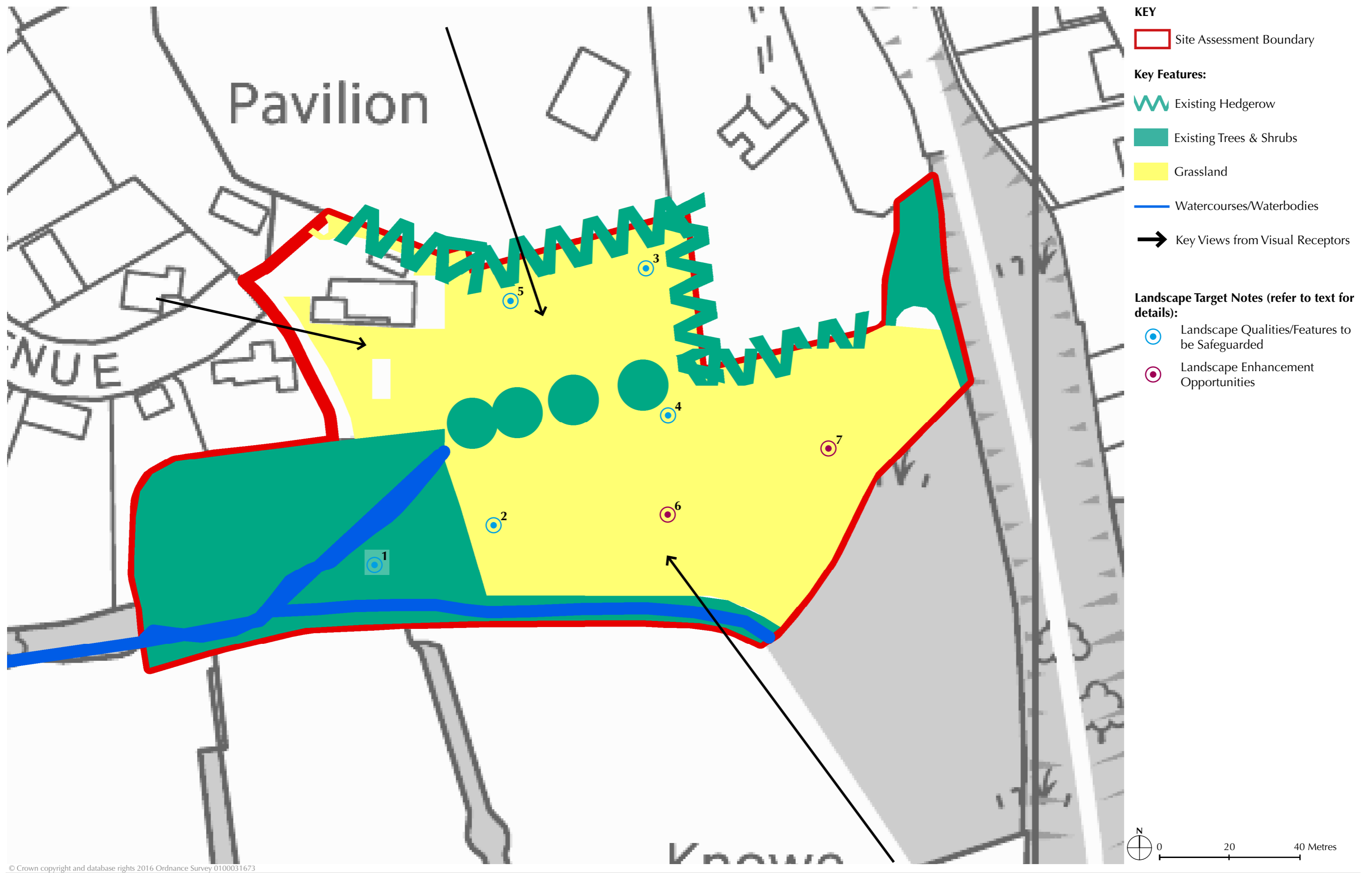
Reason: To enhance landscape features which are characteristic of the High Weald AONB, in particular the southern field boundary. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife, and filter views of the Site from the south.

