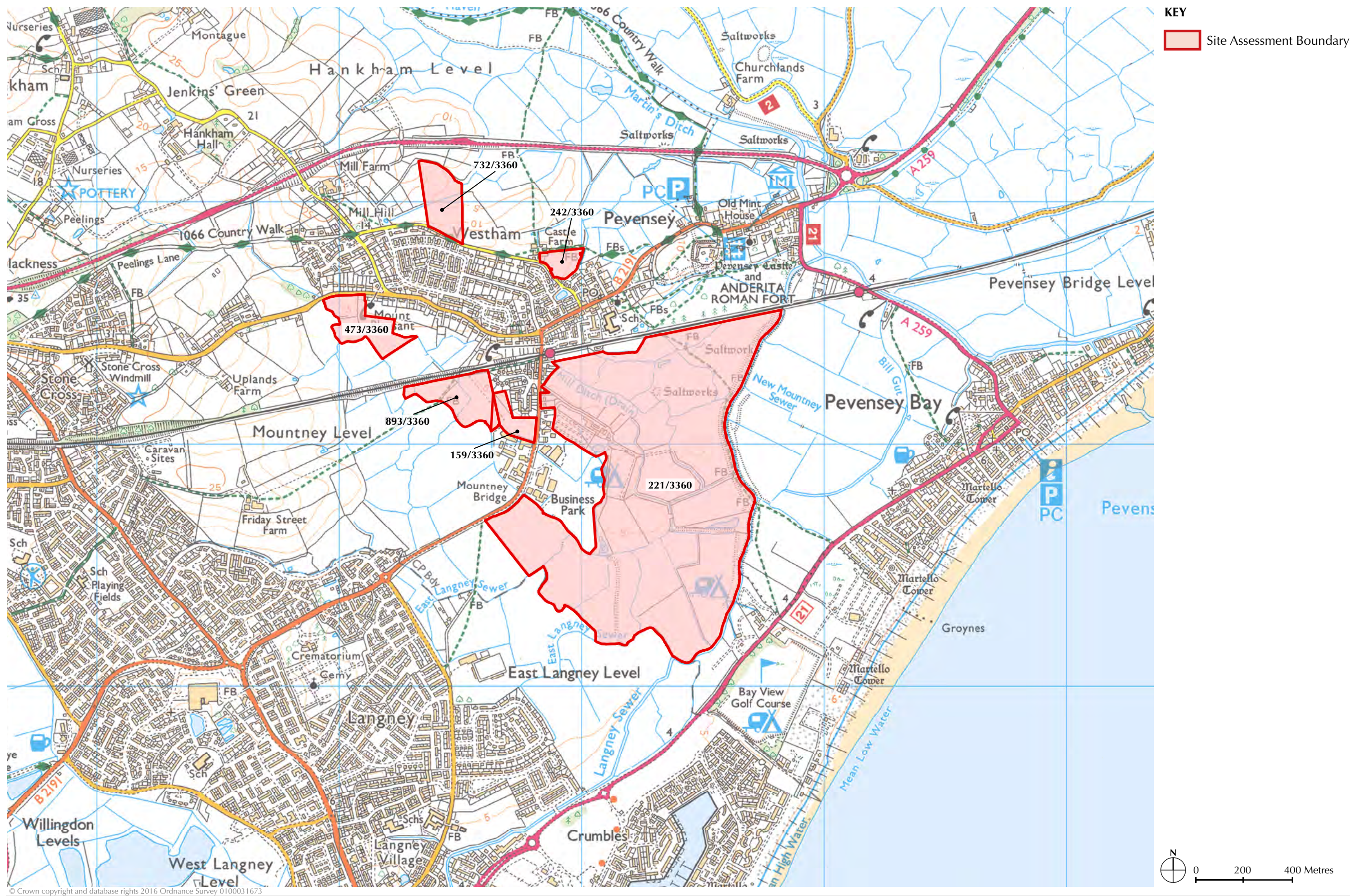


11.0 WESTHAM SITES



LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Westham
Site Reference Number:	159/3360
Site Address:	Land to West of Eastbourne Road, Westham
Site Size: (ha)	2.03
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 12.1, the Site lies south of Westham and south of the railway line, adjacent to Eastbourne Road (B2191). This small Site forms part of a pasture field situated in between residential properties to the north and commercial properties to the south. Hedgerows and trees surround the Site to the north, east and south. The Site boundary does not follow field boundaries; therefore the Site remains open to the remainder of the field on its western side.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 12.2a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields. • Pevensey Castle and associated trees and woodland. • Reed-fringed drainage ditches. • Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground often edged by trees or small woods. • Pastoral fields on higher ground typically associated with hedgerows and small blocks of woodland. • Long distance views over the Levels. • Narrow woodlands, often associated with linear infrastructure. • Networks of historic minor rural lanes and footpaths crossing the Levels, many of which comprise parts of long distance cycle and walking routes. 	
Visual Context	
<p>Glimpsed views towards the Site are possible from adjacent residential properties and the public footpath. Key views from visual receptors are shown on Figure 12.2a: These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of public footpaths (High Sensitivity) • Users of Eastbourne Road (B2191) (glimpsed views only) (Medium Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 12.2a. The Site's ZVI is limited to the fields west of the Site, where it stretches extensively across the Levels to higher ground at the edge of Stone Cross and Langney. This includes views to Stone Cross Windmill, a culturally important landmark. The northern, eastern and much of the southern surroundings have limited visual connection with the Site; restricted mostly by built development to the Site's immediate northern, eastern and southern boundaries. Views experienced from this Site to the south-west reach to a significant distance, extending to hills of the South Downs on the horizon.</p>	

