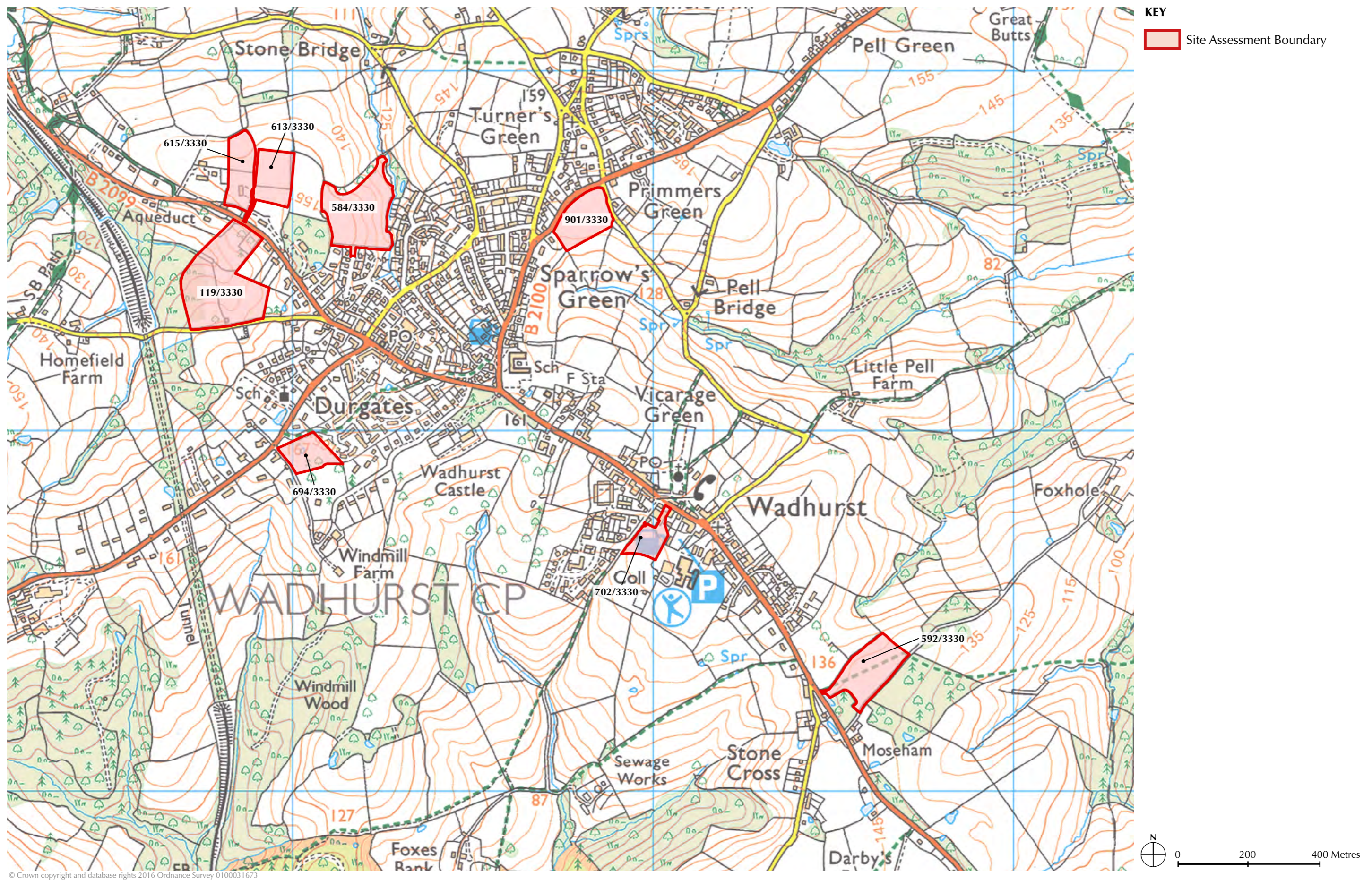


## 4.0 WADHURST SITES



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Wadhurst
<b>Site Reference Number:</b>	119/3330
<b>Site Address:</b>	North side of Tapsell's Lane, Wadhurst
<b>Site Size: (ha)</b>	4.88
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 4.1</b>, the Site lies west of Durgates on the western side of Wadhurst, a ridge-top settlement within the High Weald AONB. The Site comprises three small fields bounded by trees and hedges, on sloping ground at the head of a small valley. Situated between Tapsell's Lane and the B2099, the main-line railway runs beyond a wood, to the west of the Site. The two southern-most fields are also separated by a track, which accesses Tapsell's Lane.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 4.2a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium/large-scale Ancient Woodland, provide an intermittent sense of enclosure.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands.</li> <li>• Historic tree-lined or wooded lanes and ridge-top roads.</li> <li>• Small/medium-scale irregular fields of grassland, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Network of historic paths and tracks, often running from ridgelines into valleys.</li> <li>• Scattered settlement patterns of historic farmsteads, closely associated with roads/lanes.</li> <li>• Wooded or tree-lined settlement edge of Durgates.</li> </ul>	
<b>Visual Context</b>	
<p>Glimpsed views are possible from surrounding residential properties, particularly in the south-east of the Site and from the two adjoining roads. Visibility is variable within the Site, but some views across the Site are possible; in particular from the northern field close to the ridge-top road (B2099), looking southwards over the Site. Key views from visual receptors are shown on <b>Figure 4.2a</b>: These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of Tapsell's Lane and the B2099 (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 4.2a</b>. The Site's immediate ZVI is limited to the east and south of the Site, primarily by steep topography and tree cover. However, longer distance views south-west are possible from the B2099 and northern parts of the Site, which sit high on the ridgeline.</p>	

Key views into the Site are marked on **Figure 4.2a** and typical views are illustrated by the photographs in **Figure 4.2c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.2b** and illustrated on **Figure 4.2c**. Located at the head of a valley, the Site has a highly varied topography, and the northern field slopes particularly steeply towards the south-west. The Site is part of a coherent wider landscape; highly characteristic of the High Weald it has a rural feel. It comprises three small, irregular-shaped fields of grass and is surrounded by mature hedgerows and trees. The south-western field retains all of its historic field boundaries; one is marked by a line of mature trees. The western edge of the Site is bounded by woodland, and the southern edge lies adjacent to Tapsell's Lane. Overall the Site has a moderate sense of tranquillity. The northern part of the Site experiences significant noise from the B2099, however further south the Site becomes much more tranquil, with a sense of remoteness in the south-west.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 6 as identified in The Wealden Landscape & Settlement Character Assessment Supplementary Report (2016). This Assessment evaluated LSA 6 as having a Very Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB and is therefore considered to have Very High Landscape Value. The landscape's distinctive sloping form and coherent pattern of irregular-shaped ancient pastoral fields are sensitive landscape features, contributing to the area's Very High Landscape Sensitivity.'*

#### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Very Low Landscape Capacity** due to its very high sensitivity and very high landscape value. Its location within the High Weald AONB and coherent ancient landscape pattern and good condition gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

The western field is most sensitive as a result of its proximity to Ancient Woodland, its intact historic field boundaries and sense of remoteness. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports. Parts of the eastern field and northern field adjacent to the B2099 are considered to be less sensitive, as their tranquillity is reduced due to their proximity to settlements/roads and present fewer key features characteristic of the High Weald AONB.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 4.2b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries are historic and contribute to the unique ancient field patterns. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through the Site and beyond it to key landscape features such as the Ancient Woodland to the west, and into the settlement through gardens to the east. They also help to visually contain the Site.

#### 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. The Ancient Woodland adjacent to the Site is small and narrow, making it especially sensitive to change and 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 Ancient Woodland and enhanced ecological functioning of woodland are targets in the AONB Management Plan.

#### 3. Rural character of Tapsell's Lane

*Reason:* This is a known historic routeway which contributes 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 kerbs, widening, wide visibility access splays, lighting, speed bumps etc.) 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.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 4.2b**.

#### 5. Restore/enhance landscape features

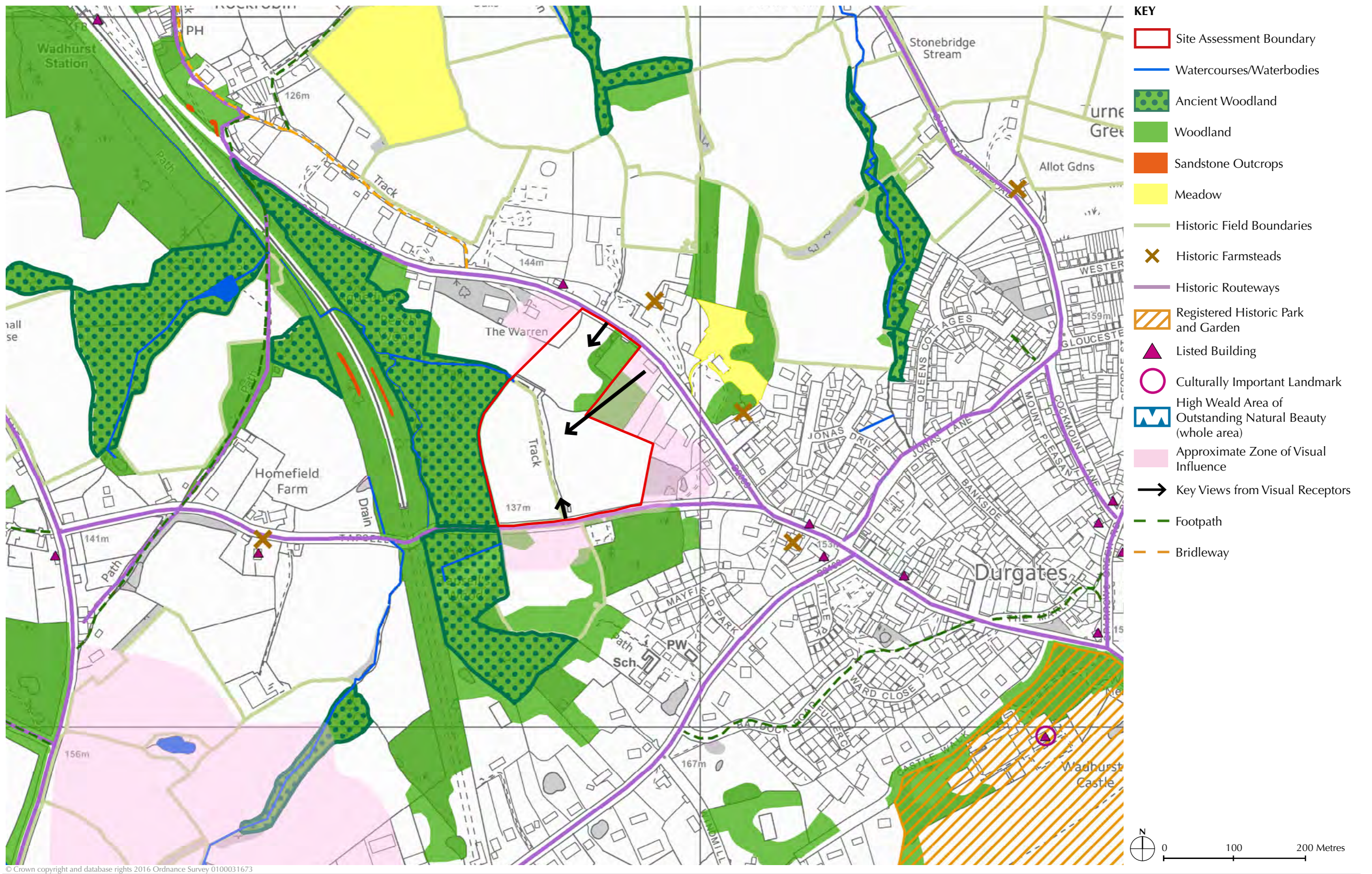
*Reason:* Restore field boundary vegetation, allowing natural regeneration (or supplement with locally sourced and locally appropriate native species) between the two southern fields which is currently a line of mature trees. This is a historic field boundary and restoration of vegetation would help to reinforce historic landscape character, in accordance with targets in the High Weald AONB Management Plan, improve connectivity and help to screen internal views.

