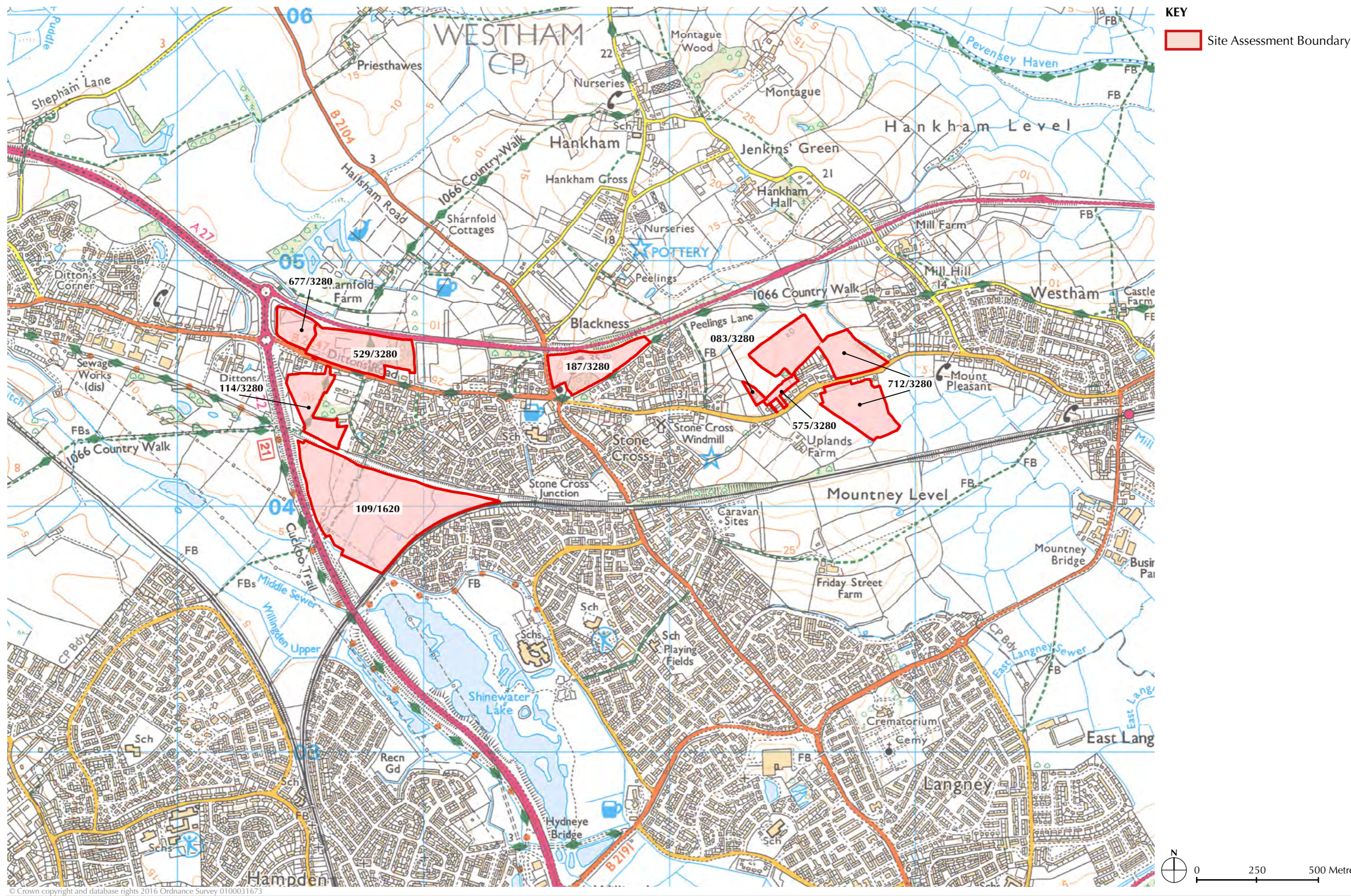


## 9.0 STONE CROSS SITES





© Crown copyright and database rights 2016 Ordnance Survey 0100031673



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	083/3280
<b>Site Address:</b>	Intercon Scaffolding Yard and adjoining land, Rattle Road, Stone Cross
<b>Site Size: (ha)</b>	0.32
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site lies to the east of Stone Cross in open countryside between Westham and Stone Cross. The A27 runs to the north and the railway to the south. Set behind a row of existing post-war residential properties and accessed via Rattle Road, the Site is currently used as a yard comprising mostly hard-standing. A variety of buildings are present within this small site, which is bounded by trees and hedges. To the western edge of the Site a new development of residential properties has been built.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.2a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground.</li> <li>• Hedgerows on higher ground and numerous drainage ditches mark often historic field patterns.</li> <li>• Small blocks of woodland, particularly associated with linear infrastructure.</li> <li>• The wooded or tree-lined settlement edges of Stone Cross and Westham.</li> <li>• Long distance views over the Pevensy Levels.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is visually contained by the Site boundary, which consists of fencing and vegetation. The buildings present within the Site also limit visibility to the surrounding areas.</p> <p>Typical views of the Site are illustrated by the photographs in <b>Figure 10.2c</b>.</p>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 10.2b</b> and illustrated on <b>Figure 10.2c</b>. Located in open countryside to the east of Stone Cross, the Site is generally level. It comprises an irregular-shaped parcel of land, currently used as a scaffold yard. A number of permanent and temporary buildings exist on Site which has a light industrial character. Each of the Site boundaries include some trees, in particular a distinctive line of poplar along the south-eastern boundary.</p>	

## 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 Moderate Landscape Capacity for accommodating development, because *'the open fields and gentle slopes contribute to a recognisable strength of place, with views to the South Downs and Friston Forest further contributing to the value of the landscape. There is a moderately strong landscape pattern and structure of trees and hedgerows (low hedgerows are a feature in places).'*

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location away from the main settlement edge forming part of a wider area which provides a sense of separation between settlements gives 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 10.2b**.

#### 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 into gardens in the south and the wider countryside in the north. 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 10.2b**.

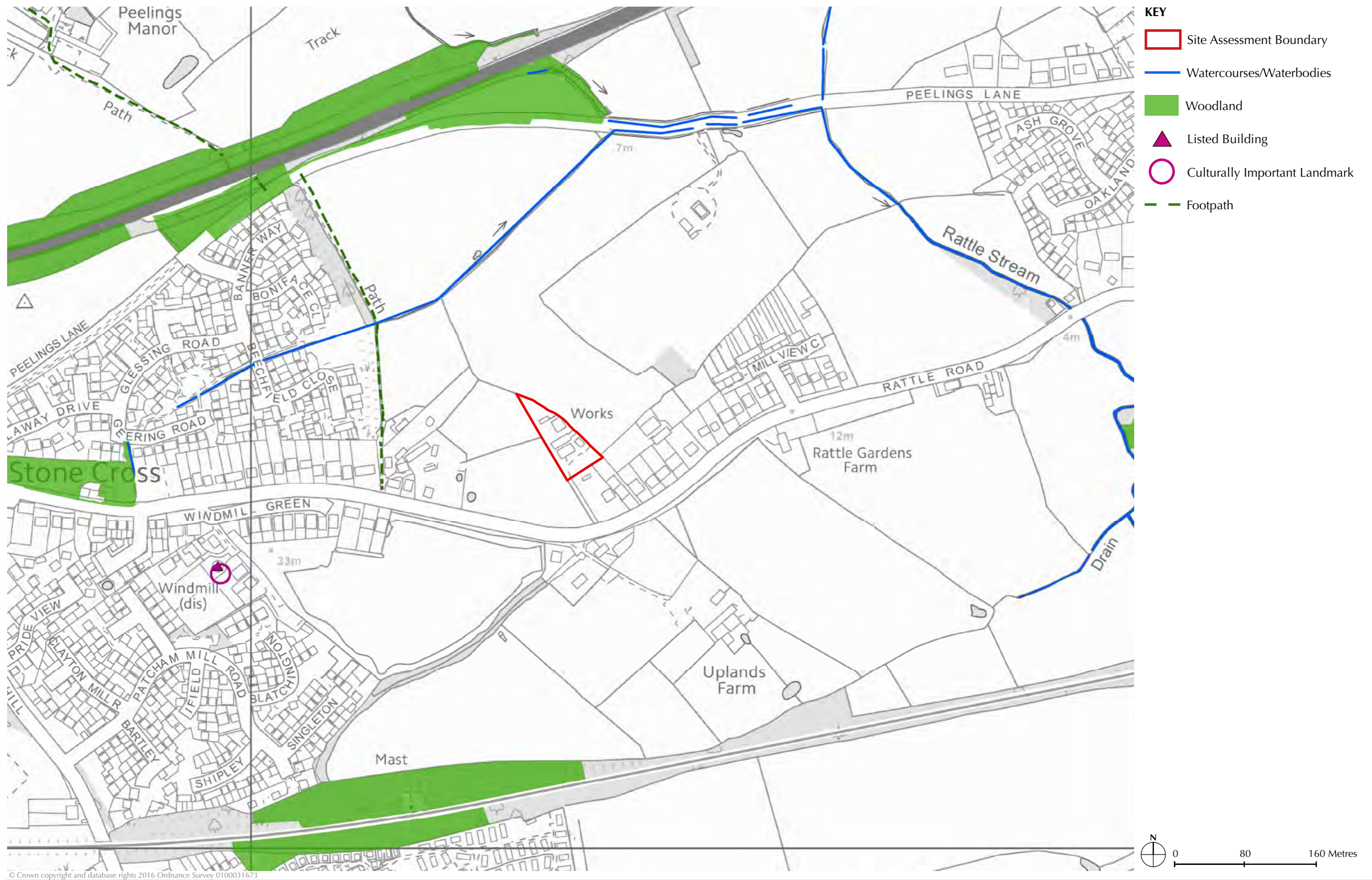
### **2. Restore/enhance landscape features**

*Reason:* Opportunities exist to create landscape features characteristic of this area around the boundary and through the Site. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species), to improve connectivity for wildlife in particular linking the Site, and its boundary vegetation into the wider countryside.