Key views into the Site are marked on **Figure 12.2a** and typical views are illustrated by the photographs in **Figure 12.2c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 12.2b** and illustrated on **Figure 12.2c**. Located to the south of Westham, overall the Site is level, but gently slopes uphill close to the edge of the settlement. The Site comprises part of a medium-sized irregular-shaped field of semi-improved grassland, used for grazing. Hedgerows bound the Site on higher ground adjacent to the settlement edge. Much of the Site lies within the Levels and is in-keeping with the character of the surrounding landscape context; irregular-shaped fields, bounded by sinuous drainage ditches. Tranquillity at the Site is limited, primarily affected by traffic noise from the road, and the pungent smell present during the field work from the adjoining recycling centre.

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
Strength of Place	Strong
Landform	Apparent
Tree Cover	Open
Visibility	High
Landscape Sensitivity	High
Landscape Value	Low/Moderate
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its high sensitivity and low/moderate landscape value. Its location adjacent to existing urban edge, the busy road and recycling centre gives a limited sense of remoteness/tranquillity, balanced against the coherent landscape context, giving the Site a low/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 12.2b**.

1. Field boundaries and their vegetation

Reason: To maintain the ancient field pattern, retain vegetation as important green infrastructure particularly along the edge of the main road, where the hedgerow also provides screening and contributes to local character. Ditches and their associated vegetation are also part of the green infrastructure network and should be maintained.

2. Maintain a buffer to ditches/watercourses

Reason: Ditches are a key landscape and ecological feature and characteristic of this area. Maintaining a buffer to ditches can help to mitigate the effects of development.

3. 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.

Potential Landscape Enhancement Opportunities

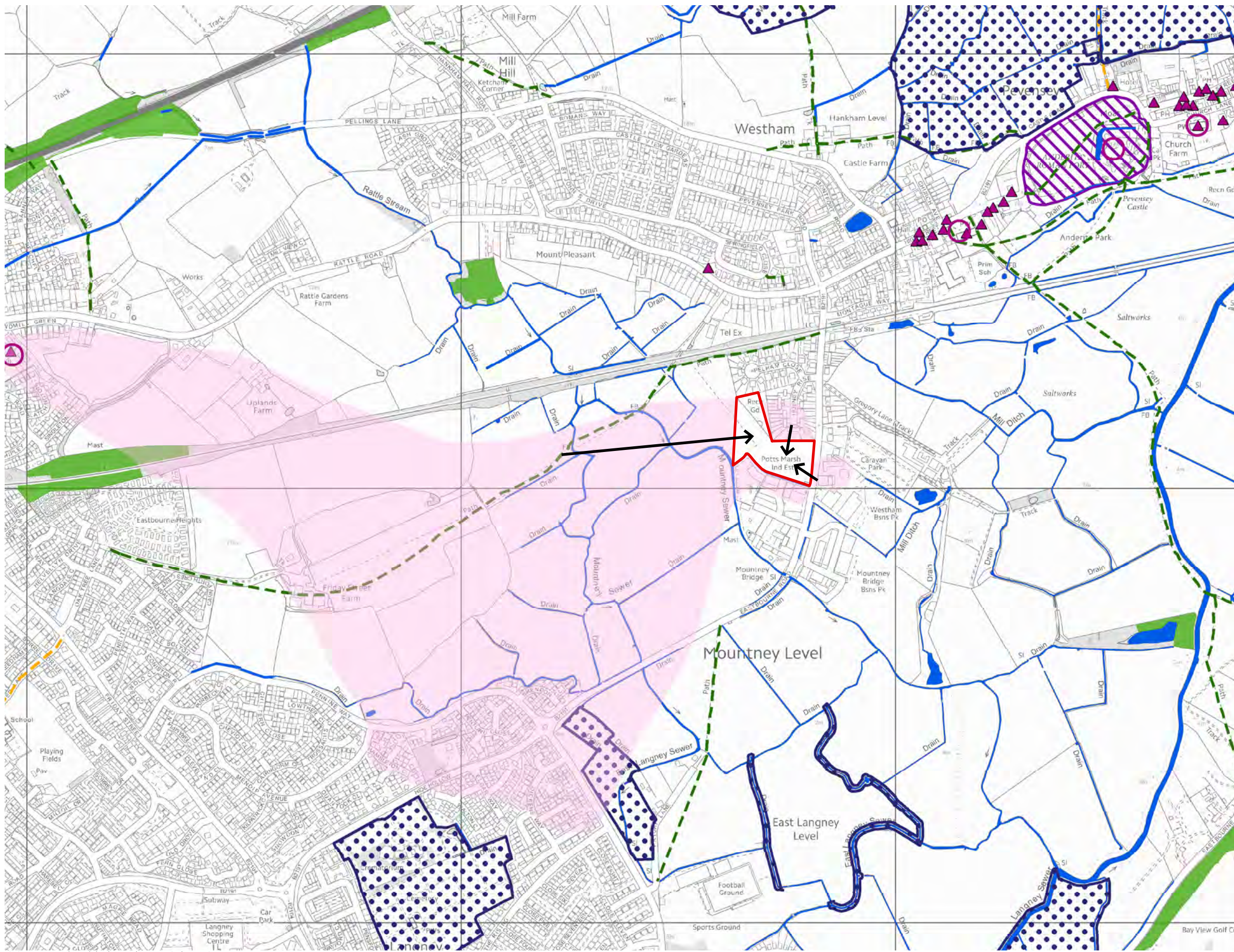
This section should be read in conjunction with the target notes shown on **Figure 12.2b**.