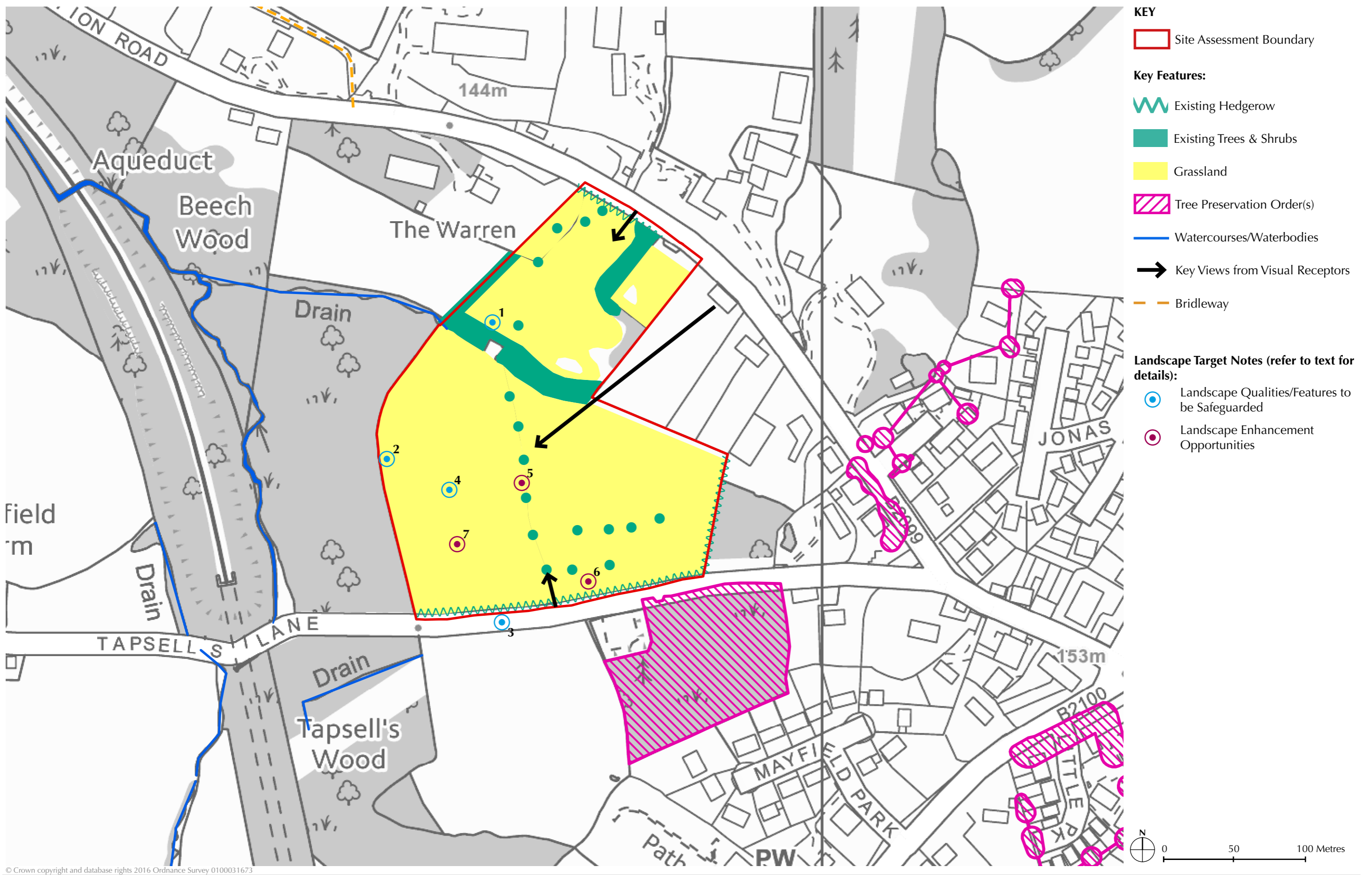
#### 6. Reinforce vegetation along Tapsell's Lane

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species). Historic lanes are characteristically tree-lined in this area, thickening the boundary vegetation and managing it sensitively – in accordance with High Weald AONB Guidance for example, would help to reduce visibility from the lane and improve green infrastructure links into the settlement.

#### 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.







**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Wadhurst
Site Reference Number:	584/3330
Site Address:	Land Adjacent to Jonas Drive, Durgates
Site Size: (ha)	3.27
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on <b>Figure 4.1</b>, the Site is located adjacent to existing properties to the north-east of Durgates, on the western edge of Wadhurst, a ridge-top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises a medium-sized field of grass and scrub, enclosed by woodland and shaws.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 4.3a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium/large-scale Ancient Woodlands provide an intermittent sense of enclosure.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands.</li> <li>• Open views northwards across the High Weald are available from several locations.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Wooded or tree-lined settlement edge of Durgates.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> </ul>	
Visual Context	
<p>Views into the Site are possible from properties on higher ground to the east and from properties on the southern edge of the Site. Key views from visual receptors are shown on <b>Figure 4.3a</b>. These include:</p> <ul style="list-style-type: none"> <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 4.3a</b>. The Site's ZVI is limited to the open fields on the slopes of the valley to the north-east of the Site and to some immediate neighbouring properties. The Site is generally well-screened from the adjoining settlement to the south; however the centre of the Site is more exposed with long views south possible from here.</p> <p>Key views into the Site are marked on <b>Figure 4.3a</b> and typical views are illustrated by the photographs in <b>Figure 4.3c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.3b** and illustrated on **Figure 4.3c**. Located on sloping ground, the Site slopes steeply downhill towards the gill in the north-east. It comprises a medium, irregular-shaped field surrounded by woodland and shaws, typical of its surrounding context. The field is predominantly semi-improved grassland with trees and developing scrub around the Site boundary. The eastern edge of the Site is bounded by a narrow belt of Ancient Woodland, running along a watercourse and the southern edge lies adjacent to properties and gardens of Jonas Drive. Overall, the Site has a strong sense of tranquillity and seclusion, despite being overlooked by a few properties.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity

The Site lies within Landscape Setting Area (LSA) 6, as identified in The Wealden Landscape & Settlement Character Assessment Supplementary Report (2016). This Assessment evaluated LSA 6 as having a Very Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB and is therefore considered to have Very High Landscape Value. The landscape's distinctive sloping form and coherent pattern of irregular-shaped ancient pastoral fields are sensitive landscape features, contributing to the area's Very High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Unique/rare
Continuity	Ancient
<b>Strength of Place</b>	<b>Very Strong</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>Very 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 very high sensitivity and high landscape value. Some degradation of landscape features which contribute to the coherent ancient landscape pattern reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB and strong sense of remoteness/tranquillity giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The land to the south and east of the Site is most sensitive. This eastern part of the Site area directly abuts a small, fragmented Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports. The southern part of the Site is more visually sensitive being located closer to the highest point of this sloping 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 4.3b**.

#### 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. The shaws and trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as the Ancient Woodland to the north-east and into the settlement through gardens to the south, whilst reinforcing historic landscape character. They also help to visually contain the Site.

#### 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. The Ancient Woodland adjacent to the Site is small, narrow and isolated and 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 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

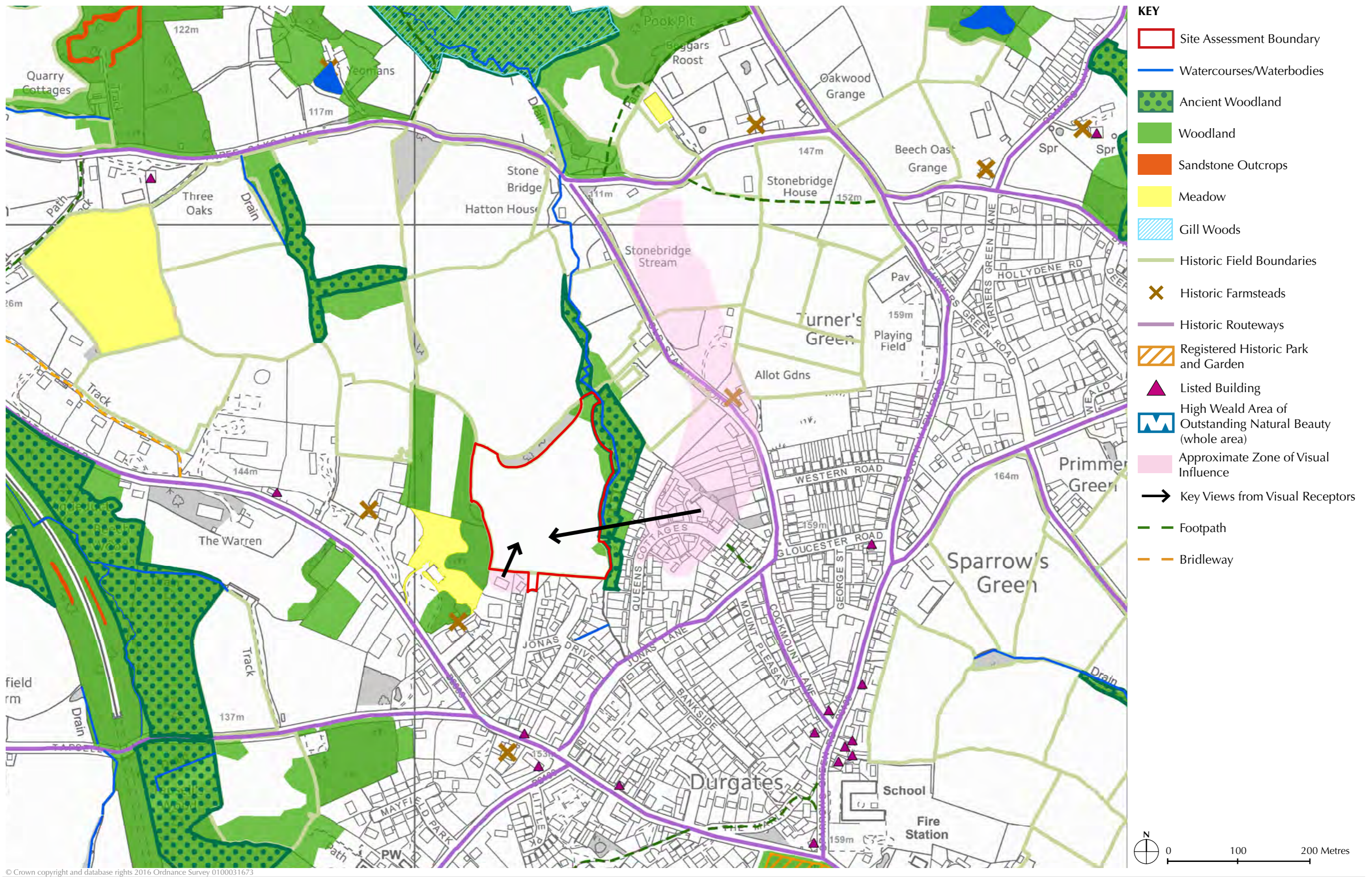
This section should be read in conjunction with the target notes shown on **Figure 4.3b**.