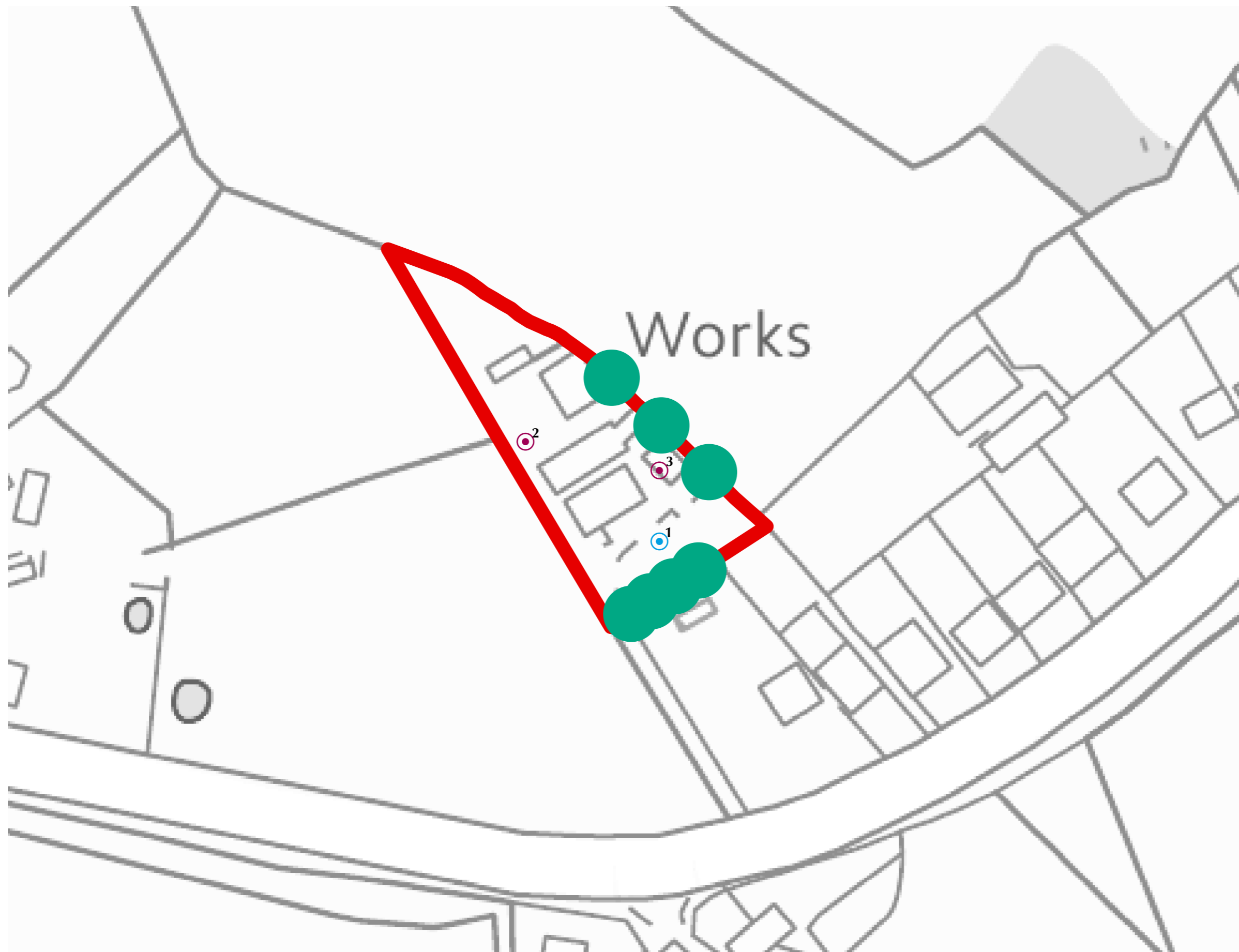
### **3. Positive management of key landscape features**

*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.

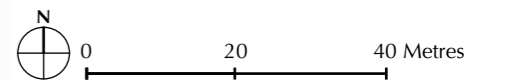








- KEY**
- Site Assessment Boundary
- Key Features:**
- Existing Trees & Shrubs
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities



© Crown copyright and database rights 2016 Ordnance Survey 0100031673





**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	109/1620
<b>Site Address:</b>	Land to the East of Golden Jubilee Way, Stone Cross
<b>Site Size: (ha)</b>	19.09
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site is a large tract of land situated to the west of Stone Cross. Lying between the disused railway line to the north and the existing railway line to the south, Golden Jubilee Way (A22) marks the western edge of the Site. The Site is large, comprising a group of fields primarily used as grazing pasture and enclosed by hedges and ditches. A public footpath crosses through the Site's north-west corner from the residential area of Stone Cross. The Cuckoo Trail, 1066 Country Walk and National Cycle Network (NCN) Route 21 run close by, to the west of the A22.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.3a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying, gently undulating landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Large-scale networks of lakes and ponds.</li> <li>• Isolated blocks of Ancient Woodland.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground.</li> <li>• Hedgerows, on higher ground and drainage ditches mark often historic field patterns.</li> <li>• Small blocks of woodland, particularly associated with linear infrastructure.</li> <li>• Well-treed settlement edges to Stone Cross and Westham.</li> <li>• Rising landform of the South Downs dominate long views to the south-west.</li> <li>• Long distance views over the Levels.</li> </ul>	
<b>Visual Context</b>	
<p>Locally, views to the north are constrained by the woodland belt along the disused railway and by local topography. Views east to the windmill, a culturally important landmark are possible from within the Site. Key views from visual receptors are shown on <b>Figure 10.3a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of public footpaths and bridleways (the promoted 1066 Country Walk and the Cuckoo Trail/NCN 21) (High Sensitivity)</li> <li>• Users of the Golden Jubilee Way (A22) (Medium Sensitivity)</li> <li>• Users of the railway (Medium Sensitivity)</li> </ul>	



*Zone of Visual Influence:* The approximate Zone of Visual Influence (ZVI) is shown on **Figure 10.3a**. The Site's ZVI is both extensive and far-reaching, including substantial visual influence south and west over large parts of the immediate landscape including the A22. Views experienced from this Site to the south-west in particular reach to a significant distance, extending to hills of the South Downs on the horizon.

Key views into the Site are marked on **Figure 10.3a** and typical views are illustrated by the photographs in **Figure 10.3c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 10.3b** and illustrated on **Figure 10.3c**. The Site forms an open wedge-shaped tract of land separated on its southern side from existing development by the railway line. To the north the disused railway line is now marked by a thick belt of mature trees and defines the Site's northern boundary. Within the Site, the topography is gently undulating. The Site is in-keeping with the character of the surrounding landscape context, small-scale historic irregular-shaped pastoral fields of semi-improved grassland on drained marshland. The Site forms part of a tract of open land in between Polegate and Stone Cross. Currently being used for grazing, the southern part of the Site has a more marshy character, as this area is particularly low-lying; ditches and a pond are more frequent here. Overall, the Site has a moderate-strong sense of tranquillity, affected only by low-level traffic noise from the A22.

### 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 Moderate Landscape Capacity for accommodating development, because *'open views to the South Downs National Park are a key feature of this area, contributing to a strongly recognisable strength of place and increase the value of the landscape. There is a moderately strong landscape pattern and structure. The strong presence of human influences, including the A22 and A27 main road corridors and the railway line detract from the overall sense of remoteness and tranquillity.'*

#### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Low</b>

The Site has a **Low Landscape Capacity** due to its high sensitivity and high landscape value. The Site has a coherent historic landscape pattern and contributes to provision of a sense of separation between settlements, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The land to the south is the most sensitive as this area is naturally lower-lying, wetter ground with ditches and ponds present.

## 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 10.3b**.

#### 1. Field boundaries and their vegetation

*Reason:* The hedgerows (on higher ground) and drainage ditches within and around the Site contribute to green infrastructure by providing existing vegetation/water which enables species movements around the Site whilst reinforcing local landscape character. The vegetation also helps to visually contain the Site by filtering views towards it and contribute to local character by marking the distinctive historic field patterns characteristic of this area.

#### 2. Naturally wet areas

*Reason:* To use landscape-led design to ensure development design considers existing landscape features. Naturally wet areas should be retained within the development to support ecological aims and be incorporated in local Sustainable Drainage Scheme (SuDS) design. This also reinforces historic settlement patterns where built development was on ridges and 'eyes' of higher ground.

#### 3. Maintain a buffer to existing tree belt

*Reason:* The woodland adjacent to the Site follows the disused railway line; to the northern boundary a buffer can help to mitigate the effects of development on woodland, particularly for smaller fragmented woodlands, which are more sensitive to these effects. It has potential to be incorporated into green infrastructure and used for access and recreation.

#### 4. Public footpaths through the Site

*Reason:* Retaining these historic access routes from Stone Cross into the wider countryside as an important green infrastructure link. To maintain the pattern of historic routes and tracks which contribute to local character and strength of place.

#### 5. Local vernacular building styles

*Reason:* To ensure new buildings blend into the existing landscape, given the Site's significant visual prominence. Sensitive designs which respect the flat Levels landscape and the significant views into the Site should be required. Use appropriately relevant building and hard/soft landscaping materials that are complementary to local vernacular design and landscape character, in accordance with the Wealden Design Guide.

#### 6. Tree-lined settlement edge

*Reason:* The characteristic tree-lined edge to the settlement which currently exists at this location should be maintained as part of any new development.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 10.3b**.