4. Restore/enhance landscape features

Reason: Enhance landscape features characteristic of this area around the boundary and through the Site, such as hedgerows (on higher ground) and sinuous drainage ditches on the Levels. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species) on higher ground close to settlements, to increase characteristic vegetation and therefore improve connectivity for wildlife and help to screen views of the Site.

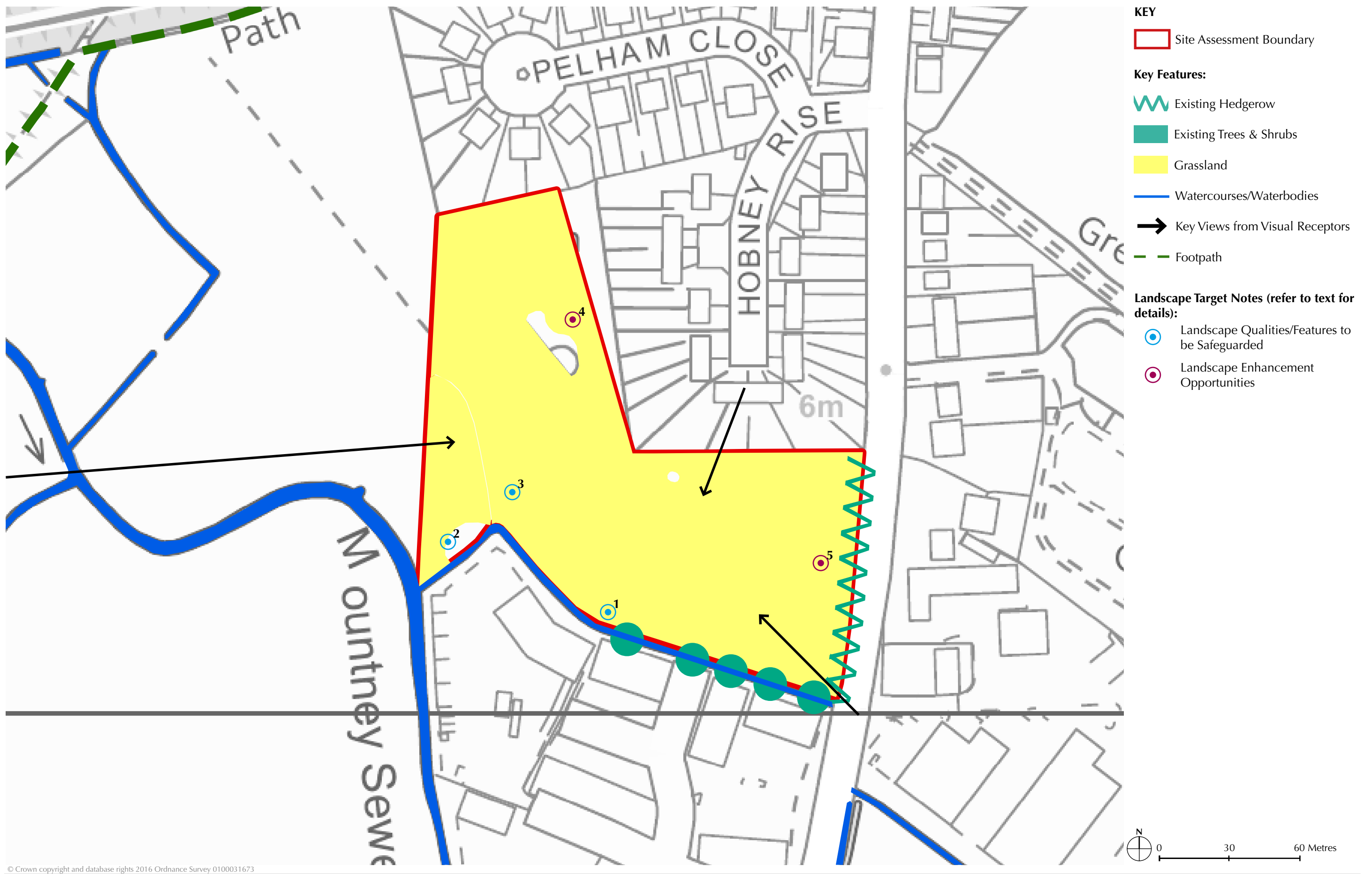
5. Positive management of key landscape features

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.