7. Positive management of key landscape features

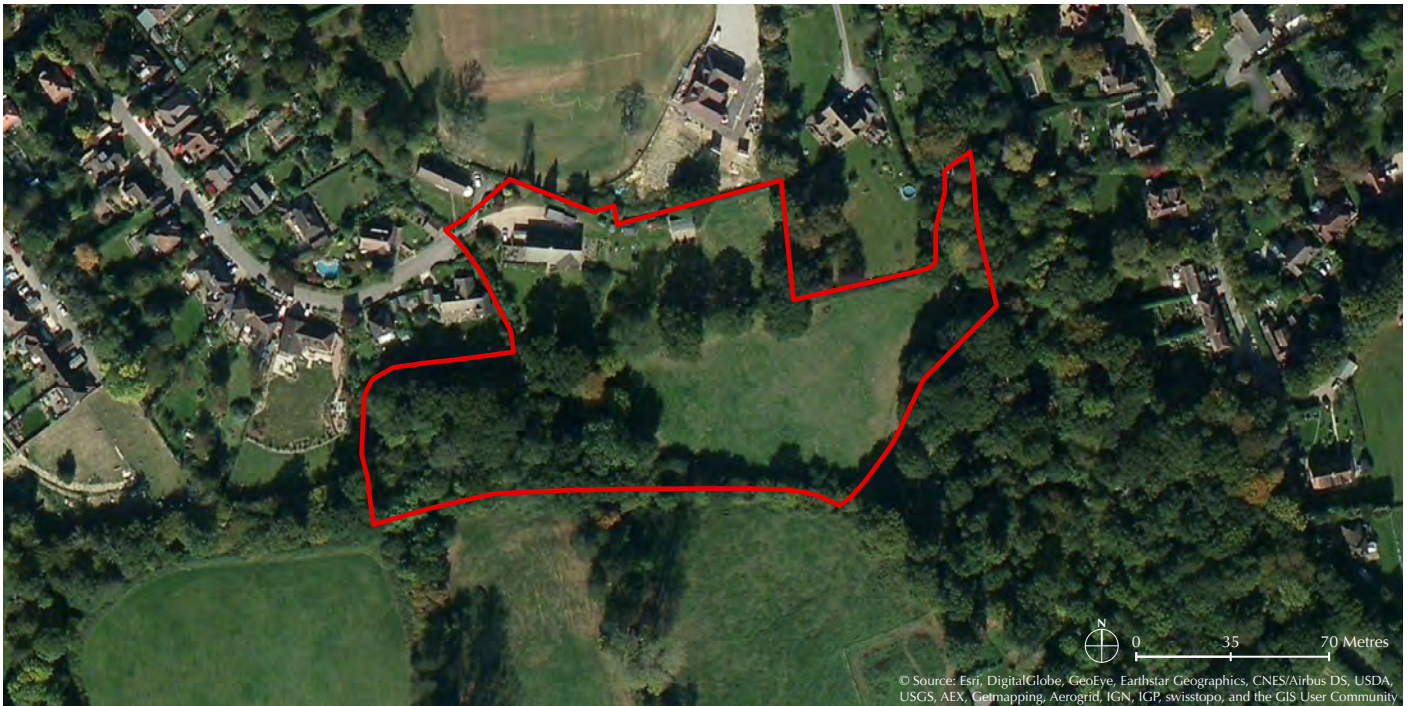
Reason: To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.



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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:	Mayfield
Site Reference Number:	874/3140
Site Address:	Knowle, Newick Lane, Mayfield
Site Size: (ha)	0.23
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on Figure 9.1, the Site lies in open countryside on the far southern edge of Mayfield, a ridge top settlement in the High Weald Area of Outstanding Natural Beauty (AONB) and close to the post-war linear settlement of Wellbrook. Sandwiched between the old railway cutting and Newick Lane, the small Site comprises a clearing within a woodland. Accessed via Newick Lane, a track runs through the Site which is also a public footpath.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 9.7a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Small-scale ancient landscape of irregular-shaped pastoral fields and meadows interspersed with thick shaws or small Ancient Woodlands. • Steeply undulating ridges and valleys, creating an intimate rolling landscape. • Small and medium-scale sometimes isolated Ancient Woodlands, provide an intermittent sense of enclosure. • Narrow woodlands associated with the disused railway line. • Narrow and often deep, gill stream corridors, typically lined by Ancient Woodlands. • Sunken often tree-lined historic routeways. • Ponds typically associated with Ancient Woodlands. • Networks of tracks and paths, running from ridge-tops in to valleys. • Scattered settlement patterns of historic farmsteads. • Opportunities for long, panoramic views over the High Weald to the south. 	
Visual Context	
<p>The Site is visible from neighbouring properties and users of Newick Lane and the local rights of way network. Key views from visual receptors are shown on Figure 9.7a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of the public footpath (High Sensitivity) • Users of Newick Lane (Medium Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 9.7a. The Site's ZVI is limited to a very small area to the east of the Site, but this area includes part of Newick Lane, residential properties opposite and the public footpath. The ZVI is restricted in other directions by woodland and trees within and close to the Site.</p>	

Key views into the Site are marked on **Figure 9.7a** and typical views are illustrated by the photographs in **Figure 9.7c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 9.7b** and illustrated on **Figure 9.7c**. The Site is situated at the southern edge of Mayfield and is steeply undulating. The Site comprises woodland or trees, with a small woodland clearing. It lies part within and part adjacent to a small isolated Ancient Woodland to the north-west. A track which is likely to be historic runs through the Site leading over the disused railway, which is now wooded, to a historic farmstead at Knowle. This small Site contains within or very close to it, key features characteristic of the High Weald AONB and the wider landscape; Ancient Woodland, historic routeways and tracks, historic farmsteads. The Site has a strong sense of tranquillity.