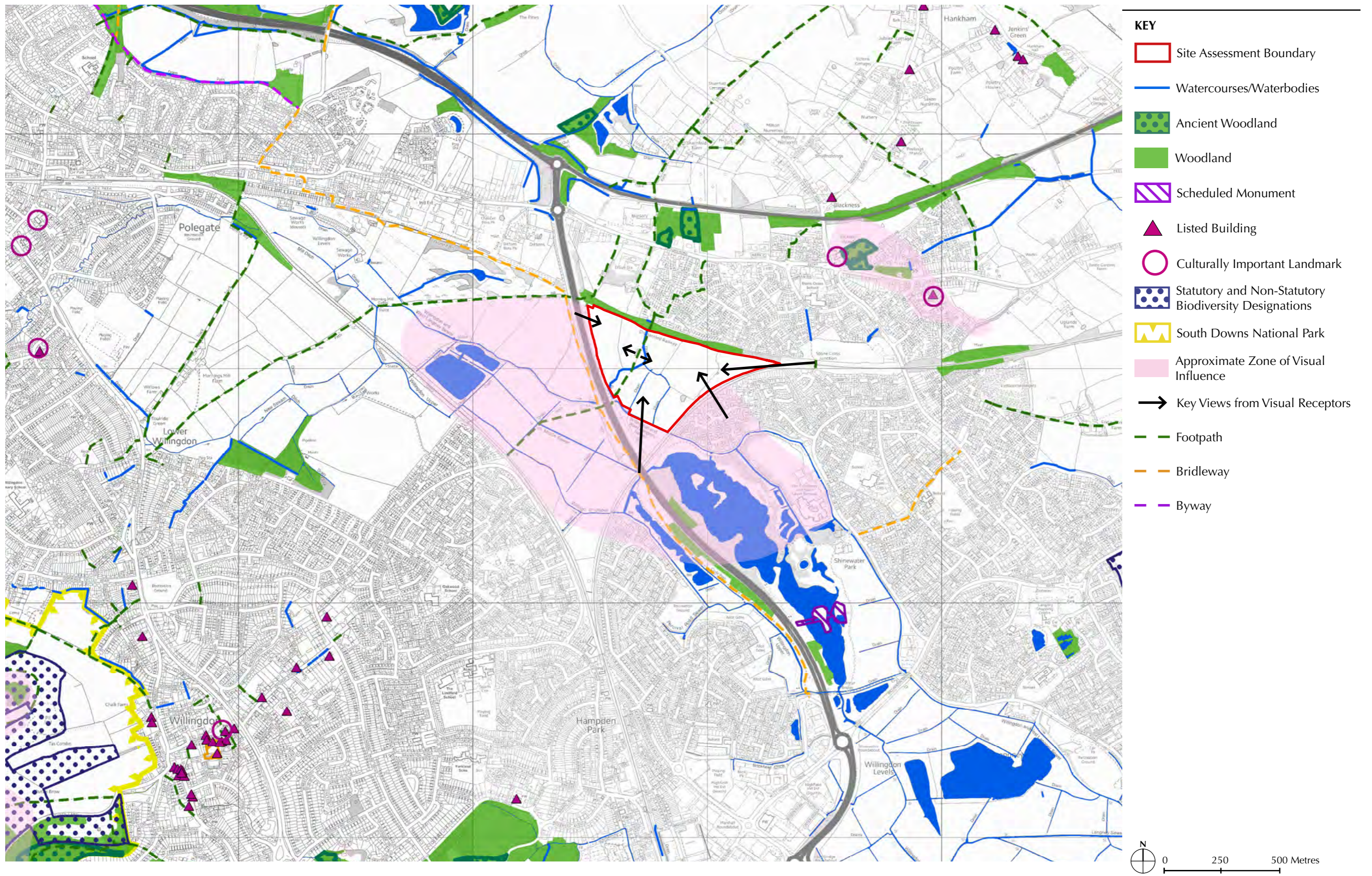
#### 7. Restore/enhance landscape features

*Reason:* To enhance existing characteristic landscape features such as hedgerows, shaw and small woods, ensuring the Site is more permeable for wildlife. To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity within and beyond the Site, and provide for point 6 above.

#### 8. Positive management of key landscape features

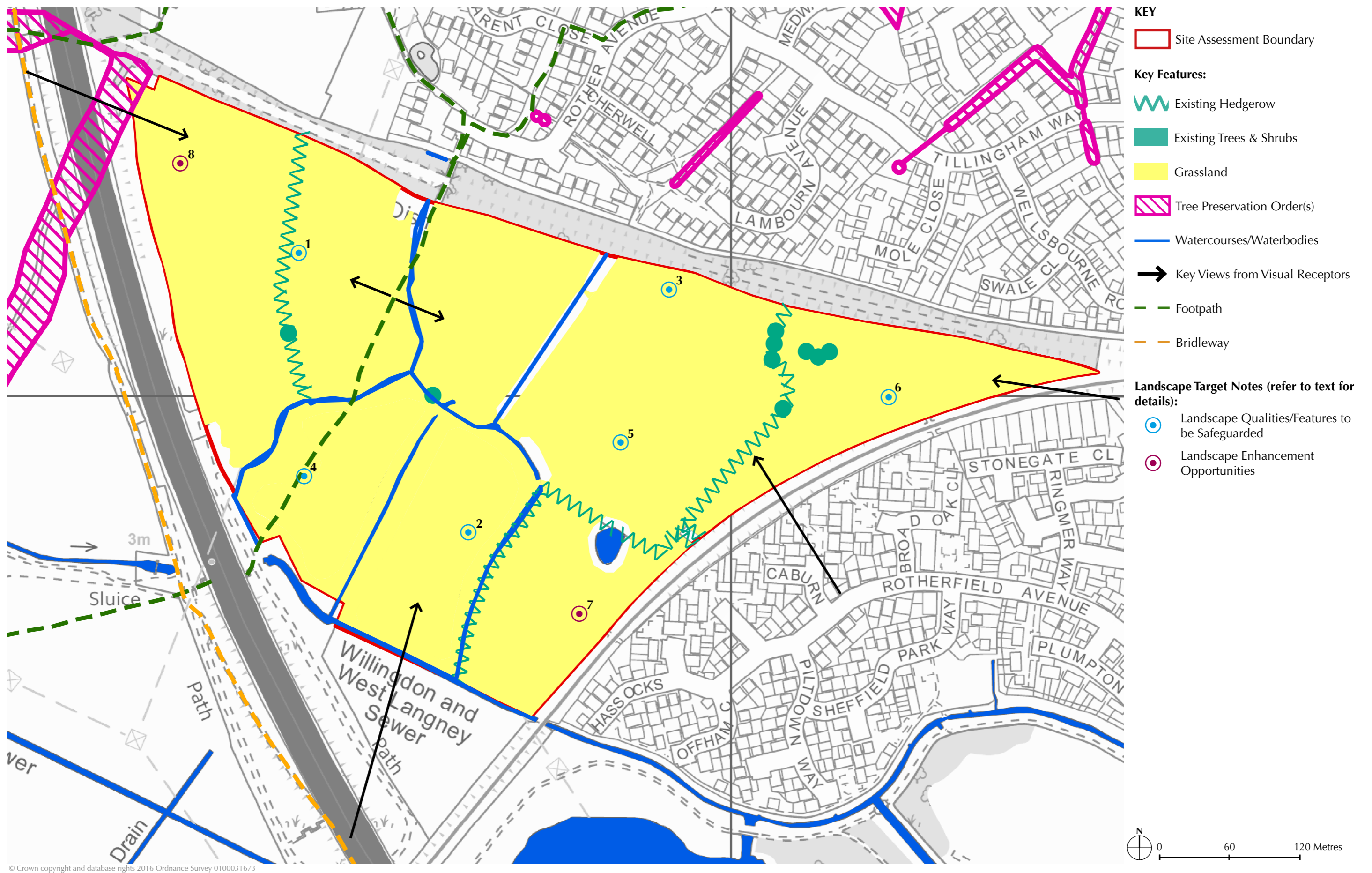
*Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained. The focus at this Site should be on water quality and sound ecological management of existing key landscape features.





© Crown copyright and database rights 2016 Ordnance Survey 0100031673









**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	114/3280
<b>Site Address:</b>	Land south of Onestack, Dittons Road, Stone Cross
<b>Site Size: (ha)</b>	3.71
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site is located to the west of Stone Cross, behind a row of existing residential properties along Dittons Road. Accessed via the Dittons Road (B2247), the western part of the Site is adjacent to the Golden Jubilee Way (A22). The Site comprises two small fields of grass surrounded by hedgerows and woodland. The promoted 1066 Country Walk runs through the Site between the two fields and the Cuckoo Trail and National Cycle Network (NCN) are close by, just to the west of the A22. A children's nursery lies adjacent to the Site's eastern boundary.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.4a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying gently undulating landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Large-scale networks of lakes and ponds.</li> <li>• Isolated blocks of Ancient Woodland.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground.</li> <li>• Hedgerows and drainage ditches mark often historic field patterns.</li> <li>• Small blocks of woodland, particularly associated with linear infrastructure.</li> <li>• Well-treed settlement edges to Stone Cross and Westham.</li> <li>• Rising landform of the South Downs dominate long views to the south-west.</li> <li>• Long distance views over the Levels.</li> </ul>	
<b>Visual Context</b>	
<p>Local views to the Site from some neighbouring residential properties and from the local rights of way network are possible. Key views from visual receptors are shown on <b>Figure 10.4a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath and the promoted 1066 Country Walk (High Sensitivity)</li> <li>• Residents in neighbouring properties (High Sensitivity)</li> <li>• Users of the Cuckoo Trail/NCN 21 (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 10.4a</b>. The Site's ZVI is limited in direction to fields to the south-west and north; restricted in other directions primarily by trees and woodland. However, far reaching and extensive views are possible, particularly to the north over the Levels and the south-west towards the South Downs; these views reach to a significant distance, extending towards hills of the South Downs on the horizon.</p>	



Key views into the Site are marked on **Figure 10.4a** and typical views are illustrated by the photographs in **Figure 10.4c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 10.4b** and illustrated on **Figure 10.4c**. Located to the western edge of Stone Cross, the Site gently slopes downhill towards the south. It comprises two small irregular shaped fields of semi-improved grassland, wrapping around a small secondary woodland which is on a Site previously used as a brick works. The larger field's northern edge comprises a hedgerow and trees, where it lies adjacent to the back gardens of existing properties. Along the western boundary close to the A22, the Site is bounded by a raised bund of trees and scrub, preventing views in to the Site from the road. The smaller field to the south lies adjacent to the tree-belt marking the disused railway line. The Site is typical of its surrounding landscape character, with hedges and small woodlands being characteristic around Stone Cross as they are associated with ridges of higher ground. The Site has a moderate to limited sense of tranquillity, affected by noise from both of the roads.