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

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Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Westham
Site Reference Number:	221/3360
Site Address:	Fairlands Farm, Eastbourne Road, Westham
Site Size: (ha)	94.36
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 12.1, the Site lies in the open countryside on the Levels, to the south-east of Westham and opposite Pevensey Castle. The Site's large size is significant, comprising a group of fields separated by drainage ditches. To the north the Site is bounded by the mainline railway and follows a ditch along its eastern edge. Whilst the majority of the Site is grazed, it also includes a campsite and a number of large, light industrial units along with associated hard-standing and access tracks. A footpath runs through the Site's north-eastern corner and along part of the eastern boundary.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 12.3a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Low-lying landscape of irregular-shaped alluvial drainage marshes. • Pevensey Castle and associated trees. • Reed-fringed drainage ditches. • Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground often edged by trees. • Large waterbodies and small ponds within fields. • Pastoral fields on higher ground typically associated with hedgerows and small blocks of woodland. • Long distance views over the Levels. • Networks of historic minor rural lanes and footpaths crossing the Levels, many of which comprise parts of long distance cycle and walking routes. 	
Visual Context	
<p>Locally views to the north are constrained by existing development within Westham and Pevensey; visual links with Pevensey Castle, a culturally important landmark are possible in views north. Key views from visual receptors are shown on Figure 12.3a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Campers (High Sensitivity) • Users of public footpaths (High Sensitivity) • Users of NCN 21 (High Sensitivity) • Visitors to Pevensey Castle (High Sensitivity) • Users of Eastbourne Road (A259) (Medium Sensitivity) • Users of the railways (Medium Sensitivity) • Users of Wallsend Road (Medium Sensitivity) 	

Zone of Visual Influence: The approximate Zone of Visual Influence (ZVI) is shown on **Figure 12.3a**. The Site's ZVI is both extensive and far-reaching, including substantial visual influence east and westwards over the Levels. 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 12.3a** and typical views are illustrated by the photographs in **Figure 12.3c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 12.3b** and illustrated on **Figure 12.3c**. Located in open countryside between Pevensey Bay, Westham and Langney, this large Site is fully within East Langney Levels. Within the Site, topography is relatively flat, with very gentle changes in landform, only ever reaching five metres above ordnance datum. Comprising irregular-shaped semi-improved grazing marshes drained and enclosed by sinuous ditches, the Site is highly characteristic of a Levels landscape within this area. Ditches contain reeds and characteristic vegetation such as willows along their banks. Fields have been used for both grazing and arable cultivation in the recent past. Landscape structure is coherent; the fields within this Site are likely to retain their historic patterns, contributing to the strength of place of this area. Historic saltworks, present within the Site as raised mounds are also characteristic features. Footpaths across this Site also often follow their historic routes. To the east and south the Site is surrounded by drained marsh of a similar character. The Site overall has a strong sense of tranquillity, which is affected locally by noise from the campsite and local shooting range.

LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Low Landscape Capacity** due to its very high sensitivity and high landscape value. There is predominantly a strong sense of remoteness/tranquillity, a coherent ancient landscape pattern, and a PRoW passes through the Site, giving it a high landscape value.

Significant variations in landscape sensitivity within the Site:

Parts of the Site which provide the landscape context/setting to Pevensey Castle are the most sensitive. Also the southern edge of the Site is close to the Langney Levels Local Wildlife 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 12.3b**.

1. Field boundaries and their vegetation

Reason: The hedgerows (on higher ground) and drainage ditches within and around the Site contribute to existing green infrastructure benefits by providing connectivity for wildlife through and beyond the Site. They also contribute to local character by marking the distinctive historic field patterns found in this area.

2. Public footpaths adjacent to the Site

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

3. Local vernacular building styles

Reason: To ensure new buildings blend into the existing landscape, given the Site's significant visual prominence and significant heritage features which overlook it. Sensitive designs which respect the flat Levels landscape and 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.

4. Key views towards/across the Site

Reason: From different locations the Site provides the setting to Pevensey Castle and the South Downs. These key sight lines should be retained to ensure significant views are safeguarded.

5. Maintain a buffer to ditches/watercourses

Reason: Ditches are an important landscape and ecological feature and characteristic of this area. A buffer can help to mitigate the effects of development on ditches.

6. 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.

7. Existing trees

Reason: Existing and particularly mature trees contribute to character and green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites. Where established, wind-blown trees contribute to local character and should be retained.