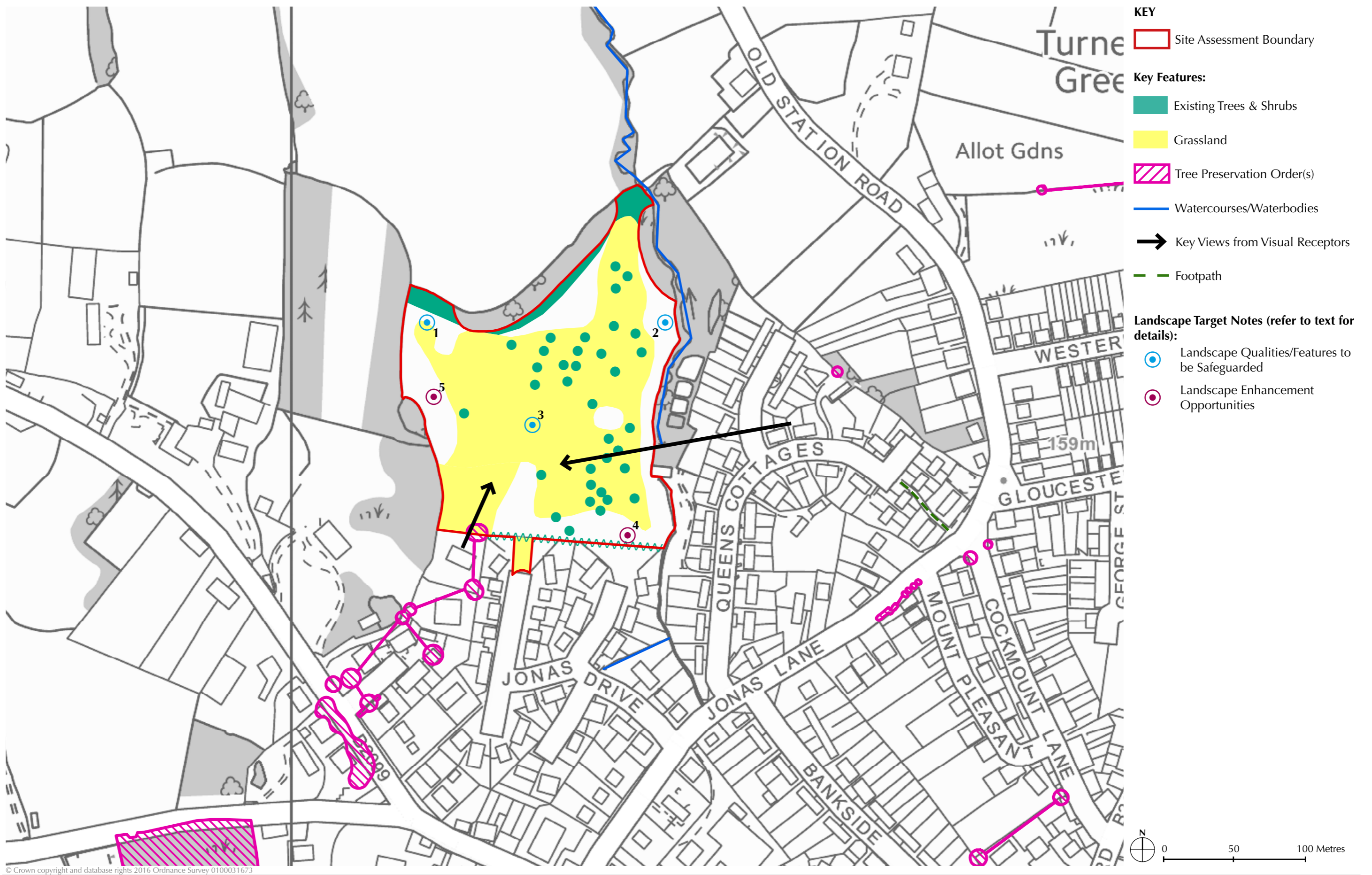
#### 4. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore a hedgerow characteristic of the High Weald AONB along the southern boundary. This would connect the existing fragmented Ancient Woodland to the east of the Site with wooded sites further west and help to screen the new development in views from existing properties.

#### 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, to ensure 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>	Wadhurst
<b>Site Reference Number:</b>	592/3330
<b>Site Address:</b>	Land at Foxhole Farm, Foxhole Lane, Wadhurst
<b>Site Size: (ha)</b>	2.2
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 4.1</b>, the Site is located in open countryside just off the B2099 to the south-west of Wadhurst, which is a ridge-top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises a small field of grass enclosed by mature hedgerows and shaws situated on a ridge of higher ground. A public footpath crosses through 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 4.4a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium/large-scale (some are small and fragmented) Ancient Woodlands provide an intermittent sense of enclosure.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands, follow a north-east to south-west orientation.</li> <li>• Open views northwards across the High Weald are available from several locations.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Network of historic paths and tracks, often running from ridgelines into valleys.</li> <li>• Larger fields are more frequent and typically under arable cultivation, particularly close to Bewl reservoir. Smaller fields are often grazed.</li> <li>• Scattered settlement patterns of hamlets and historic farmsteads, closely associated with roads/lanes.</li> </ul>	
<b>Visual Context</b>	
<p>Glimpsed views of the church spire in Wadhurst, a culturally important landmark, are possible from within the Site. Surrounding large woodlands, such as Long Wood and Blackman's Wood produce only intermittent longer distance views into and from the Site, towards the north and north-east. Key views from visual receptors are shown on <b>Figure 4.4a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath across the Site (High Sensitivity)</li> <li>• Users of Foxhole Lane (Moderate Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 4.4a</b>. The Site's ZVI is limited to open fields to the north and north-east of the Site. However, there are only glimpsed views from the Site in all directions, due to the enclosure provided by mature hedgerows, shaws and woodland around the Site's boundary. There are no significant views into the Site from the residential properties within the ZVI.</p>	

Key views into the Site are marked on **Figure 4.4a** and typical views are illustrated by the photographs in **Figure 4.4c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.4b** and illustrated on **Figure 4.4c**. Located on a small ridge, the Site is generally level and gently slopes downhill towards the west. It comprises a small, irregular shaped field surrounded by mature hedgerows and shaws in good condition mark unchanged historic field boundaries. The southern edge of the Site is bounded by a small wood, and the eastern edge lies adjacent to Foxhole Lane. The Site has a strong sense of seclusion afforded by its thick and tall vegetation, but it also feels very separate from Wadhurst, as a result of the Site having little visual connection to the rest of Wadhurst. Overall, the Site has a moderate sense of tranquillity, the very southern part of the Site is affected by noise from the B2099, but this diminishes rapidly further north.

### 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 Very Low Landscape Capacity for accommodating development, because: *'The area is situated within the High Weald AONB and is therefore considered to have Very High Landscape Value. The area has a very strong strength of place and landscape structure resulting from the pattern of small-scale ancient pastoral fields and Ancient Woodlands; resulting in Very High Landscape Sensitivity.'*

#### 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	Enclosed
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Very High</b>
<b>Landscape Capacity</b>	<b>Low</b>

The Site has a **Low Landscape Capacity** due to its moderate sensitivity and very high landscape value. Its location within the High Weald AONB, strong sense of remoteness/tranquillity in parts of the site 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 southern part of the Site is most sensitive as this area directly abuts a small, fragmented 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 4.4b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The shaws and trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as the Ancient Woodland to the north. They also help to visually contain the Site whilst reinforcing historic landscape character.

#### 2. Trees adjacent to the Ancient Woodland

*Reason:* These trees act as a buffer to the western edge of Ancient Woodland which is sensitive and they help to screen the Site from the main road (B2099).

#### 3. Public footpath through the Site

*Reason:* To maintain the pattern of historic routes and tracks which are identified as part of the characteristic features of the AONB. This is a target in the AONB Management Plan and is desirable to safeguard access routes as part of the wider green infrastructure network.

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

*Reason:* Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. The Ancient Woodland adjacent to the Site is small and isolated and 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 Ancient Woodland and enhanced ecological functioning of woodland are targets in the AONB Management Plan.

#### 5. Rural character of Foxhole Lane

*Reason:* This is a known historic routeway which contributes 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 kerbs, widening, speed bumps, lighting etc.) 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

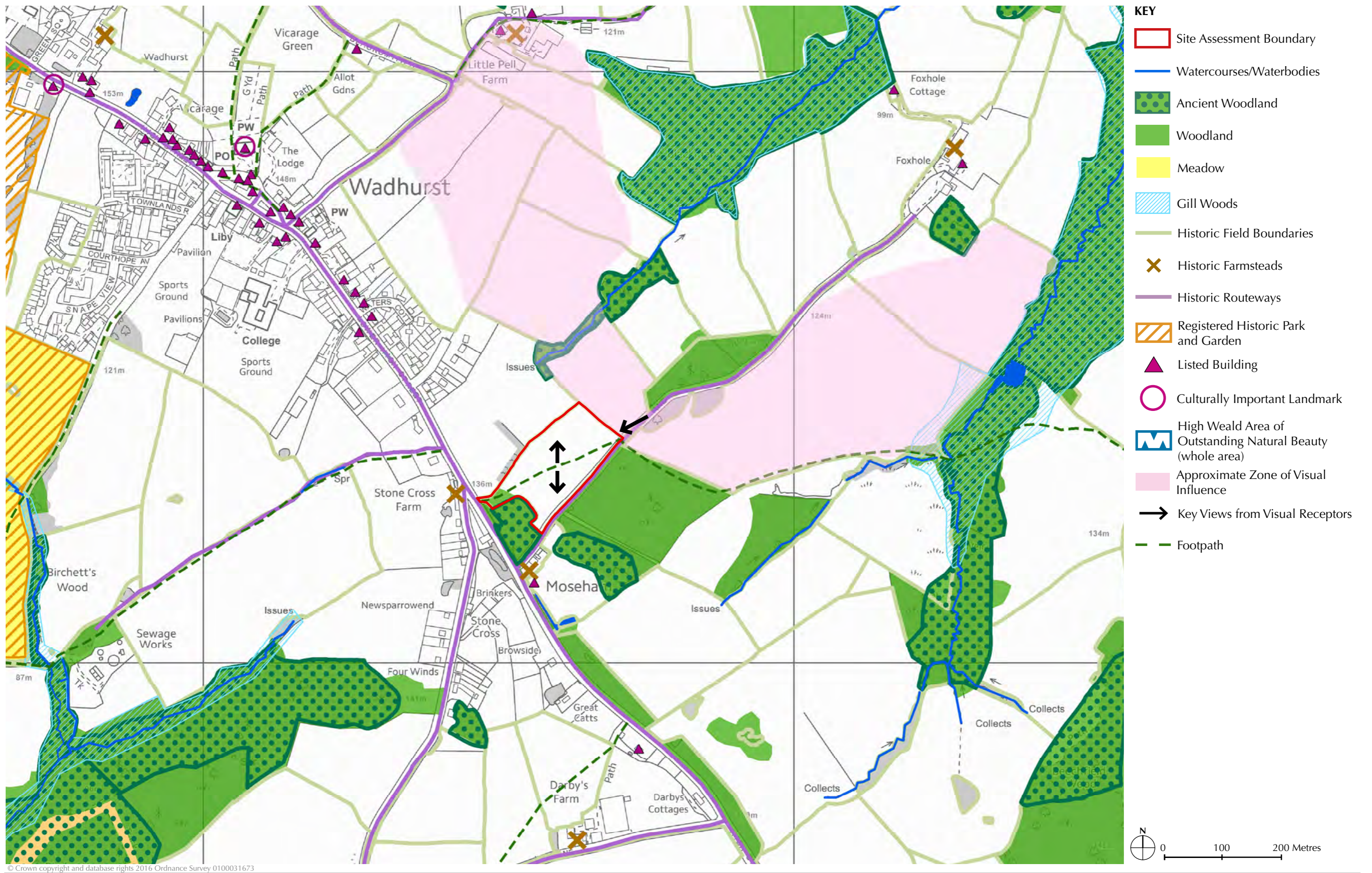
This section should be read in conjunction with the target notes shown on **Figure 4.4b**.