### 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 Moderate Landscape Capacity for accommodating development, because *'Pockets of Ancient Woodland contribute to historical continuity, high landscape value and an intermittent sense of enclosure. Furthermore, this area is within the High Weald AONB. Mature hedgerows, hedgerow trees and the pattern gently undulating small, medium and large-scale fields contribute to high landscape sensitivity'*

#### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Moderate Landscape Capacity** due to its high 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 relatively coherent ancient landscape pattern, 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 10.4b**.

**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. Public footpaths 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 Levels are historic and their pattern also contributes to historic landscape character.

**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.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 10.4b**.

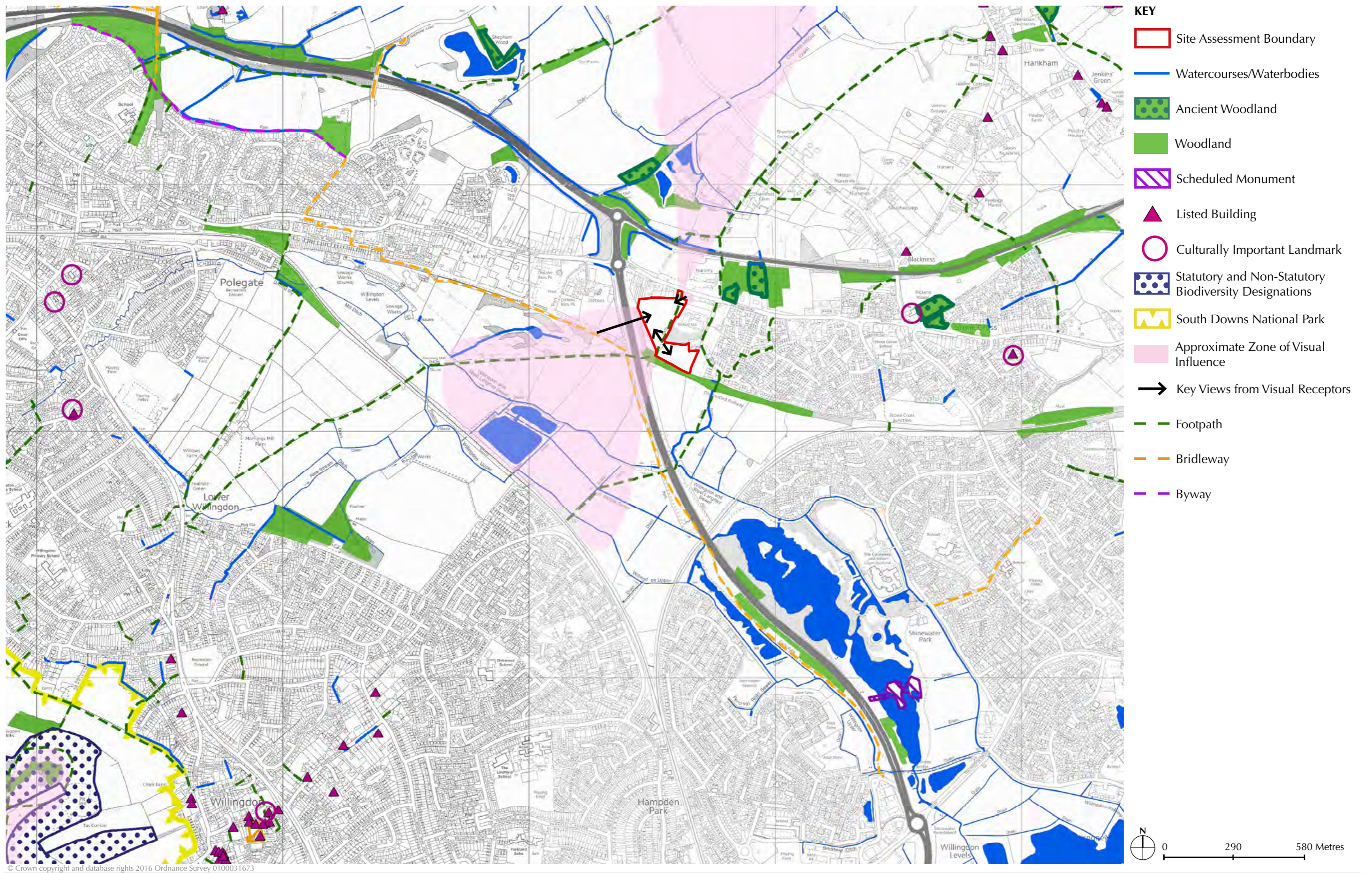
**4. Restore/enhance landscape features**

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

**5. Positive management of key landscape features**

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













**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	187/3280
<b>Site Address:</b>	Land off Peelings Lane, adjoining Pickens Wood, Stone Cross
<b>Site Size: (ha)</b>	4.44
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site lies in the centre of Stone Cross, to the south of the A27. Adjacent to St. Luke’s Church, a culturally important landmark, the Site comprises a medium-sized field of grassland, bounded by hedgerows and mature trees, particularly along Peelings Lane which marks the southern extent of the Site. The Site includes a small, isolated woodland.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.5a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Large-scale networks of lakes and ponds.</li> <li>• Small blocks of woodland, particularly associated with linear infrastructure.</li> <li>• The well-treed settlement edges of Stone Cross and Westham.</li> <li>• Scattered small-scale settlements and isolated farmsteads on ridges or ‘eyes’ of higher ground.</li> <li>• Hedgerows and drainage ditches mark often historic field patterns.</li> <li>• Long distance views over the Levels.</li> </ul>	
<b>Visual Context</b>	
<p>Glimpsed views in to the Site from St. Luke’s Church, a culturally important landmark are possible. Views experienced from this Site to the north and west reach to a significant distance, extending to rising land beyond the Levels. Key views from visual receptors are shown on <b>Figure 10.5a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the public footpaths (including Peelings Lane) (High Sensitivity)</li> <li>• People visiting the church (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 10.5a</b>. The Site’s ZVI is limited locally to the residential area to the west of the Site. Immediate views around the Site are restricted by trees and woodlands. However, the ZVI beyond the immediate surroundings of the Site is far more extensive to the north and east in particular. It reaches significant distances, beyond the Levels to the north-west. Restricted, but longer distance views are also available along the line of the A27 to the east and to the north.</p> <p>Key views into the Site are marked on <b>Figure 10.5a</b> and typical views are illustrated by the photographs in <b>Figure 10.5c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 10.5b** and illustrated on **Figure 10.5c**. Located on a ridge of high land, the Site lies close to the centre of Stone Cross and has an undulating topography. It comprises a single small field of semi-improved grassland and a small block of Ancient Woodland (Pickens Wood), surrounded by mature hedgerows and trees. The southern boundary is marked by Peelings Lane, a historic route between Westham and Stone Cross and now part of the promoted long-distance 1066 Country Walk. The Site is typical of its surrounding landscape character, with hedges and small woodlands being more characteristic around Stone Cross as they are associated with the ridge of higher ground. There is a moderate to limited sense of tranquillity at this Site as a result of traffic noise from the A27.

## 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 *‘Mature tree canopies contribute to recognisable strength of place. There is a moderately strong landscape pattern and structure of small, irregular fields and predominantly rural lanes, with an overall strong sense of remoteness and tranquillity. Open views northwards across this area can be gained from the northern edge of the settlement, however built elements (including farmsteads, houses and nurseries) are visible within views.’*

### Site Landscape Sensitivity and Capacity Assessment:

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

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

Significant variations in landscape sensitivity within the Site:

The southern half of the Site is the most sensitive, as this part includes a small and isolated block of Ancient Woodland, and its surroundings which are 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 10.5b**.

#### 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 well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as the trees and woods along Peelings Lane and the A27. They also help to visually contain the Site whilst reinforcing historic landscape character.

#### 2. Retain Ancient Woodland

*Reason:* Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of this area, typically found close to the settlement edge. To safeguard it on Site in accordance with national planning policy.

#### 3. Maintain a buffer to Ancient Woodland

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

#### 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 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 10.5b**.