Potential Landscape Enhancement Opportunities

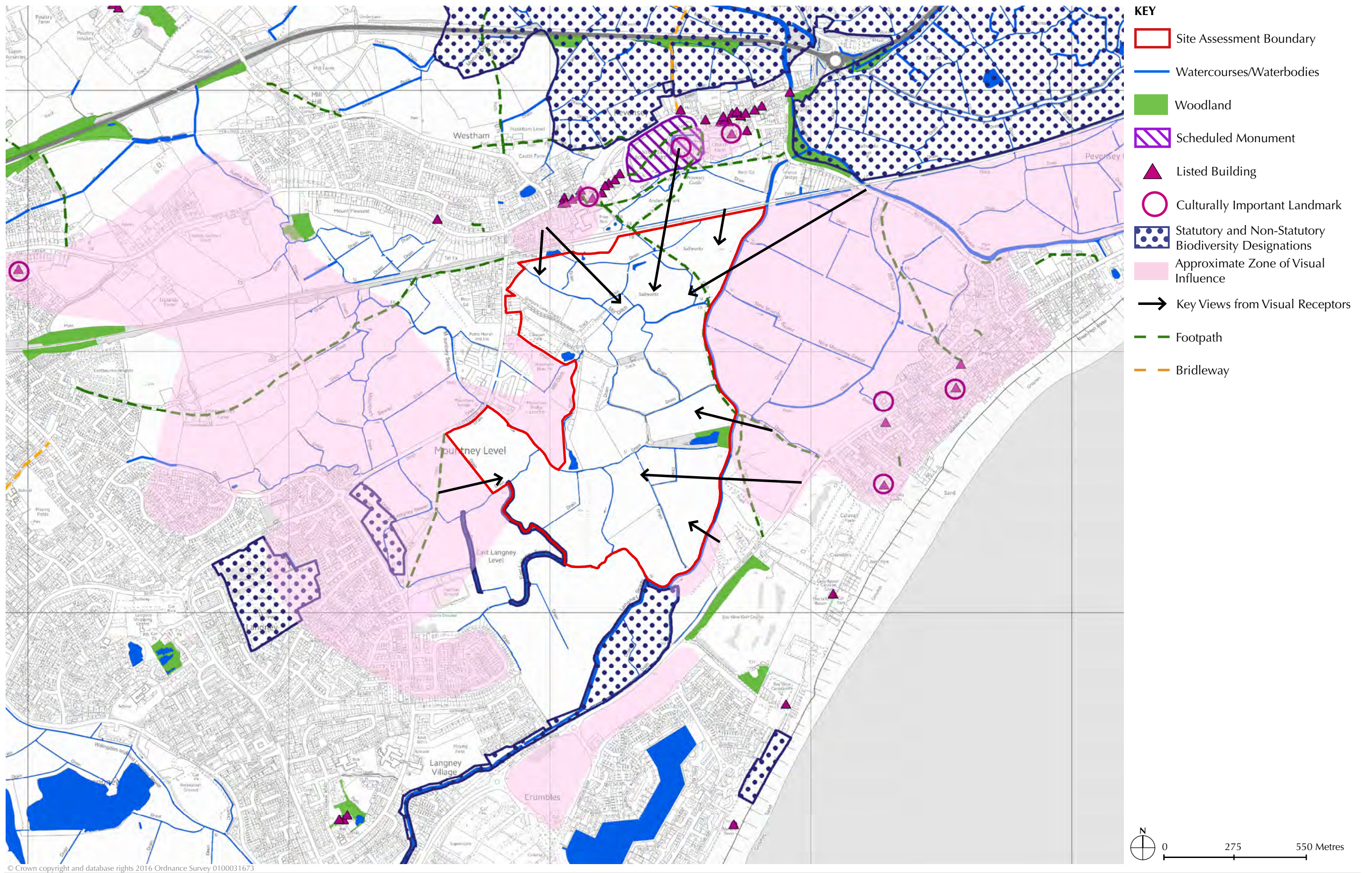
This section should be read in conjunction with the target notes shown on **Figure 12.3b**.