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 Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB resulting in High Landscape Value. Strength of place is strong as a result of the intricate patchwork of small-scale ancient fields. Linear tracts of Ancient Woodland further contribute to High Landscape Sensitivity and Value throughout the area.'*

Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Unique/Rare
Continuity	Ancient
Strength of Place	Very Strong
Landform	Dominant
Tree Cover	Enclosed
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 within the High Weald AONB and strong sense of remoteness/tranquillity, the presence of a PRoW through the site, 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 whole Site is highly sensitive as it either includes or is 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 9.7b**.

1. Public footpath through the Site

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

2. Maintain a buffer to Ancient Woodland

Reason: Ancient Woodland is an important landscape and ecological feature and woodland is characteristic of the High Weald, particularly gill woodland which is highly sensitive and its retention is a target in the High Weald AONB Management Plan. A buffer can help to mitigate the effects of development on woodland, particularly for smaller fragmented woodlands, which are more sensitive to these effects.

3. Ancient Woodland

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

4. 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 and help to visually contain the Site, particularly from the road. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

5. Rural character of Newick Lane

Reason: These are a known historic routeways which contribute to both the character of the local area and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. 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.

6. 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 9.7b**.

7. Restore/enhance landscape features

Reason: Enhance the Ancient Woodland on Site through sensitive management, following High Weald AONB Guidance.

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.





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

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Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Mayfield
Site Reference Number:	894/3140
Site Address:	Railway Paddock, Tunbridge Wells Road, Mayfield
Site Size: (ha)	0.7
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on Figure 9.1, the Site is located in open countryside to the far north of Mayfield - a ridge-top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises small fields of grass, enclosed on two sides, by woodland. The south-western edge of 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 9.8a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Small-scale ancient landscape of irregular-shaped pastoral fields and meadows interspersed with thick shaws or tracts of Ancient Woodland. • Steeply undulating ridges and valleys, creating an intimate rolling landscape. • Small and medium-scale ancient woodlands provide an intermittent sense of enclosure. • Narrow and often deep, gill stream corridors typically enclosed by Ancient Woodlands. • Glimpses of the Archbishop's Palace and St. Dunstan's Church spire in many views, both are culturally important landmarks. • Sunken often tree-lined historic lanes. • Exposed sandstone outcrops. • Large ponds often within woodlands. • Wooded or tree lined ridge-top settlement edge of Mayfield. • Dense patterns of narrow, winding rural lanes, tracks and paths. • Scattered settlement patterns of historic farmsteads. 	
Visual Context	
<p>Glimpsed views of the Site from the road are possible. Key views from visual receptors are shown on Figure 9.8a. These include:</p> <ul style="list-style-type: none"> • Residents in neighbouring properties (High Sensitivity) • Users of the A267 (Medium Sensitivity) <p>The approximate Zone of Visual Influence (ZVI) is shown on Figure 9.8a. The Site's ZVI is limited, restricted to the field to the north of the Site and the neighbouring property on its south-eastern edge. Significant views looking south towards the ridge-top settlement of Mayfield are likely from this site.</p> <p>Key views into the Site are marked on Figure 9.8a and typical views are illustrated by the photographs in Figure 9.8c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 9.8b** and illustrated on **Figure 9.8c**. Located to the north of Mayfield, the Site has a gently undulating topography. It comprises a small irregular-shaped field of semi-improved grassland, enclosed by Ancient Woodland (Clay's Wood) and a line of trees. The field is a surviving historic field, its boundaries remain unchanged and it is a typical feature of the High Weald AONB and characteristic of its wider landscape context. It is part of a coherent wider landscape of ancient origins. The Site has a strong rural feel, and a moderate sense of tranquillity, affected by noise from the A267.

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 *'This area is situated within the High Weald AONB resulting in High Landscape Value. Strength of place is strong as a result of the intricate patchwork of small-scale ancient fields. Linear tracts of Ancient Woodland further contribute to High Landscape Sensitivity and Value throughout the area.'*

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 within the High Weald AONB and coherent historic landscape pattern and good condition gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

The north-eastern and south-eastern parts of the Site are most sensitive; these areas lie adjacent to Ancient Woodland which is highly sensitive. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports.