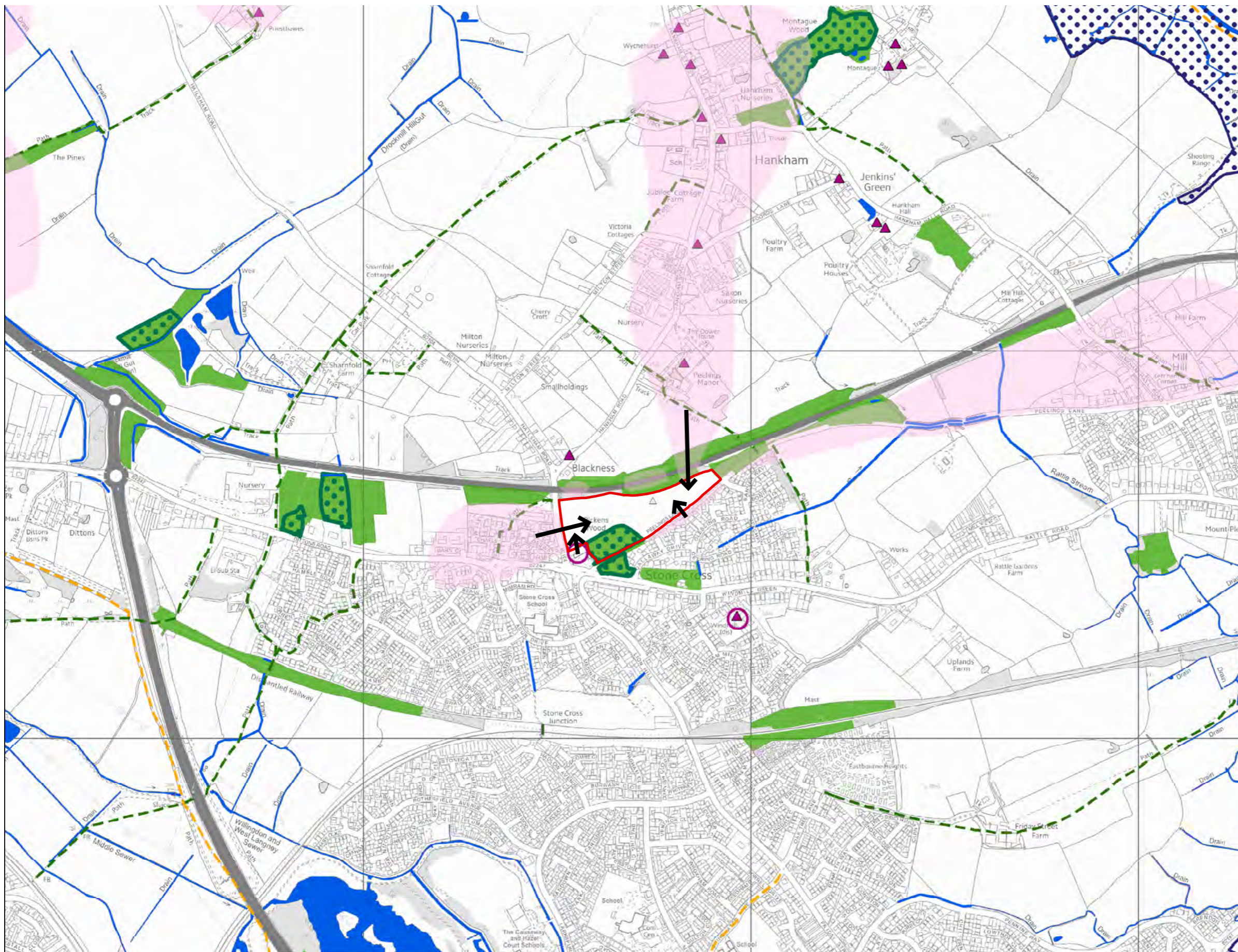
#### 5. Restore/enhance landscape features

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

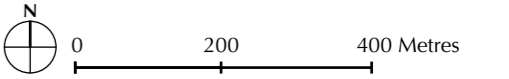
#### 6. Positive management of key landscape features

*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.



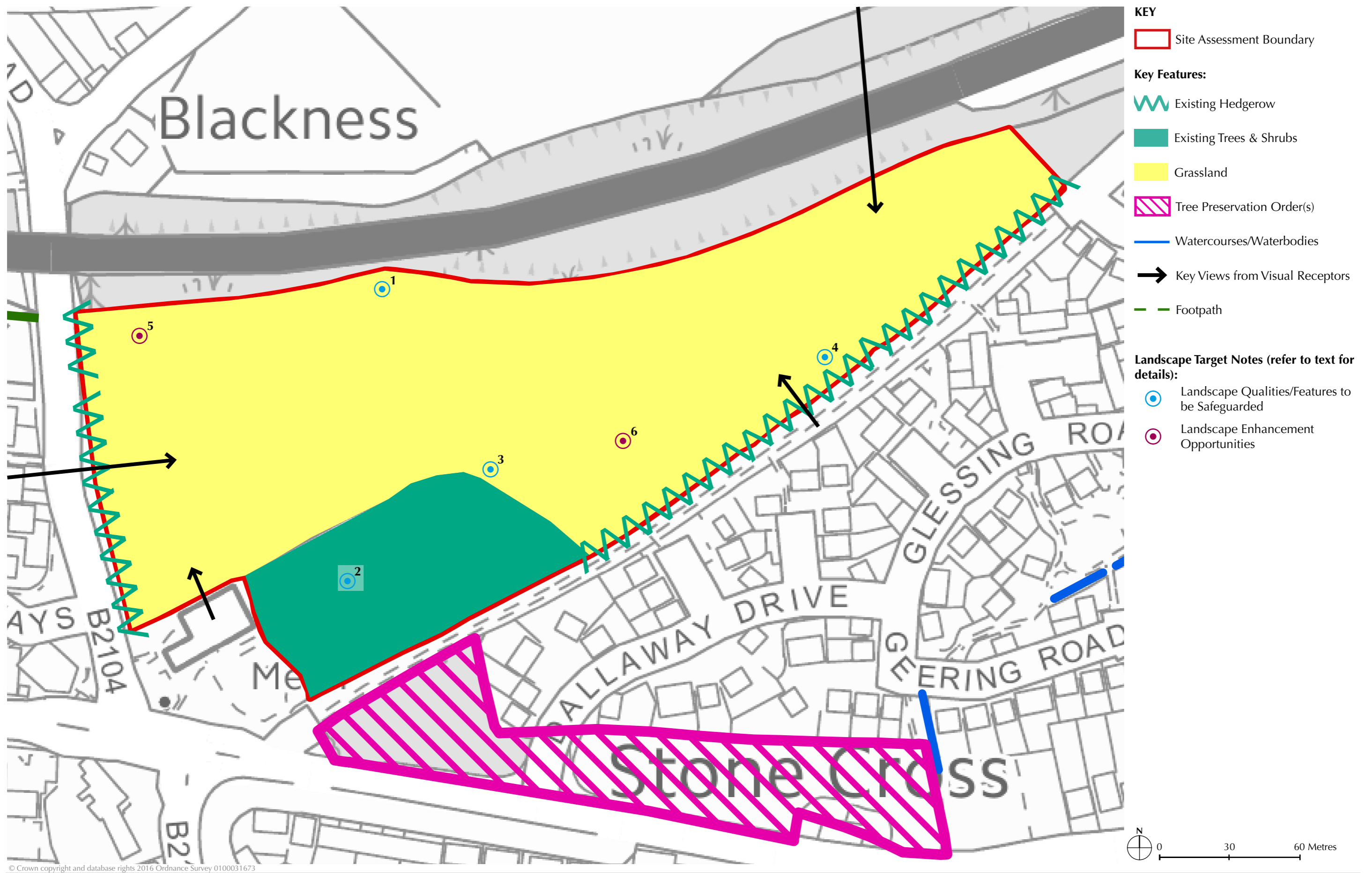


- KEY**
- Site Assessment Boundary
  - Watercourses/Waterbodies
  - Ancient Woodland
  - Woodland
  - ▲ Listed Building
  - Culturally Important Landmark
  - Statutory and Non-Statutory Biodiversity Designations
  - Approximate Zone of Visual Influence
  - ➔ Key Views from Visual Receptors
  - Footpath
  - Bridleway



© Crown copyright and database rights 2016 Ordnance Survey 0100031673









**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	529/3280
<b>Site Address:</b>	Dittons Nursery, Stone Cross
<b>Site Size: (ha)</b>	5.94
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site lies at the far north-western edge of Stone Cross sandwiched between the A27 to the north and the B2247 to the south. Currently comprising a plant nursery, with associated infrastructure (access track from the Dittons Road and a car park), the area includes buildings, lawns, rough grassland and areas being used for raising trees and shrubs. The Site is enclosed by woodland along its eastern boundary and by an open field to the west. The 1066 Country Walk; a long-distance promoted route runs through the Site from Shernfold Farm to the north.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.6a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground.</li> <li>• Hedgerows and drainage ditches mark often historic field patterns.</li> <li>• Large-scale networks of lakes and ponds.</li> <li>• Isolated blocks of Ancient Woodland on ridges of higher ground and close to settlements.</li> <li>• Tree-lined settlement edges.</li> <li>• Long distance views over the Levels.</li> </ul>	
<b>Visual Context</b>	
<p>Glimpsed views of the Site are possible from Dittons Road, and from surrounding property and rights of way. Views experienced from this Site to the north reach to a significant distance, extending across the Levels towards Glyndley Manor. Key views from visual receptors are shown on <b>Figure 10.6a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the public footpaths within and around the Site (High Sensitivity)</li> <li>• Users of the A27 (Medium Sensitivity)</li> <li>• Users of Dittons Road (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 10.6a</b>. The Site's ZVI is limited to the area of countryside to the north of the Site, however at this location the ZVI is extensive offering significant views north over the Levels. Views towards the Site are locally restricted east and west primarily by trees, and to the south of the Site the ZVI includes neighbouring residential properties only.</p>	



Key views into the Site are marked on **Figure 10.6a** and typical views are illustrated by the photographs in **Figure 10.6c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 10.6b** and illustrated on **Figure 10.6c**. Located on a ridge of high ground on the northern edge of Stone Cross, the Site is gently sloping to the north. Currently being used as a plant nursery and garden centre the Site comprises a single small area of amenity grassland, tree plantations, Ancient Woodland (The Dell) and buildings. Ponds also exist within the Site. Given these changes, much of the Site is not typical of the surrounding landscape but key characteristic landscape features such as the small blocks of Ancient Woodland remain. There is a limited sense of tranquillity on this site, resulting from road noise from the Pevensy Bypass (A27). The promoted long-distance 1066 Country Walk runs through the Site from north to south.