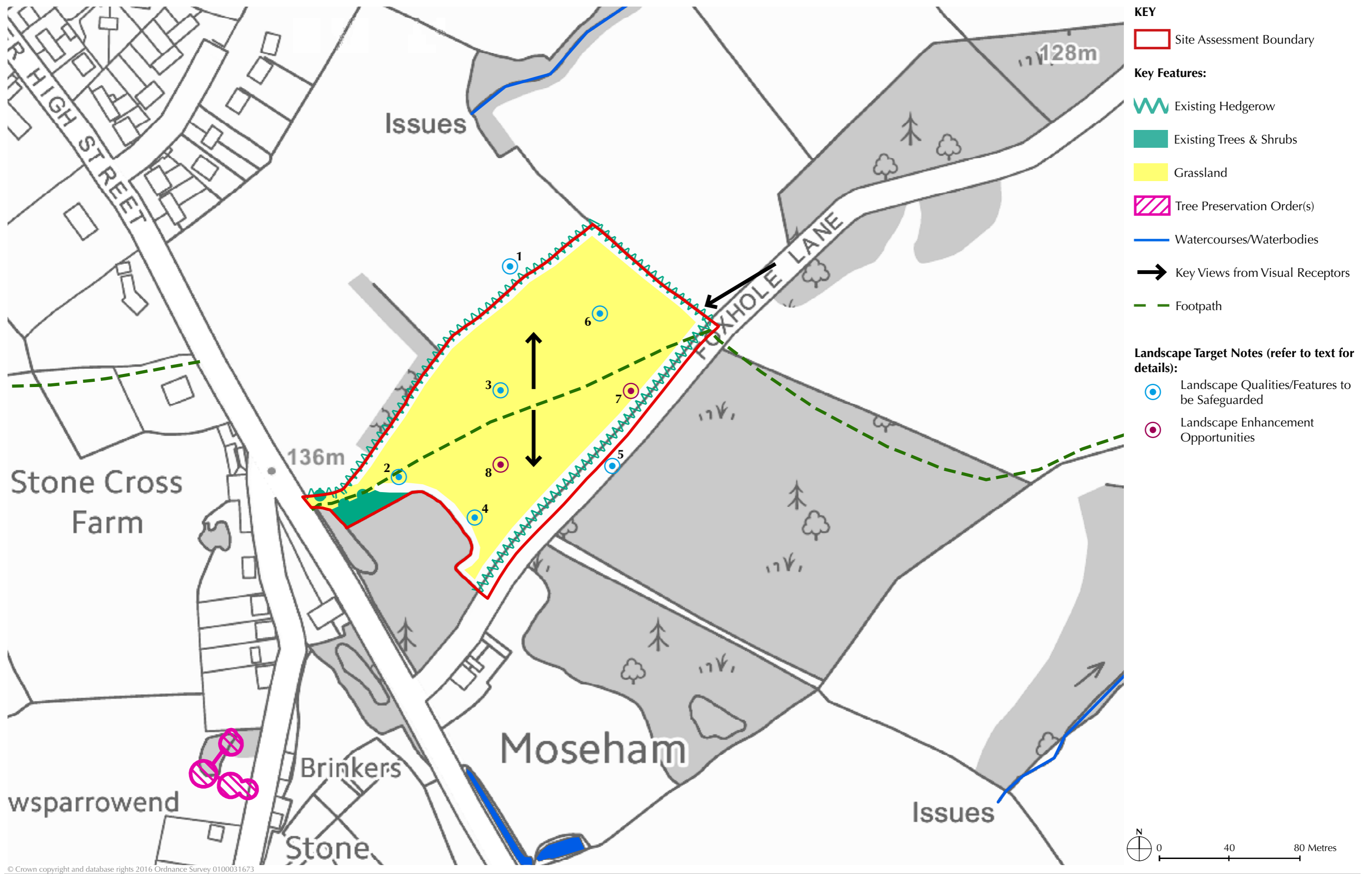
#### 7. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to enhance the hedgerow/trees along Foxhole Lane, connecting the existing fragmented Ancient Woodland to the south of the Site with wooded sites further north.

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

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





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592/3330



**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>	Wadhurst
<b>Site Reference Number:</b>	613/3330
<b>Site Address:</b>	Land at Marling House, Station Road, Wadhurst
<b>Site Size: (ha)</b>	1.53
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 4.1</b>, the Site lies north-west of Durgates on the western side of Wadhurst, a ridge top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises of a single small field of grass and part of a garden bounded on two sides by trees and hedges. The Site is set back from, but accessed via the B2099 (Station Road).</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 4.5a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium/large-scale ancient woodlands provide an intermittent sense of enclosure.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands.</li> <li>• Open views northwards across the High Weald are available from several locations.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Scattered settlement patterns of historic farmsteads, closely associated with roads/lanes.</li> <li>• Wooded or tree-lined settlement edge of Durgates.</li> </ul>	
<b>Visual Context</b>	
<p>Whilst this site is largely well screened particularl along its eastern edge, views from neighbouring properties and adjacent fields or gardens are possible. Key views from visual receptors are shown on <b>Figure 4.5a</b>. These include:</p> <ul style="list-style-type: none"> <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 4.5a</b>. The Site's ZVI is restricted by the presence of woods and trees which limit its extent in the south and east. However, glimpsed views are possible to the neighbouring fields and property, north and east of the Site. Longer distance views in to and from the Site are largely not available.</p> <p>Key views into the Site are marked on <b>Figure 4.5a</b> and typical views are illustrated by the photographs in <b>Figure 4.5c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.5b** and illustrated on **Figure 4.5c**. Located on the plateau of a ridge, the Site is generally level but gently slopes down towards the north. It comprises a single small, regular-shaped field of grass and is surrounded by mature hedgerows and trees. These boundaries are historic and the eastern edge of the Site is bounded by a small wood. The southern part of the Site includes part of a garden with planted garden shrubs and a tennis court. The Site has a very strong sense of tranquillity.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 6, as identified in The Wealden Landscape & Settlement Character Assessment Supplementary Report (2016). This Assessment evaluated LSA 6 as having a Very Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB and is therefore considered to have Very High Landscape Value. The landscape's distinctive sloping form and coherent pattern of irregular-shaped ancient pastoral fields are sensitive landscape features, contributing to the area's Very High Landscape Sensitivity.'*

### 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>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. Some degradation of condition or loss of ancient landscape features reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB and strong sense of remoteness/tranquillity giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The existing garden has undergone recent changes which have eroded its original landscape character. It is less sensitive than the field to the north, which retains its historic form and landscape characteristics typical of the High Weald AONB.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 4.5b**.

#### 1. Field boundaries and their vegetation

*Reason:* The boundaries of the field (not including the garden) are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as the Ancient Woodland whilst reinforcing historic landscape character. They also help to visually contain the Site. The separation between the existing historic field and the garden should be maintained as this is the historic field boundary.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the B2099 and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 3. Rural character of Station Road (B2099)

*Reason:* This is a known historic routeway which contributes 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, kerbs, 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.

### Potential Landscape Enhancement Opportunities

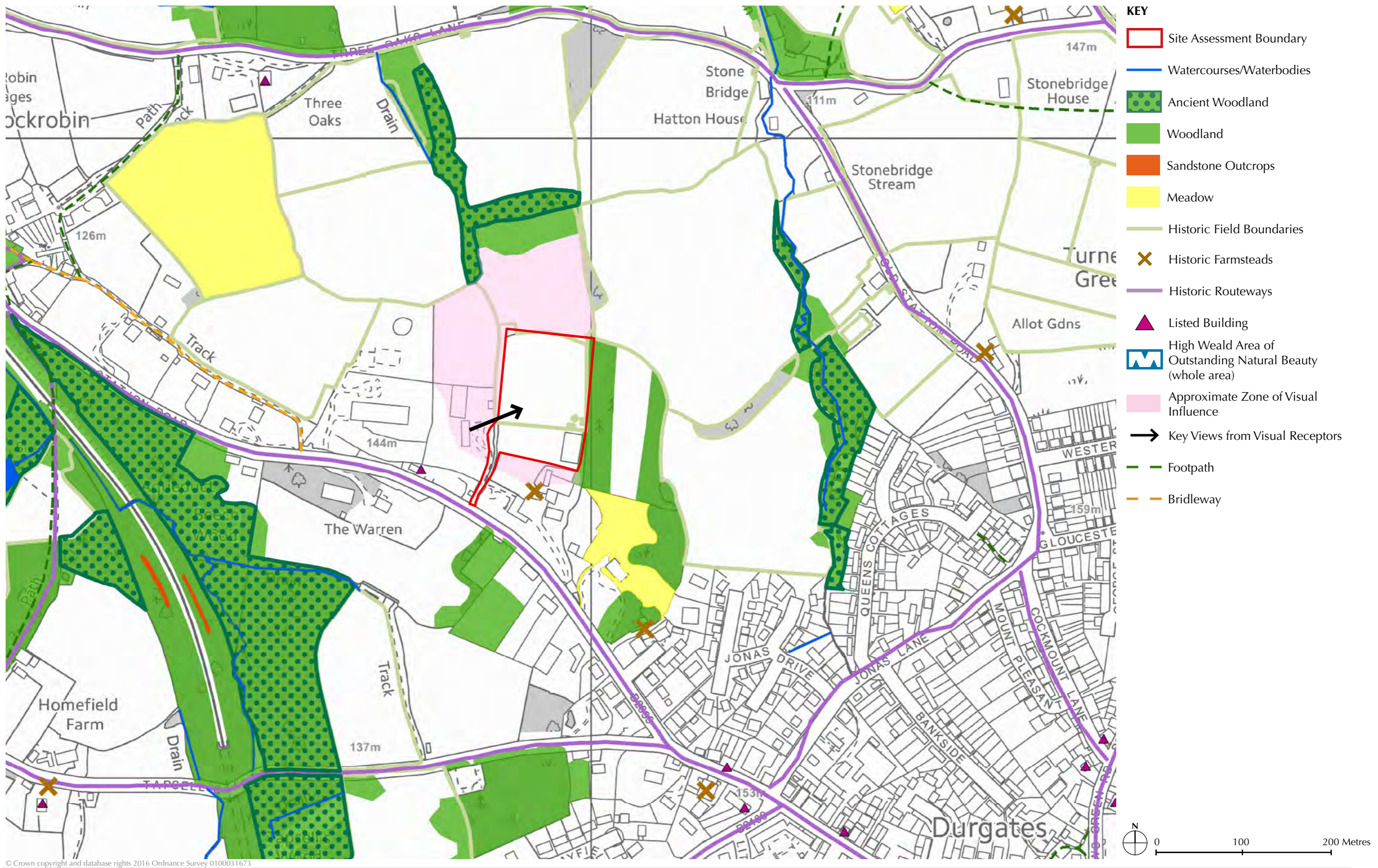
This section should be read in conjunction with the target notes shown on **Figure 4.5b**.