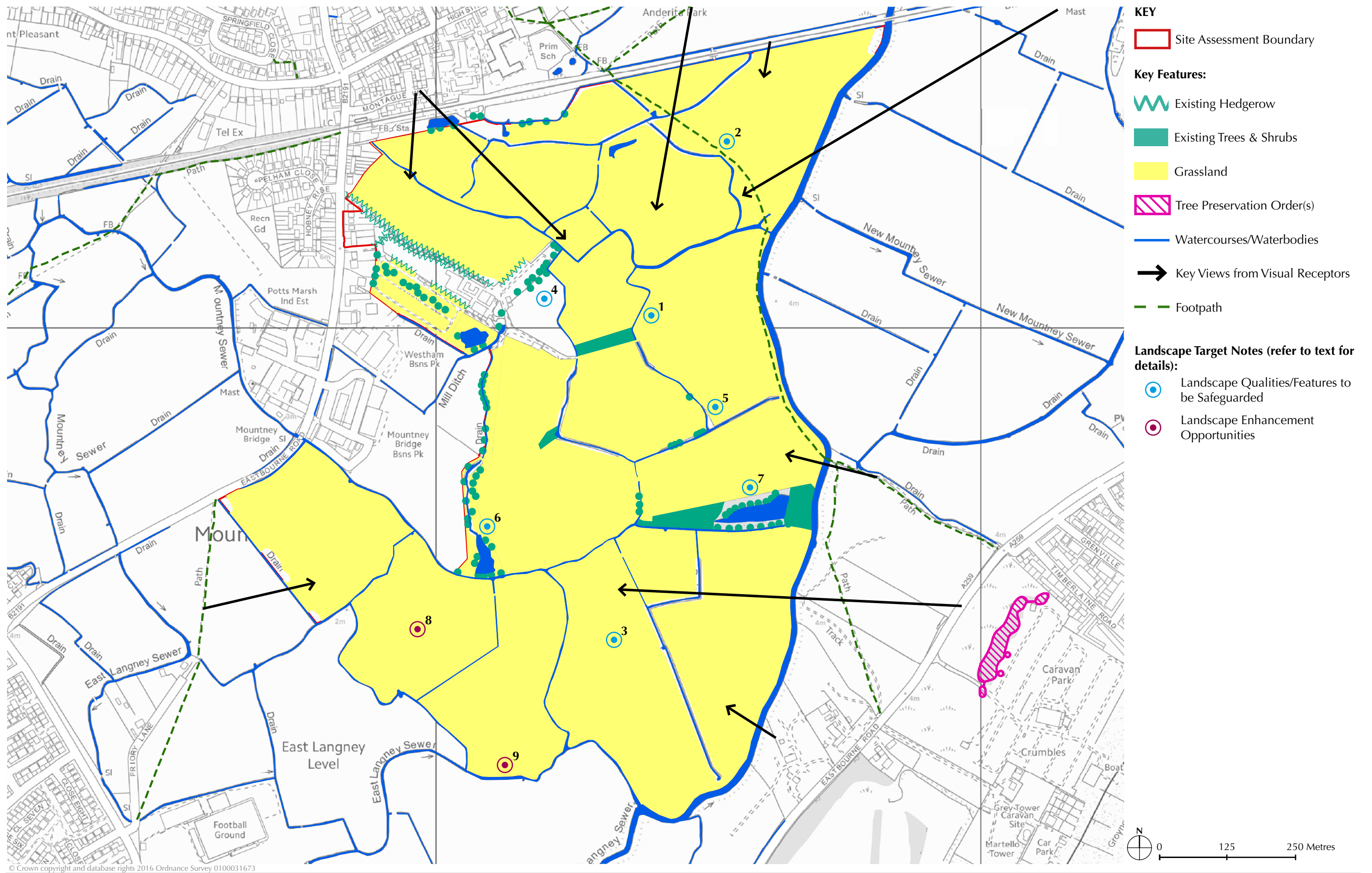
8. Restore/enhance landscape features

Reason: The focus must be on enhancing the existing watercourses. The addition of numerous hedgerows or trees would not be in-keeping with the character of the Levels.

9. 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. The focus at this Site should be on water quality and sound ecological management of existing historic landscape features.







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Westham
Site Reference Number:	242/3360
Site Address:	Land Adjacent to Peelings Lane, Westham
Site Size: (ha)	1.48
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 12.1, the Site is located to the north-east of Westham, close to the historic core and adjacent to existing residential development and Castle Farm. The Site comprises a small field of grass, surrounded by hedges and trees. Buildings surround the Site on the south, west and eastern sides with the northern boundary remaining open. Public footpaths run through the farmstead and the promoted long-distance 1066 Country Walk follows the Site's northern boundary.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 12.4a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Low-lying landscape of irregular-shaped alluvial drainage marshes. • Pevensey Castle and associated trees and woodland. • Reed-fringed drainage ditches. • Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground often edged by trees. • Tree-lined settlement edges of Pevensey and Westham. • Pastoral fields on higher ground typically associated with hedgerows and small blocks of woodland. • Long distance views to the north over the Levels. • Networks of historic minor rural lanes and footpaths crossing the Levels, many of which comprise parts of long distance cycle and walking routes. 	
Visual Context	
<p>The Site is exposed in views from the north, east and south, where local views to the Site from neighbouring residents are possible. Key views from visual receptors are shown on Figure 12.4a. These include:</p> <ul style="list-style-type: none"> • Users of the public footpath (High Sensitivity) • Residents in neighbouring properties (High Sensitivity) • Visitors to Pevensey Castle (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 12.4a. The Site's ZVI is limited to the fields in the north where extensive views over the Levels are possible. The ZVI also extends some way to the east, and includes Pevensey Castle. The eastern edge of Westham is also within the Site's ZVI to the south. Views experienced from this site to the north reach to a significant distance, extending over the Levels towards Herstmonceux.</p>	

Key views into the Site are marked on **Figure 12.4a** and typical views are illustrated by the photographs in **Figure 12.4c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 12.4b** and illustrated on **Figure 12.4c**. Located to the north-east of Westham the Site has a sloping topography, falling towards the south-east. It comprises a small and irregular-shaped field of semi-improved grass, bounded on one side by the back gardens of neighbouring properties. The Site is characteristic of its wider landscape and typical of these areas of higher ground adjacent to settlements, with small fields bounded by hedges and trees. A drainage ditch runs along the Site's eastern boundary, where landform is at its lowest. The promoted long-distance 1066 Country Walk runs along the northern edge of the Site. The Site has a strong sense of 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	Ancient
Strength of Place	Strong
Landform	Apparent
Tree Cover	Open
Visibility	High
Landscape Sensitivity	High
Landscape Value	Moderate
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its high sensitivity and moderate landscape value. The Site is immediately adjacent to the settlement, but balanced against this is a predominantly strong sense of remoteness/tranquillity and presence of a PRow along the northern edge of the Site, 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 12.4b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site contribute to the unique ancient field patterns characteristic of this landscape. The existing boundary of mature trees is in good condition, contributes to green infrastructure and the characteristic wooded edge to settlements.

2. Local vernacular building styles

Reason: The Site is close to the historic core of Westham and visually linked to Pevensey Castle. To ensure new buildings blend into the existing landscape, use appropriate, locally relevant building and hard/soft landscaping materials that are complementary to local vernacular design, in accordance with the Wealden Design Guide.

3. Public footpaths adjacent to the Site

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

4. Maintain a buffer to ditches/watercourses

Reason: Ditches are an important landscape and ecological feature and characteristic of this area. A buffer can help to mitigate the effects of development on ditches.