### 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 *'Mature tree canopies contribute to recognisable strength of place. There is a moderately strong landscape pattern and structure of small, irregular fields and predominantly rural lanes, with an overall strong sense of remoteness and tranquillity. Open views northwards across this area can be gained from the northern edge of the settlement, however built elements (including farmsteads, houses and nurseries) are visible within views.'*

#### Site Landscape Sensitivity and Capacity Assessment:

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

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

Significant variations in landscape sensitivity within the Site:

The eastern part of the Site is most sensitive, as this area both includes Ancient Woodland and the land adjacent to it that includes significant tree coverage. 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 10.6b**.

#### 1. Field boundaries and their vegetation

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

#### 2. 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.

#### 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 this area, close to the settlement edge. A buffer would help to mitigate the effects of any potential development of the site on this woodland and its ecological viability.

#### 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 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.

#### 5. Public footpaths 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 are historic and their pattern also contributes to historic landscape character.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 10.6b**.

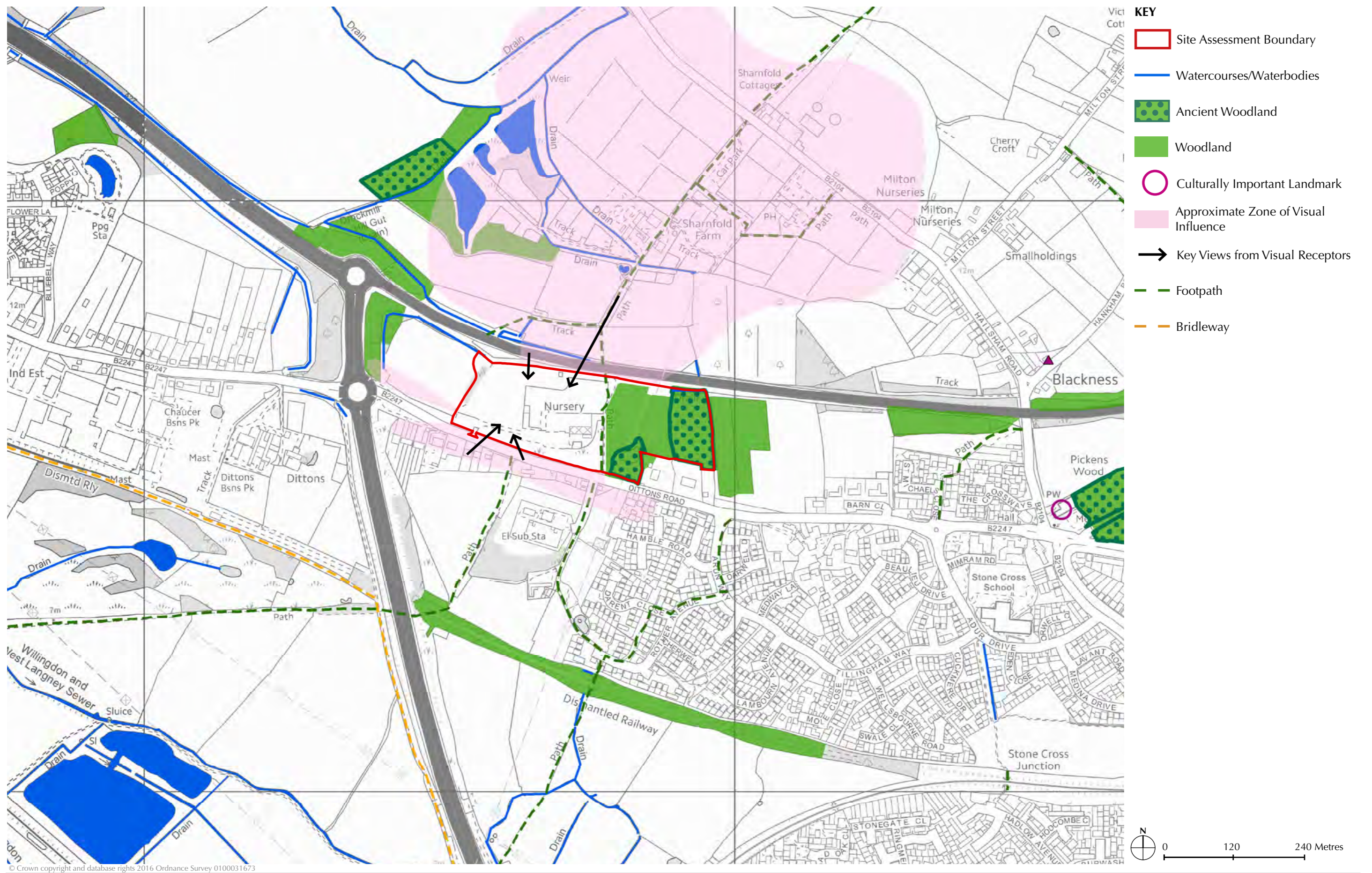
#### 6. Restore/enhance landscape features

*Reason:* To enhance existing characteristic landscape features such as hedgerows, and small woods, ensuring the Site is more permeable for wildlife. To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity within and beyond the Site. In particular to ensure meaningful connectivity to the isolated fragments of Ancient Woodland is created and maintained through the Site.

#### 7. Positive management of key landscape features

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













**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	575/3280
<b>Site Address:</b>	Land at Hazelbank, Stone Cross
<b>Site Size: (ha)</b>	0.51
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site lies to the east of Stone Cross in open countryside between Westham and Stone Cross. Set behind a row of existing post-war residential properties and accessed via Rattle Road, the Site is currently used as paddocks and stabling for horses, with a small sand school. Stable buildings are present within this small site, which is bounded by trees and hedges.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.7a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Long distance views over the Levels.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground.</li> <li>• Small blocks of woodland, particularly associated with linear infrastructure.</li> <li>• Hedgerows and drainage ditches often mark historic field patterns.</li> <li>• The tree-lined settlement edges of Stone Cross and Westham.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is visually contained by the existing site boundary; comprising fencing and vegetation and buildings.</p> <p>Typical views of the Site are illustrated by the photographs in <b>Figure 10.7c</b>.</p>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 10.7b</b> and illustrated on <b>Figure 10.7c</b>. Located in open countryside, along the rear of existing properties, the Site comprises a series of small paddocks of semi-improved grassland, with fencing, and stable buildings. The Site is influenced by the equestrian land use and it is enclosed by hedgerows and trees.</p>	



## 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 Moderate Landscape Capacity for accommodating development, because *'the open fields and gentle slopes contribute to a recognisable strength of place, with views to the South Downs and Friston Forest further contributing to the value of the landscape. There is a moderately strong landscape pattern and structure of trees and hedgerows (low hedgerows are a feature in places).'*

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to the existing settlement edge and the equestrian land use gives a more limited sense of remoteness/tranquillity 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 10.7b**.

#### 1. Existing trees and hedgerows

*Reason:* Existing hedgerows, trees 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 10.7b**.

#### 2. Restore/enhance landscape features

*Reason:* Opportunities exist to create landscape features characteristic of this area around the boundary and through the Site, such as hedgerows. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species), to improve connectivity for wildlife in particular linking the Site, and its boundary vegetation into the wider countryside.

#### 3. 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.







- 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

© Crown copyright and database rights 2016 Ordnance Survey 0100031673





**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	677/3280
<b>Site Address:</b>	Land west of Dittons Nursery, Stone Cross
<b>Site Size: (ha)</b>	1.97
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site lies at the far north-western edge of Stone Cross sandwiched between the A27 to the north, the B2247 to the south and the A22 on its western boundary. Currently comprising a single field of grass, trees and scrub – some planted as part of the landscaping for the A22. The Site is generally surrounded by young trees.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.8a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Ridges of higher ground associated with infrastructure and settlements.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Large ponds and waterbodies.</li> <li>• Hedgerows on higher ground and drainage ditches mark often historic field patterns.</li> <li>• Small blocks of woodland, and tree-lined settlement edges on areas of higher ground.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is overlooked by existing properties to the south and glimpsed views towards the Site are possible from here. Key views from visual receptors are shown on <b>Figure 10.8a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the A27 (Medium Sensitivity)</li> <li>• Users of the B2247 (Medium Sensitivity)</li> <li>• Residents of neighbouring properties (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 10.8a</b>. The Site's ZVI is very limited to the immediate surroundings only, primarily as a result of local topography – the Site lies below the level of the adjacent road (B2247) and adjacent roundabout.</p> <p>Key views into the Site are marked on <b>Figure 10.8a</b> and typical views are illustrated by the photographs in <b>Figure 10.8c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 10.8b** and illustrated on **Figure 10.8c**. Located on the far western edge of Stone Cross, the Site is surrounded by major roads to the west, north and south. Gently sloping downhill towards the north the Site comprises a small field of semi-improved grass, separated from the neighbouring plant nursery by a belt of woodland plantation. The area to the west is covered with a significant belt of trees separating the Site from the A22. A stream runs along the northern edge of the Site. Despite the presence of some small trees, the Site is generally exposed in views from the A27 in the north and the properties along the B2247 in the south. This Site is characteristic of its wider landscape context of small irregular fields, enclosed by hedgerows. The Site has a limited sense of tranquillity as a result of traffic noise which is consistent and fairly loud.

## 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 *'Mature tree canopies contribute to recognisable strength of place. There is a moderately strong landscape pattern and structure of small, irregular fields and predominantly rural lanes, with an overall strong sense of remoteness and tranquillity. Open views northwards across this area can be gained from the northern edge of the settlement, however built elements (including farmsteads, houses and nurseries) are visible within views.'*

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Moderate Landscape Capacity** due to its high 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 the coherent ancient landscape pattern 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 10.8b**.