#### 5. Restore/enhance landscape features

*Reason:* Along the northern edge of the Site boundary follows a historic field boundary, this offers opportunity to restore this hedgerow following High Weald AONB Guidance. This restoration should use locally appropriate native species to improve connectivity. This would reinforce historic landscape character, and help to visually contain the Site.

#### 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.







613/3330



**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>	Wadhurst
<b>Site Reference Number:</b>	615/3330
<b>Site Address:</b>	Land at Puck Hill, Station Road, Wadhurst
<b>Site Size: (ha)</b>	1.5
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 4.1</b>, the Site lies north-west of Durgates on the western side of Wadhurst, a ridge top settlement in the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises of a single small field of grass and part of a garden bounded on two sides by trees and hedges and set back from but accessed via the B2099 (Station Road).</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 4.6a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium/large-scale Ancient Woodlands provide an intermittent sense of enclosure.</li> <li>• Open and sometimes long views northwards across the High Weald are available from several locations.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields of grass, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands.</li> <li>• Scattered settlement patterns of small villages, hamlets and historic farmsteads.</li> <li>• Wooded or tree-lined settlement edge of Durgates.</li> <li>• Network of historic paths and tracks, often running from ridgelines into valleys.</li> </ul>	
<b>Visual Context</b>	
<p>Key views are likely to be restricted to immediate neighbours only, but glimpsed longer distance views from the north-west are possible. A church spire can be glimpsed to the north in the far distance. Key views from visual receptors are shown on <b>Figure 4.6a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the nearby public footpath (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 4.6a</b>. The Site's ZVI is limited to fields to the north-west and immediate neighbouring land.</p> <p>Key views into the Site are marked on <b>Figure 4.6a</b> and typical views are illustrated by the photographs in <b>Figure 4.6c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.6b** and illustrated on **Figure 4.6c**. Located on the plateau of a ridge, the Site is generally level, but it has a steep approach from the point of access from the B2099 Station Road and the northern half slopes gently downhill to the north. It comprises a small, irregular shaped field surrounded by mature trees and a large house and gardens. The southern edge of the Site is bounded by mature trees producing a sense of enclosure and significant mature oak trees contribute to the character of this site. There is little sense of connection with Wadhurst at this site, and some traffic noise from the B2099 reduces the sense of tranquillity which overall is moderate.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 6, as identified in The Wealden Landscape & Settlement Character Assessment Supplementary Report (2016). This Assessment evaluated LSA 6 as having a Very Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB and is therefore considered to have Very High Landscape Value. The landscape's distinctive sloping form and coherent pattern of irregular-shaped ancient pastoral fields are sensitive landscape features, contributing to the area's Very High Landscape Sensitivity.'*

### 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>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. Its location adjacent to the main road entering the settlement gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The northern part of the Site is most sensitive as this area directly abuts a small, isolated Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented which makes it particularly vulnerable to change. The Site boundaries in the northern part of the Site also mark the historic field boundaries of intact historic fields adjacent to this site, making these boundaries sensitive.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 4.6b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries around the northern half of the Site are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The trees and 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 Ancient Woodland to the north. Whilst reinforcing historic landscape character they also help to visually contain the Site. The separation between the existing field in the north and the garden in the south should be maintained.

#### 2. Existing trees

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

#### 3. Rural character of Station Road (B2099)

*Reason:* This is a known historic routeway which contributes 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, kerbs, 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.

### Potential Landscape Enhancement Opportunities

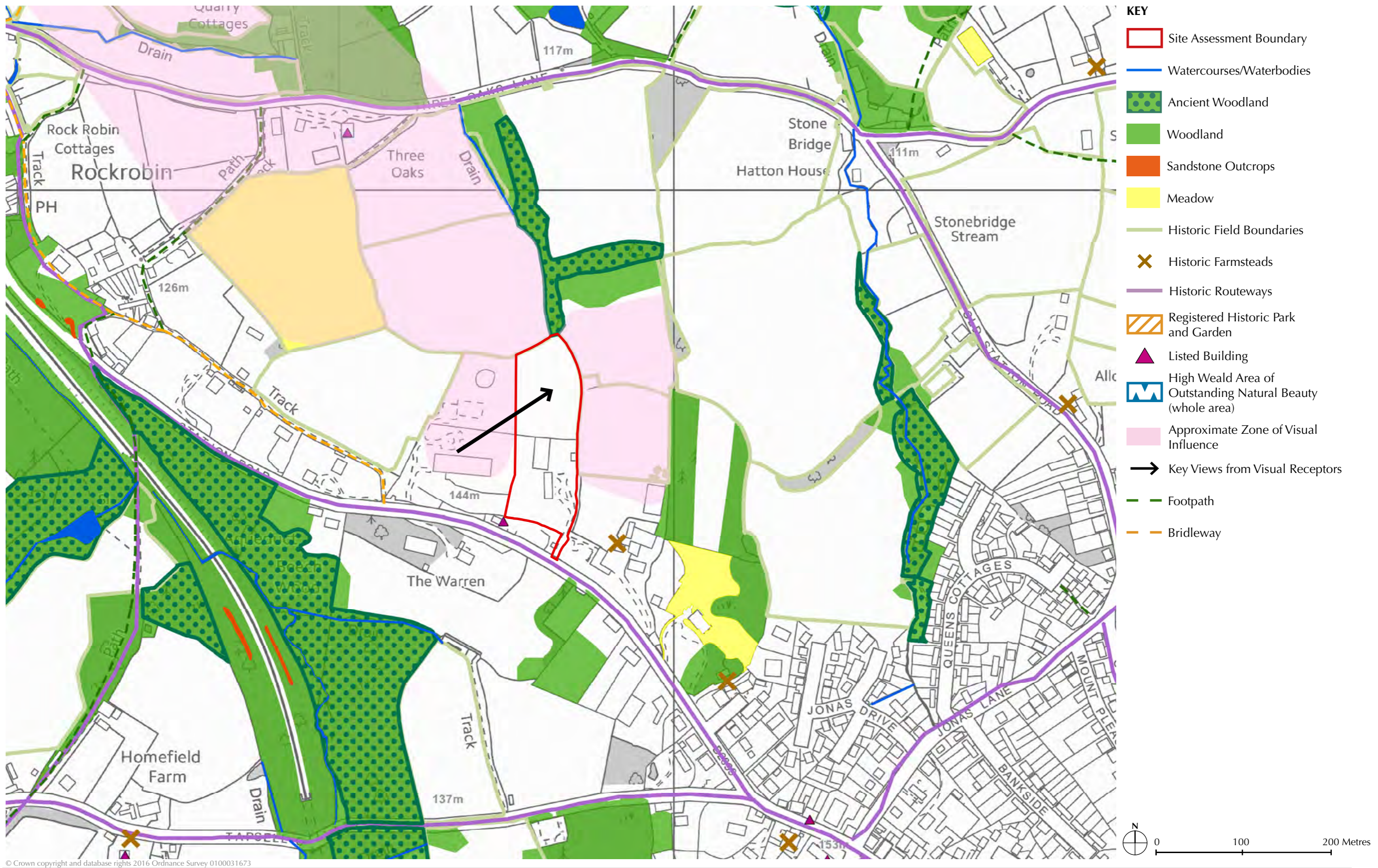
This section should be read in conjunction with the target notes shown on **Figure 4.6b**.

#### 5. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to enhance the hedgerow along the western boundary reconnecting the Site with the existing fragmented Ancient Woodland to the north. This would reinforce historic landscape character, and help to visually contain the Site.