Potential Landscape Enhancement Opportunities

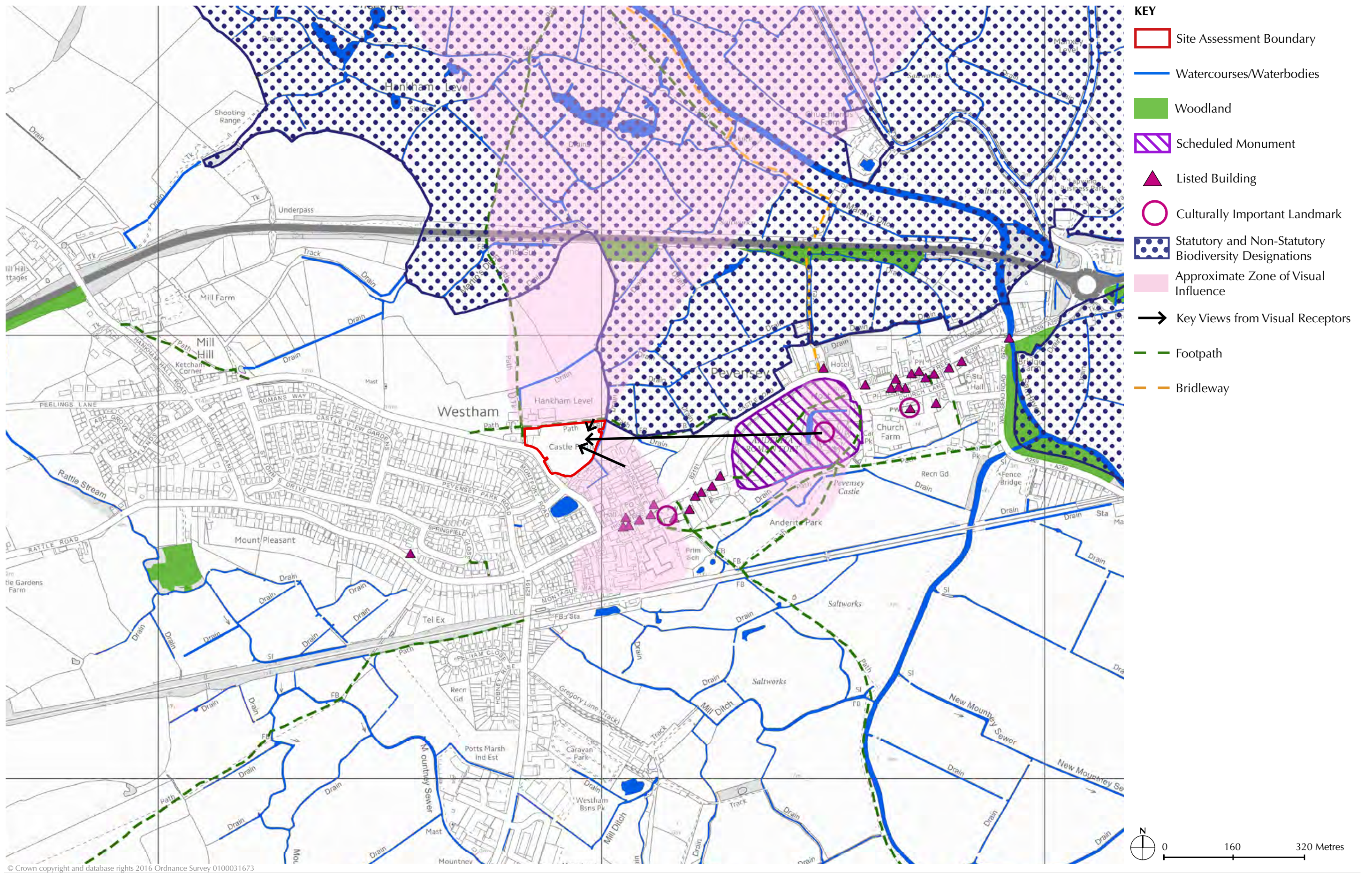
This section should be read in conjunction with the target notes shown on **Figure 12.4b**.