#### 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. Field boundaries and their vegetation

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

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 10.8b**.

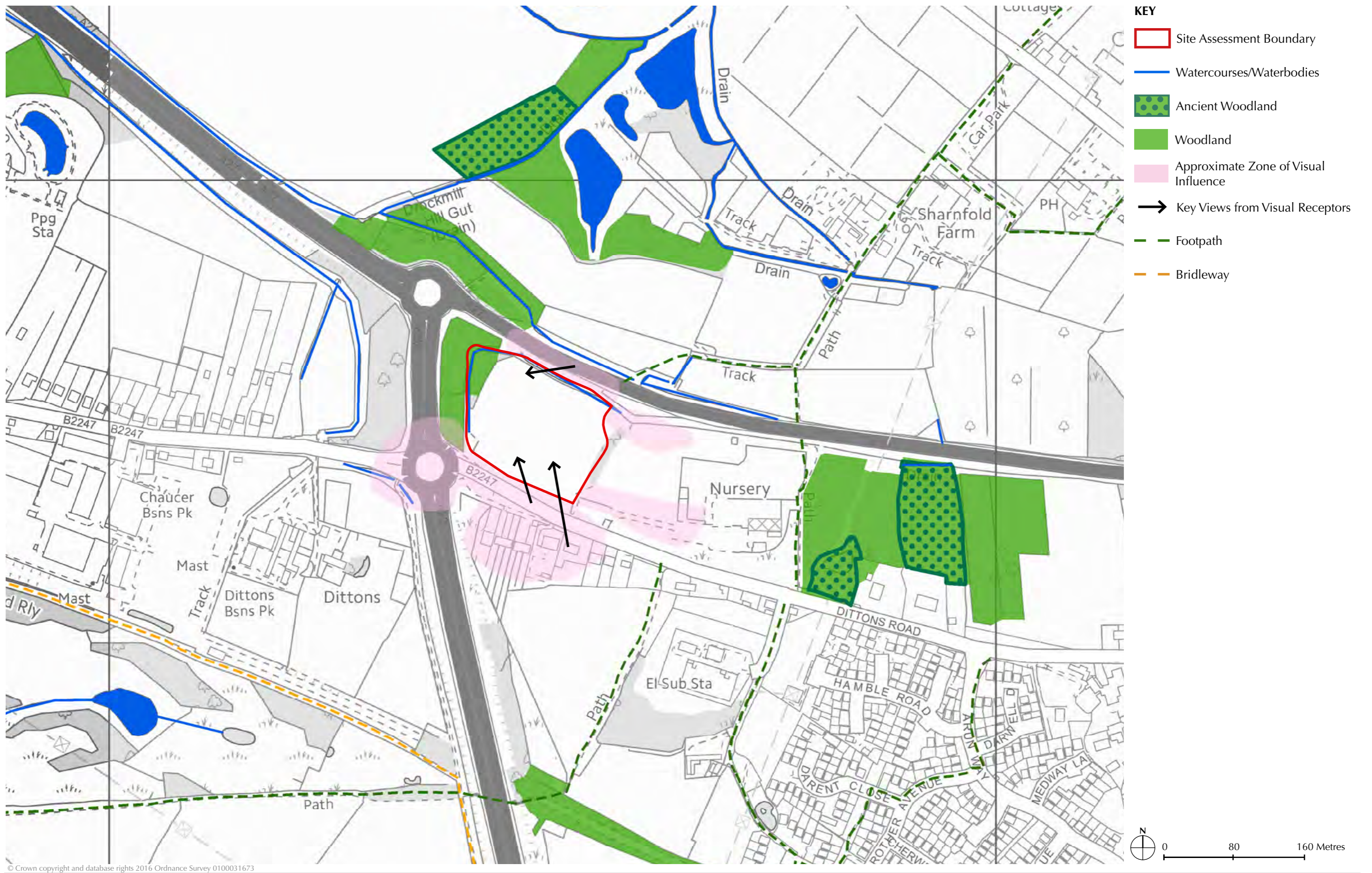
#### 3. Restore/enhance landscape features

*Reason:* Opportunities exist to create landscape features characteristic of this area around the boundary and through the Site, such as hedgerows. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species), to improve connectivity for wildlife in particular linking the Site, and its boundary vegetation into the wider countryside.

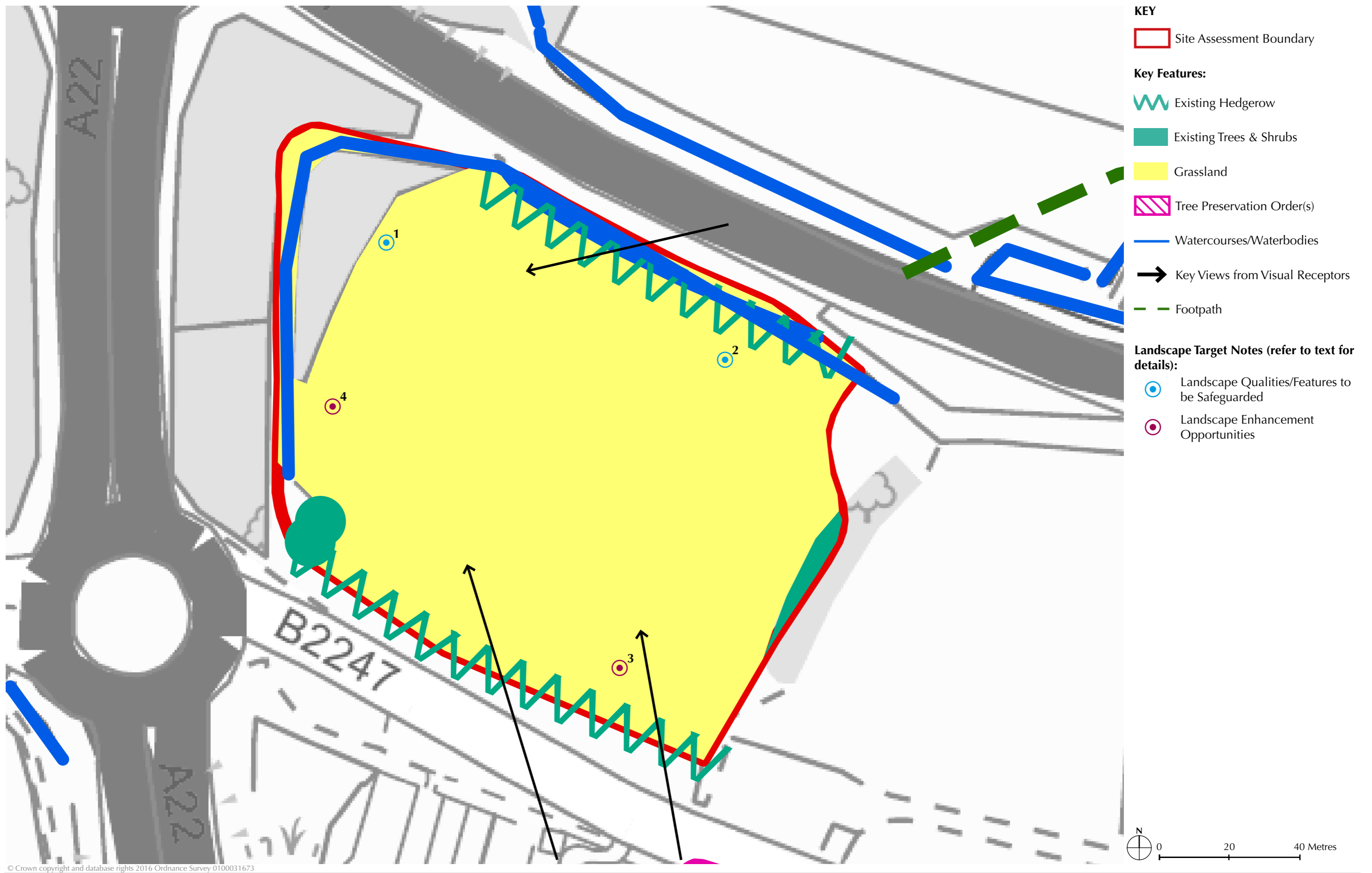
#### 4. Positive management of key landscape features

*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.











677/3280



**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Stone Cross
<b>Site Reference Number:</b>	712/3280
<b>Site Address:</b>	Land North and South of Rattle Road, Stone Cross
<b>Site Size: (ha)</b>	11.74
<b>Landscape Assessment Type:</b>	Full (The southern part of this site, south of Rattle Road was not accessible)
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 10.1</b>, the Site lies in open countryside between Stone Cross and Westham. North of Rattle Road, the Site is fairly large comprising two fields of grass bounded by hedgerows and trees. The southern part of the Site lies adjacent to Rattle Stream. The northern field includes some agricultural buildings. Peelings Lane and the promoted long-distance 1066 Country Walk lie close to the north of the Site.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 10.9a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields.</li> <li>• Small blocks of woodland, and tree-lined or wooded settlement edges.</li> <li>• Networks of minor historic rural lanes often lined with hedgerows, many of which comprise parts of long distance cycle and walking routes.</li> <li>• Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground.</li> <li>• Hedgerows on higher ground and drainage ditches mark often historic field patterns.</li> <li>• Long distance views over the Levels.</li> </ul>	
<b>Visual Context</b>	
<p>Local views of the Site are possible from many directions, but these will generally be glimpsed views as a result of the Site's surrounding vegetation. Key views from visual receptors are shown on <b>Figure 10.9a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of Peelings Lane (Medium Sensitivity)</li> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of Rattle Road (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 10.9a</b>. The Site's ZVI is limited to the local area. As a result of the local settlement along Rattle Road, the Sites ZVI is restricted towards the south-west.</p> <p>Key views into the Site are marked on <b>Figure 10.9a</b> and typical views are illustrated by the photographs in <b>Figure 10.9c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 10.9b** and illustrated on **Figure 10.9c**. Located on undulating ground the Site generally slopes towards the south. It comprises three fields of semi-improved grassland enclosed by thick hedgerows and trees. The Site is characteristic of its wider landscape and typical of the area around Stone Cross, with its small-scale irregular fields and hedgerows. It has a moderate sense of tranquillity, which is affected by persistent but low-level traffic 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 *'Mature tree canopies contribute to recognisable strength of place. There is a moderately strong landscape pattern and structure of small, irregular fields and predominantly rural lanes, with an overall strong sense of remoteness and tranquillity. Open views northwards across this area can be gained from the northern edge of the settlement, however built elements (including farmsteads, houses and nurseries) are visible within views.'*

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Moderate Landscape Capacity** due to its high sensitivity and moderate landscape value. Its location adjacent to the existing settlement and busy roads gives a limited sense of remoteness/tranquillity but balanced against this, the Site provides a sense of separation between settlements, 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 10.9b**.