#### 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.

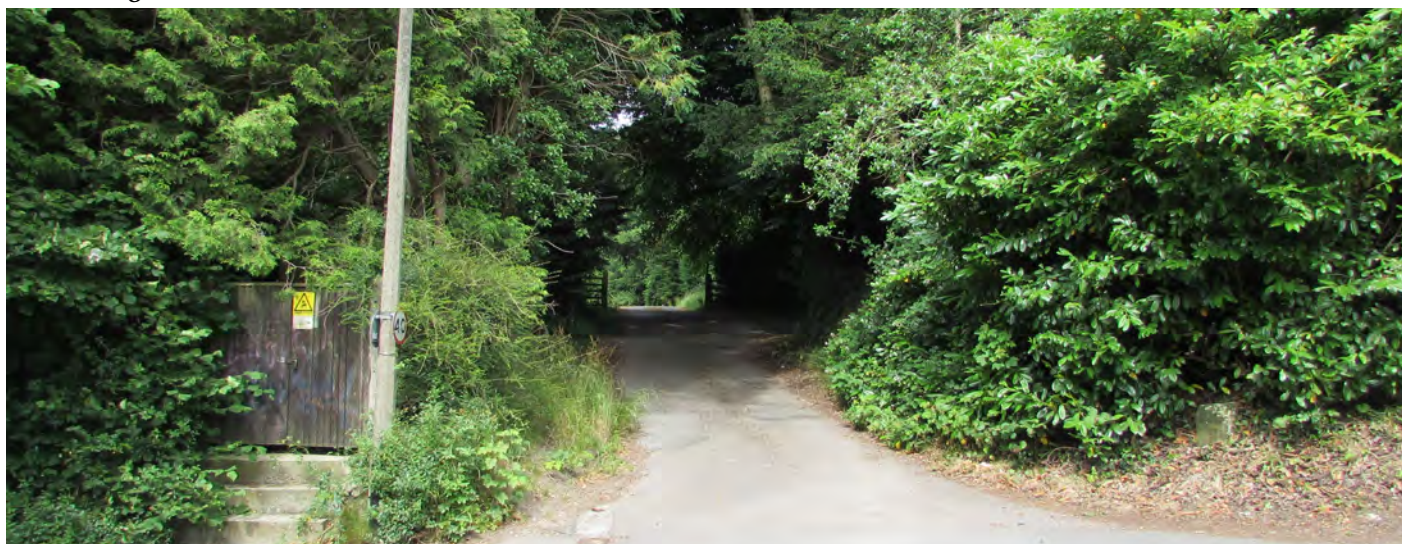


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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Wadhurst
<b>Site Reference Number:</b>	694/3330
<b>Site Address:</b>	Land at Windmill House, Wadhurst
<b>Site Size: (ha)</b>	1.11
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 4.1</b>, the Site is located adjacent to the southern edge of Durgates, off the B2100 on the western side of Wadhurst, a ridge-top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises a small field of grass, with mature oaks within the Site and around the boundary. The Site is surrounded by properties, and a public footpath runs along Baldock road, adjacent to the Site's northern edge.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 4.7a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Medium/large-scale ancient woodlands provide an intermittent sense of enclosure.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands.</li> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Tree-lined historic lanes.</li> <li>• Historic designed parkland landscapes, with mature trees.</li> <li>• Historic farmsteads.</li> <li>• Wooded or tree-lined character to the settlement of Durgates and its edges.</li> </ul>	
<b>Visual Context</b>	
<p>Clear, direct views into the Site are possible from adjoining residential properties particularly along the eastern edge of the Site. Key views from visual receptors are shown on <b>Figure 4.7a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath adjacent to the Site (High Sensitivity)</li> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of Windmill Lane and Baldock Lane (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 4.7a</b>. The Site's ZVI is limited to the immediate surroundings, as a result of mature trees enclosing the Site. Longer views are not possible as a result of the fairly level topography within the Site.</p> <p>Key views into the Site are marked on <b>Figure 4.7a</b> and typical views are illustrated by the photographs in <b>Figure 4.7c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.7b** and illustrated on **Figure 4.7c**. Located close to the settlement of Durgates, the Site is generally level and gently slopes downhill towards the east. It comprises a small, regular-shaped grassy field surrounded by mature hedgerows and trees. Mature trees are also present in small clumps within the Site. The southern edge of the Site is bounded by mature trees, and the western edge lies adjacent to Windmill Lane. The Site has a moderate sense of tranquillity, which is affected by road noise and people in surrounding properties. The Site has strong visual connectivity with the settlement.

## 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	Ancient
<b>Strength of Place</b>	<b>Strong</b>
Landform	Insignificant
Tree Cover	Intermittent
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Moderate</b>

The Site has a **Moderate Landscape Capacity** due to its moderate sensitivity and high landscape value. Its location adjacent to existing urban edge gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB giving the Site a high 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 4.7b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The trees around the Site are mature and, they contribute to green infrastructure by providing existing vegetation which enables species movements through the Site whilst reinforcing local landscape character. They also help to visually contain the Site.

#### 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 into the wider landscape and local gardens. They also contribute to the wooded character of the settlement edge recognised by their Tree Preservation Order (TPO) designation 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. Rural character of Windmill Lane

*Reason:* Whilst not a recorded as a historic routeway by the High Weald AONB, Windmill Lane still contributes many valued characteristics of a rural lane. Avoiding/reducing intrusive highway engineering (e.g. features such as kerbs, widening, lighting and speed bumps etc.) on rural lanes will help to maintain its character.

#### 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.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 4.7b**.

#### 5. Restore/enhance landscape features

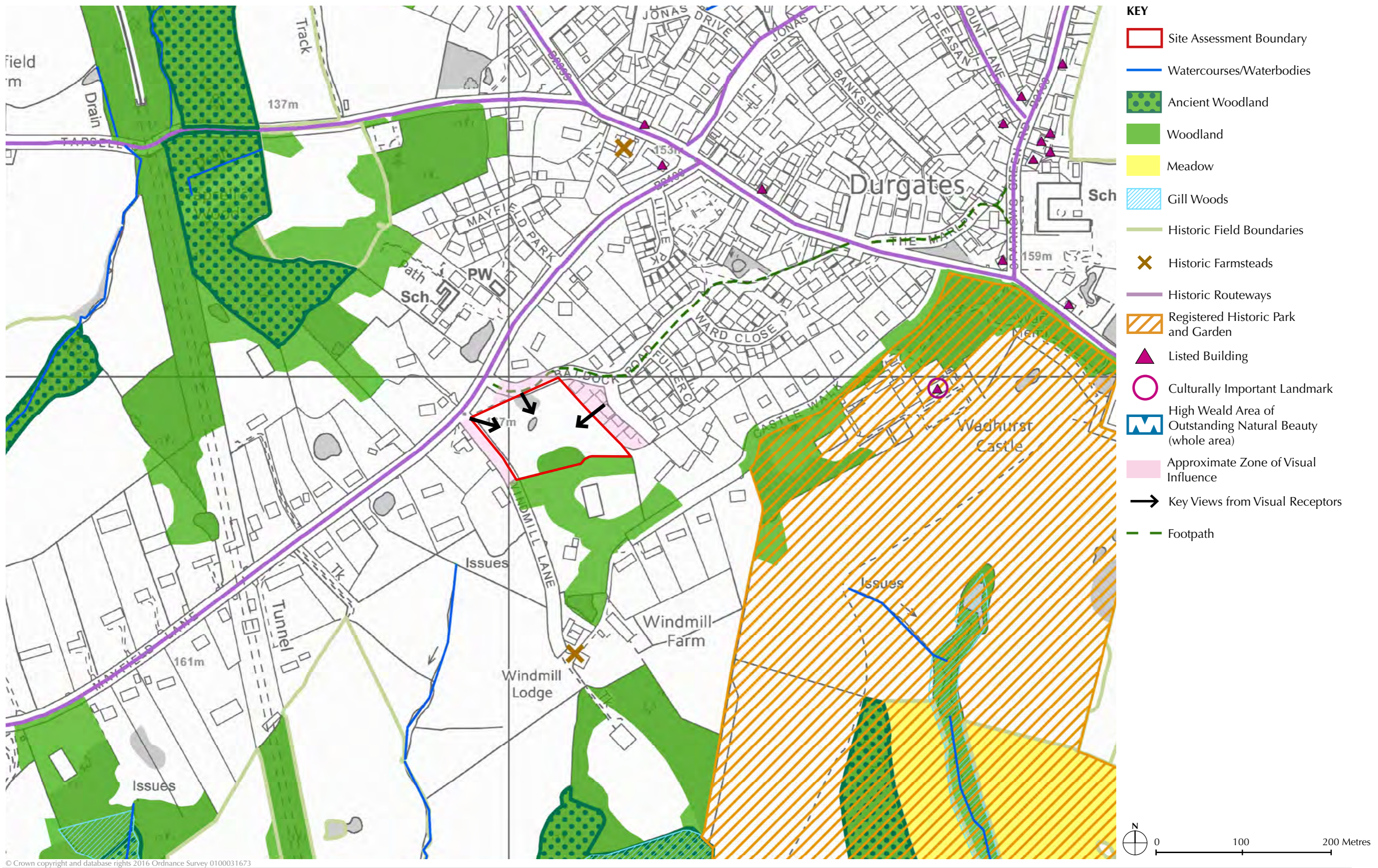
*Reason:* To plant additional trees to continue to maintain the character of Windmill Lane and help to screen the development in views from the Lane. Species should reflect the local character and provide improved green infrastructure for people and wildlife from the settlement to the countryside.

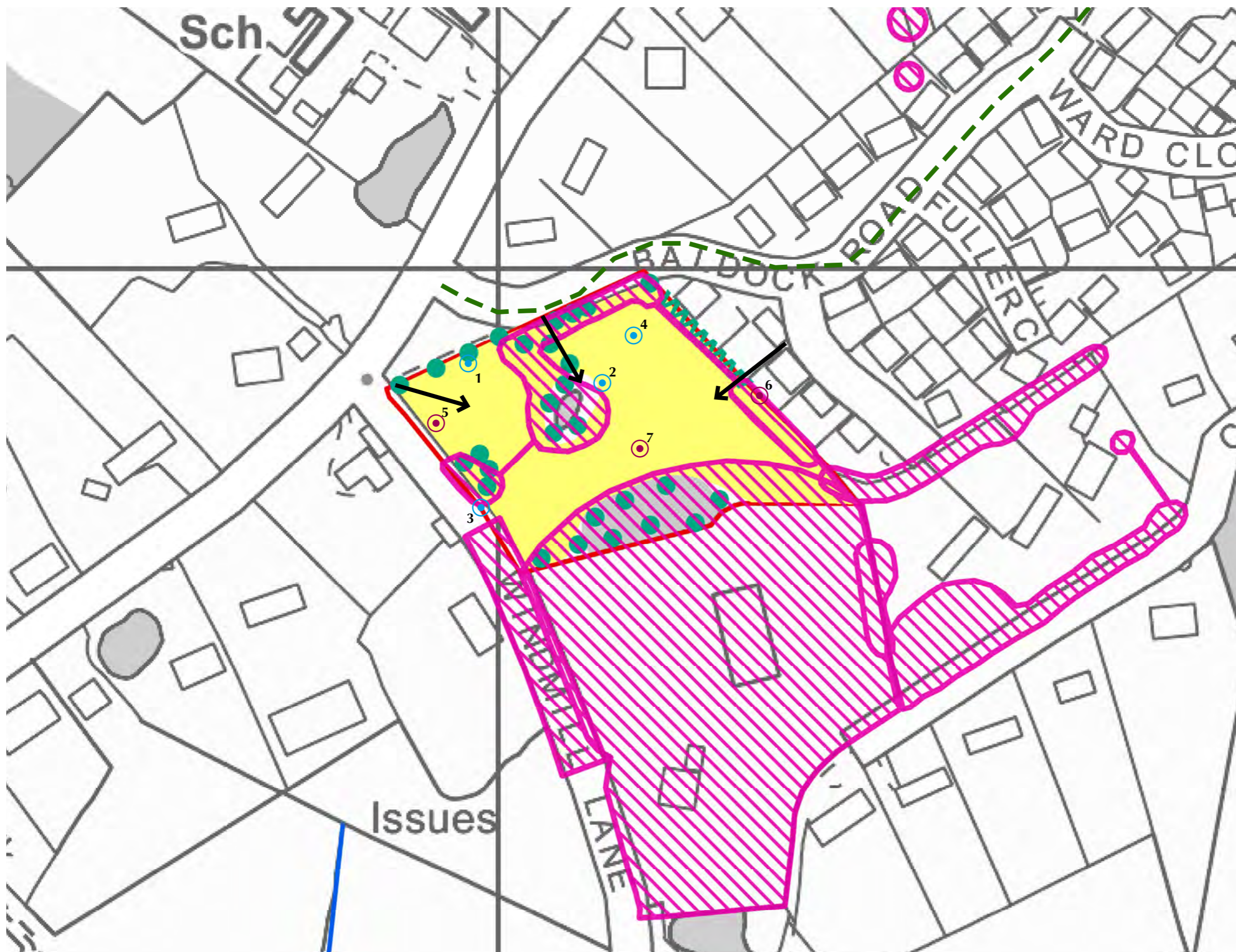
#### 6. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to reinstate a hedge or trees along the Site's eastern boundary, in order to screen the Site from neighbouring properties and provide improved green infrastructure links around the Site for wildlife.