OUTLINE LANDSCAPE MITIGATION

Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 9.8b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The hedgerow, mature trees and Ancient Woodland 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 whilst reinforcing local character. They also help to visually contain the Site. The retention of the hedgerow would help to meet targets in the High Weald AONB Management Plan.

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. 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.

Potential Landscape Enhancement Opportunities

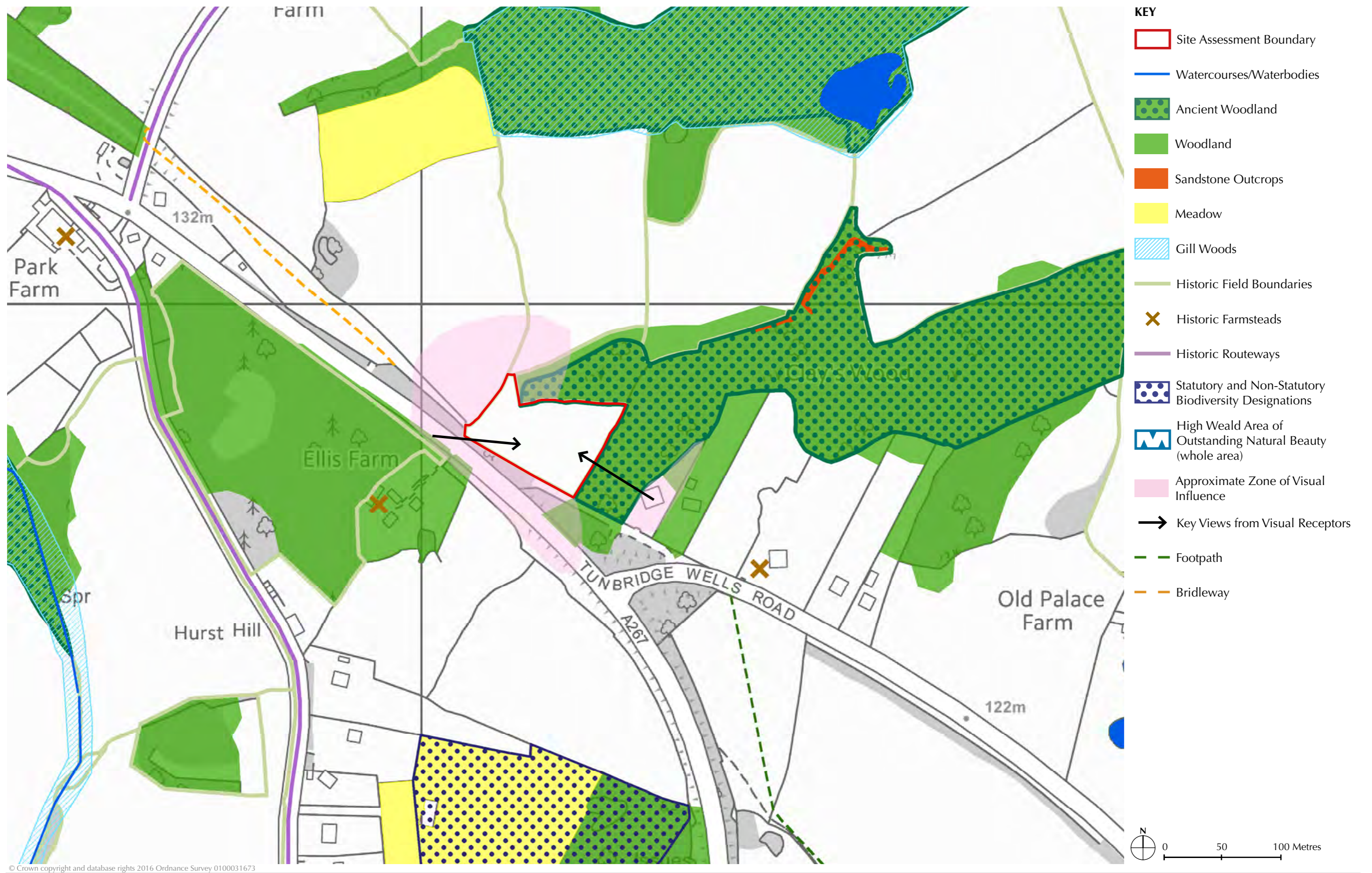
This section should be read in conjunction with the target notes shown on **Figure 9.8b**.

4. Restore/enhance landscape features

Reason: To enhance landscape features which are characteristic of the High Weald AONB. To provide improved connectivity along the historic field boundary through management or additional planting in accordance with targets in the High Weald AONB Management Plan.

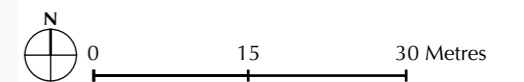
5. Positive management of key landscape features

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.





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



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Aerial Image of Site



Typical View into Site



Typical View out of Site