**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 this landscape. The hedgerows with mature trees are in good condition, contributing to green infrastructure and helping to visually contain the Site.

**2. Existing mature 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. Maintain a buffer to woods and stream**

*Reason:* A small woodland adjacent to the Site's eastern boundary is protected by a Tree Preservation Order (TPO); a buffer can help to mitigate the effects of development on woodland and the stream which runs through it, particularly for smaller isolated 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 10.9b**.

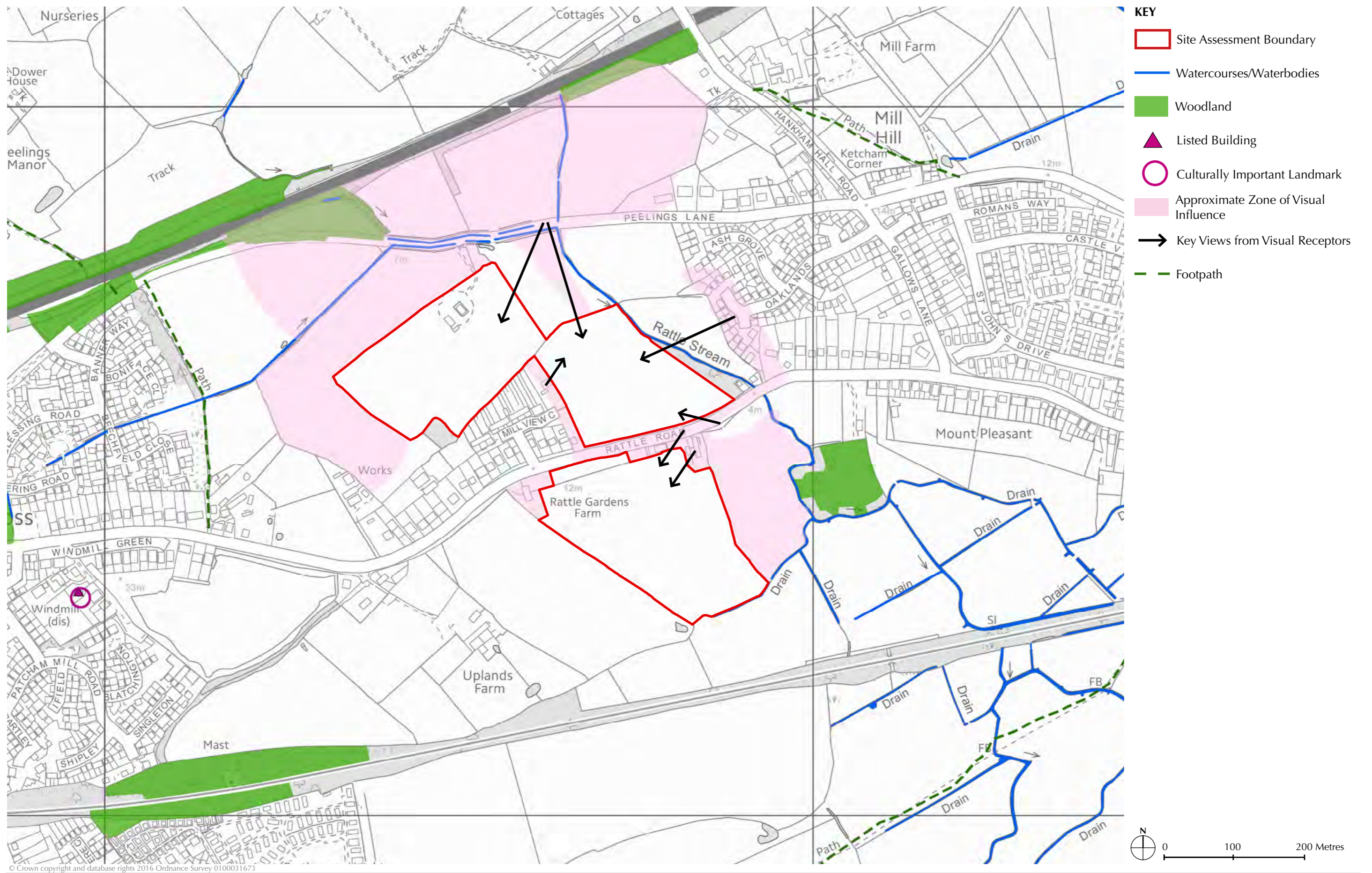
**4. Restore/enhance landscape features**

*Reason:* To restore/enhance landscape features characteristic of this area, in particular along Rattle Road, and northwards from the TPO trees along Rattle Stream. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to maintain the wooded character of this part of the Site and provide a buffer between the main road, existing residential properties and the development.

**5. Positive management of key landscape features**

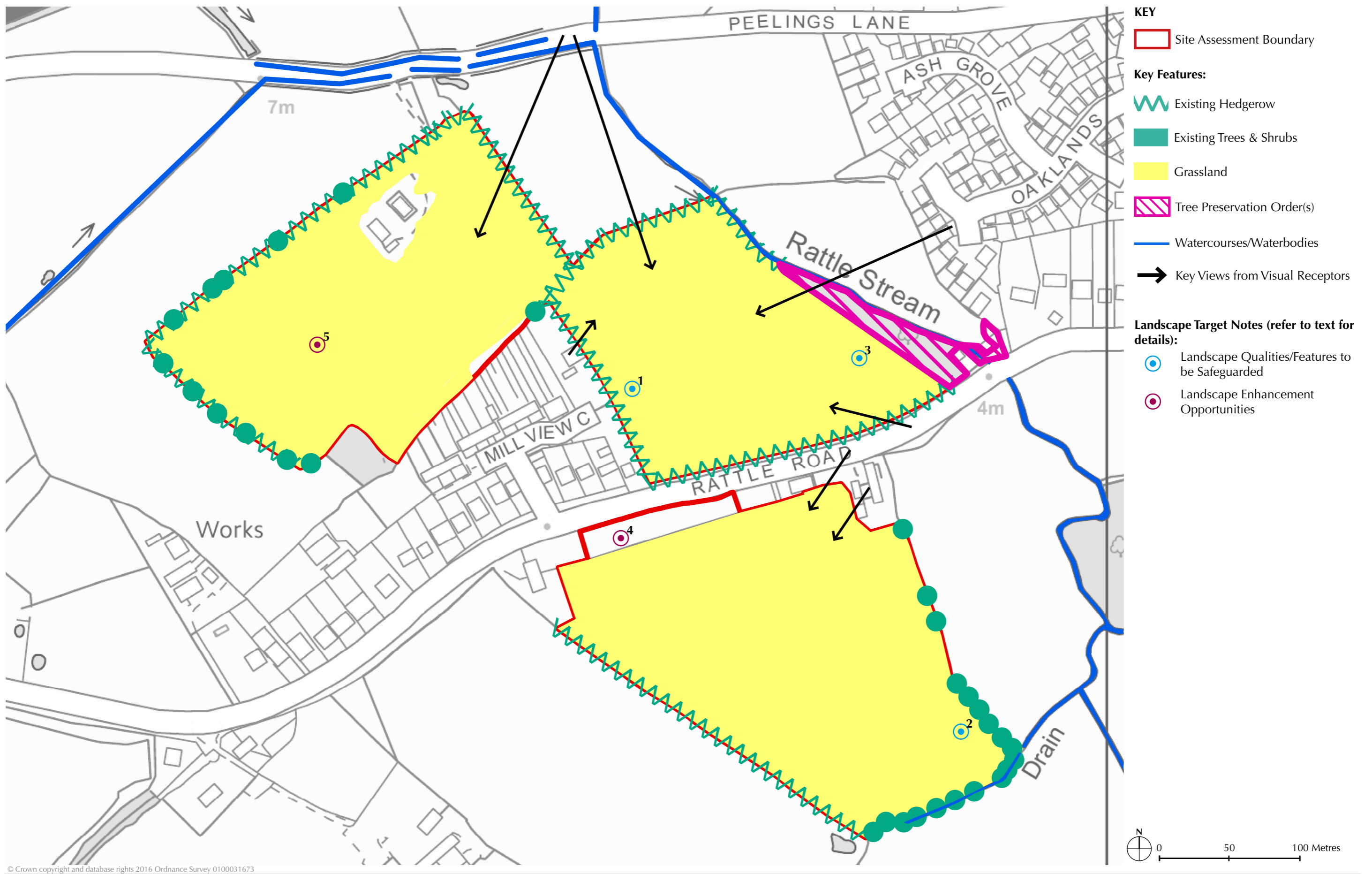
*Reason:* To positively manage key features characteristic of this landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.





© Crown copyright and database rights 2016 Ordnance Survey 0100031673









**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**