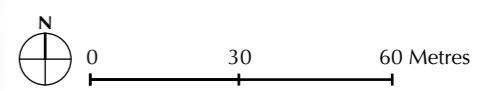
#### 7. Positive management of key landscape features

*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.





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



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694/3330



**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>	Wadhurst
<b>Site Reference Number:</b>	702/3330
<b>Site Address:</b>	Land at High Street, Wadhurst
<b>Site Size: (ha)</b>	0.84
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 4.1</b>, the Site is located on the southern edge of Wadhurst just off the B2099 and within the High Weald Area of Outstanding Natural Beauty (AONB). The Site is adjacent to existing settlement on two sides and comprises a small and open grassy field bounded by trees on one side. In common with Wadhurst village, the Site is situated on a ridge of higher ground.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 4.8a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Narrow and often deep, gill stream corridors, typically lined by Ancient Woodlands.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Designed parkland landscapes and associated mature trees.</li> <li>• Small/medium-scale irregular fields of grass, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Network of historic paths and tracks, often running from ridgelines into valleys.</li> <li>• Culturally important landmarks and listed buildings associated with the linear historic core of Wadhurst.</li> <li>• Medium/large-scale Ancient Woodlands provide an intermittent sense of enclosure.</li> <li>• Scattered settlement patterns of small villages, hamlets and historic farmsteads.</li> </ul>	
<b>Visual Context</b>	
<p>Views are possible to the Site from neighbouring properties and the adjacent road. Glimpsed views of the church spire, a culturally important landmark to the north are possible from within the Site. Key views from visual receptors are shown on <b>Figure 4.8a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath close to the Site (High Sensitivity)</li> <li>• Sports ground users (Low 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 4.8a</b>. The Site's ZVI is limited to the fields to the south of the Site, but offers extensive views of the open sports fields and wider landscape beyond the Site in this direction. Key views into the Site are marked on <b>Figure 4.8a</b> and typical views are illustrated by the photographs in <b>Figure 4.8c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.8b** and illustrated on **Figure 4.8c**. Located on a ridge, the Site is generally level and gently slopes downhill towards the south. It comprises a single small, irregular shaped field with amenity grassland, being used as a sports/recreation ground. The Site is surrounded by hedges and some mature trees close to the settlement of Wadhurst. The southern edge of the Site has no vegetated or fenced boundary and continues on into a further sports/recreation field. The western edge lies adjacent to Washwell Lane and despite its location the Site has a sense of relative tranquillity.

## 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
<b>Strength of Place</b>	<b>Weak</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Moderate</b>

The Site has a **Moderate Landscape Capacity** due to its moderate sensitivity and high landscape value. Degradation of landscape features which contribute to a coherent landscape pattern reduces the Site's landscape value, but balanced against this, its location within the High Weald AONB gives the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The northern part of the Site is more visually sensitive being located closer to the highest point of this sloping site, at this point the Site is also closest to the settlement edge where it potentially forms part of the setting to the conservation area and listed buildings within it.



## 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 4.8b**.

**1. Trees and hedgerows surrounding site**

*Reason:* The shaws and trees around the Site are in good condition, they contribute to green infrastructure and visually contain the Site, help to restrict views from existing properties. Hedgerows also make an important contribution to the character of Washwell Lane.

**2. Rural character of Washwell Lane**

*Reason:* Whilst not recorded as a historic routeway by the High Weald AONB, Washwell Lane still contributes many valued characteristics of a rural lane. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as kerbs, widening, lighting, speed bumps etc.) on rural lanes will help to maintain its character.

**3. Local vernacular building styles**

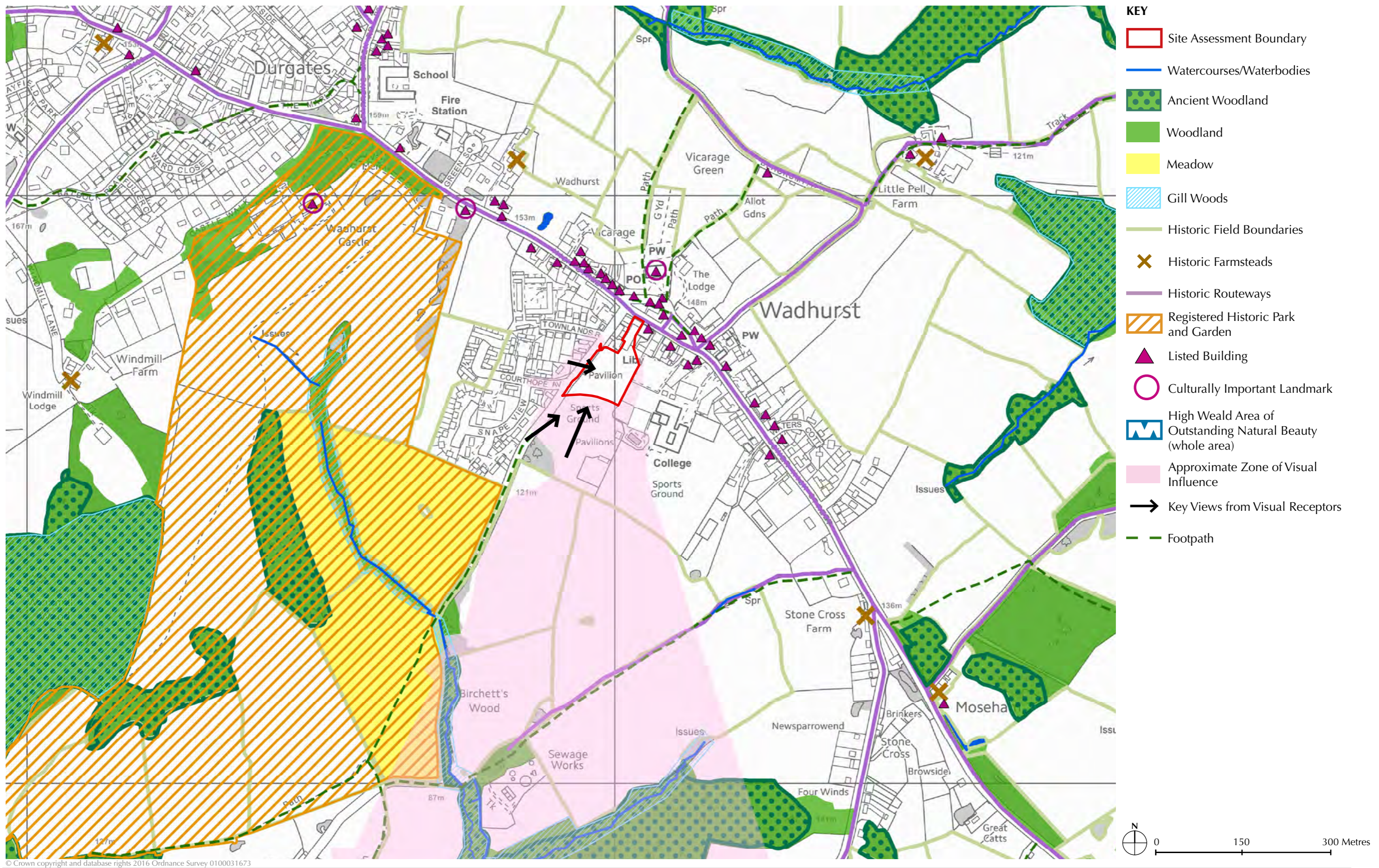
*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

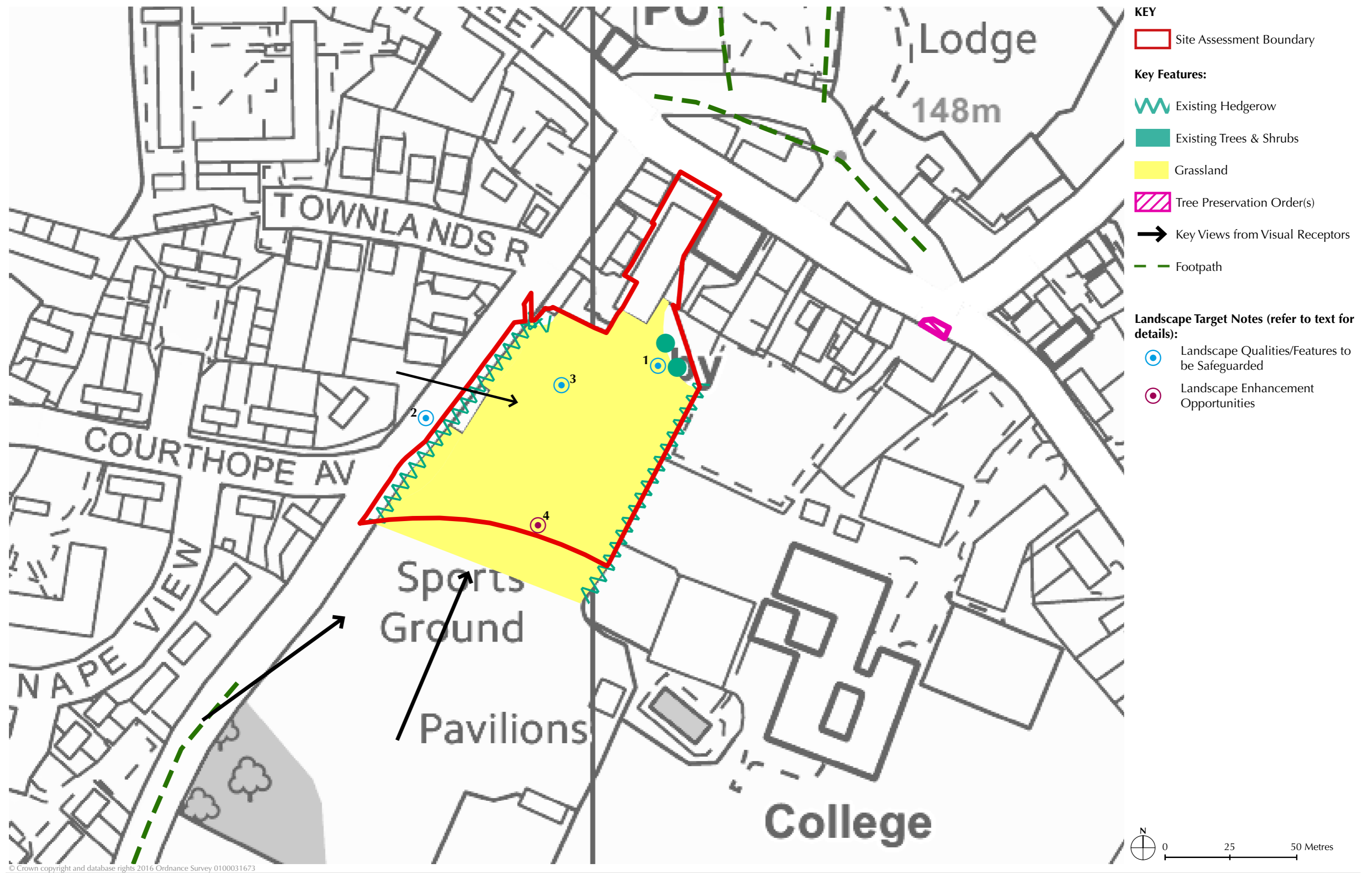
### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 4.8b**.

**4. 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, to ensure 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>	Wadhurst
<b>Site Reference Number:</b>	901/3330
<b>Site Address:</b>	Land to the South-East Side of Cousley Wood Road, Wadhurst
<b>Site Size: (ha)</b>	1.70
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 4.1</b>, the Site is located opposite existing properties on the south-eastern side of Sparrow's Green, to the north of Wadhurst, a ridge-top settlement within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises part of a medium-sized field of grassland enclosed by hedgerows. The Site boundary does not follow field boundaries; therefore the Site remains open to the remainder of the field on its south-eastern side.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 4.9a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Wooded or tree-lined settlement edge of Sparrow's Green and Wadhurst.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Small-scale ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium/large-scale Ancient Woodlands provide an intermittent sense of enclosure.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands.</li> <li>• Open views northwards across the High Weald from several locations.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> </ul>	
<b>Visual Context</b>	
<p>Views of the church spire in Wadhurst, a culturally important landmark are possible from within this site. This Site is exposed in views from the south and south-east. Key views from visual receptors are shown on <b>Figure 4.9a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the B2100 (Cousley Wood Road) (Medium Sensitivity)</li> <li>• Users of Primmers Green (Medium Sensitivity)</li> <li>• Users of public footpaths (glimpsed views) (High Sensitivity)</li> <li>• Users of school playing fields (Low Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 4.9a</b>. The Site's ZVI is locally extensive, extending across open fields to the south in particular, as far as Wadhurst. A number of existing neighbouring residential properties are included in the Site's ZVI, north-west, south-west and north east, but the ZVI is restricted further beyond these by the residential development of Sparrow's Green.</p>	

Key views into the Site are marked on **Figure 4.9a** and typical views are illustrated by the photographs on **Figure 4.9c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 4.9b** and illustrated on **Figure 4.9c**. Located on sloping ground, the Site slopes downhill towards the gill in the south. It comprises part of a medium, irregular-shaped field surrounded by hedgerows and typical of its wider landscape context. The field is semi-improved grassland and is part of a coherent wider landscape of small-scale irregular shaped historic fields within a small valley. The Site's north-western boundary runs adjacent to Cousley Wood Road (B2100) which is marked by a hedgerow. The north-eastern boundary runs adjacent to Primmers Green a narrow country lane and known historic routeway. At the south-western corner the Site lies adjacent to an existing residential property and garden. Overall, the Site has a moderate sense of tranquillity, affected by traffic noise from the B2100.

### 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 Supplementary Report (2016). This Assessment evaluated LSA 2 as having a Very Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB which contributes to its Very High Landscape Value. The wooded ghylls and stream corridors are highly sensitive landscape features and there is strong strength of place throughout, resulting in Very High Landscape Sensitivity'*.

#### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Very Low Landscape Capacity** due to its very 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:

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 4.9b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The shaws and trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site, whilst reinforcing historic landscape character. They also help to visually contain the Site.

#### 2. Rural character of Cousley Wood 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.

#### 3. Rural character of Primmers Green

*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.

#### 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.

### Potential Landscape Enhancement Opportunities

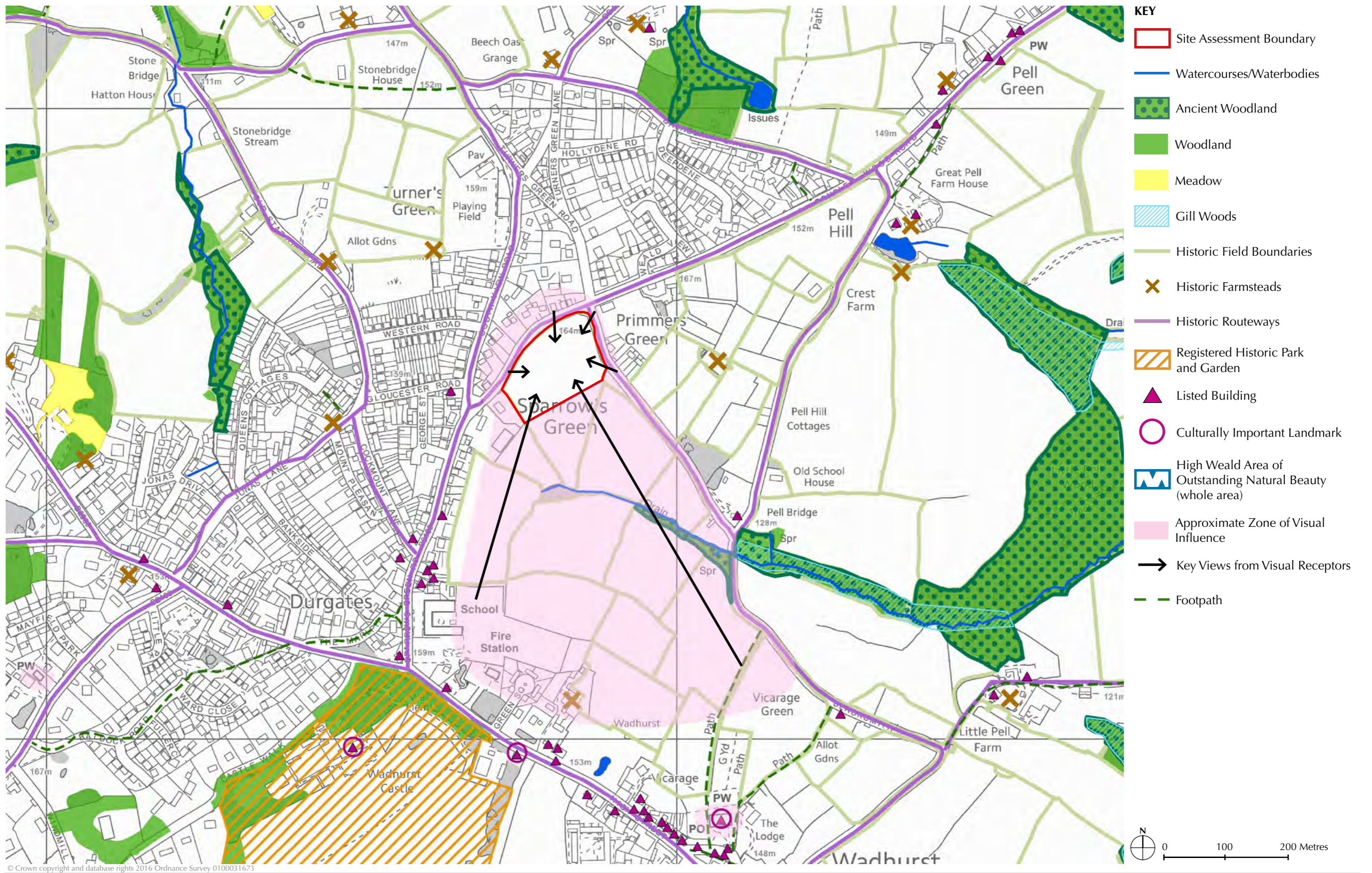
This section should be read in conjunction with the target notes shown on **Figure 4.9b**.

#### 5. Restore/enhance landscape features

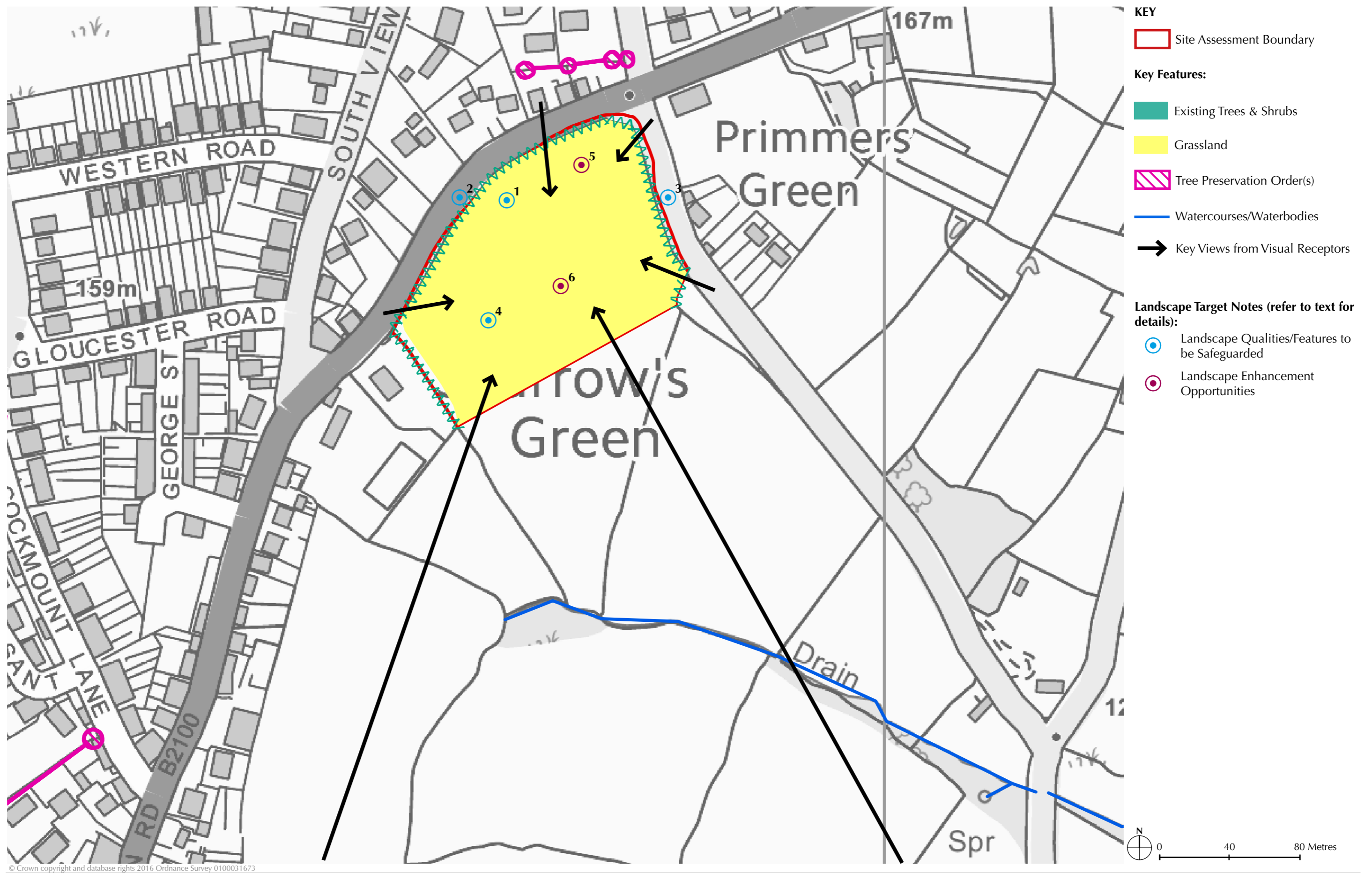
*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to enhance the hedgerows existing around the Site. This could help improve connectivity for wildlife and help to filter views of the Site from key receptors.

#### 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, to ensure 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**