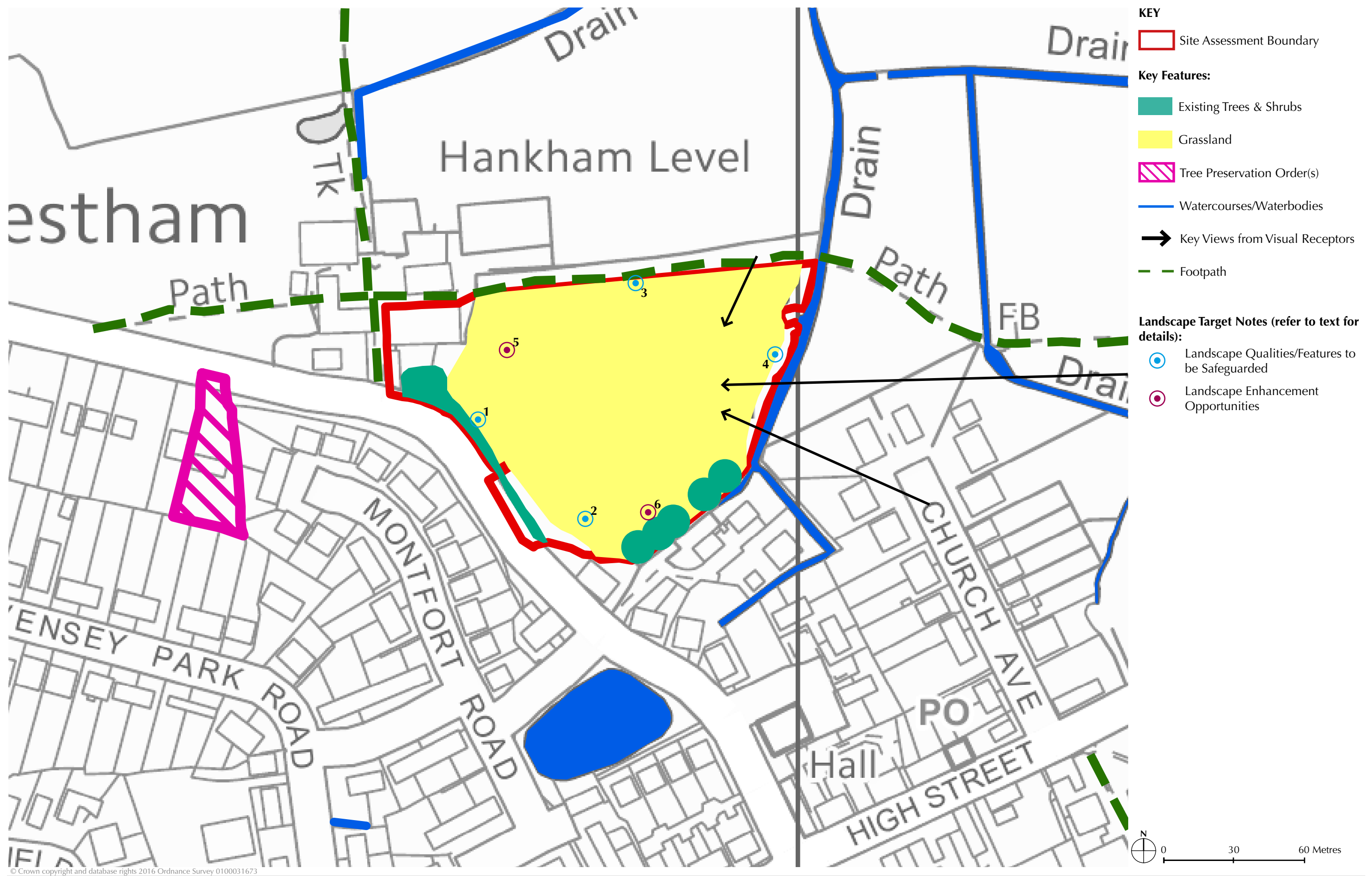
5. Restore/enhance landscape features

Reason: To enhance landscape features which are characteristic of this landscape. To provide improved connectivity along the Site's northern boundary through management or additional planting using native and locally relevant species.

6. Positive management of key landscape features

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







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Westham
Site Reference Number:	473/3360
Site Address:	Land Adjacent to 125, Rattle Road, Westham
Site Size: (ha)	4.47
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 12.1, the Site lies in the open countryside to the west of Westham, in between the Rattle Road and the mainline railway. The medium-sized Site comprises a group of small fields of mostly grass with a small tree plantation located in the centre of the Site. Set within the Levels, some fields are bounded by sinuous ditches. The Site lies to the rear of existing residential properties, but is not directly adjacent to them. Rattle stream flows adjacent to the Site's western boundary. The Site boundary does not follow field boundaries.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 12.5a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Low-lying landscape of irregular-shaped alluvial drainage marshes. • Reed-fringed sinuous drainage ditches. • Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground often edged by trees. • Pastoral fields on higher ground typically associated with hedgerows and small blocks of woodland. • Long distance views over the Levels. • Networks of historic minor rural lanes and footpaths crossing the Levels, many of which comprise parts of long distance cycle and walking routes. 	
Visual Context	
<p>As a result of local topography, views are possible from neighbouring properties along Rattle Road. Key views from visual receptors are shown on Figure 12.5a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of the Railway (Medium Sensitivity) <p>The approximate Zone of Visual Influence (ZVI) is shown on Figure 12.5a. The Site's ZVI is fairly extensive locally, particularly to the south-west where long distance views towards Langney are possible. To the east the ZVI extends a short distance locally within existing residential area south-west of Westham. To both the north and south the ZVI becomes more restricted as a result of the tree plantation within the Site and the settlement to the north along with the Site's low-lying landform. Views experienced from this site to the south-west reach to a significant distance, extending to hills of the South Downs on the horizon.</p> <p>Key views into the Site are marked on Figure 12.5a and typical views are illustrated by the photographs in Figure 12.5c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 12.5b** and illustrated on **Figure 12.5c**. Located on the south-western edge of Westham, the Site gently slopes from the higher ground along the settlement edge, towards the south. It comprises a group of small fields of semi-improved grassland, bounded by hedgerows and open sinuous ditches. One field is a tree plantation and Rattle Stream runs through the Site. The Site is highly characteristic of a Levels landscape within this area, and the field parcels potentially retain their historic patterns marked by drainage ditches and watercourses. There is a moderate sense of tranquillity on this site, resulting from traffic noise from Rattle Road and being overlooked by existing properties.

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	Historic
Strength of Place	Moderate
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	Moderate
Landscape Value	Moderate
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its moderate sensitivity and moderate 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 the relatively coherent historic 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 12.5b**.

1. Field boundaries and their vegetation

Reason: To maintain the ancient field pattern, retain vegetation and ditches as important green infrastructure – enable wildlife movement for example particularly along the edge of the main road, where the hedgerow also provides screening and contributes to local character.

2. Maintain a buffer to ditches/watercourses

Reason: Ditches are an important landscape and ecological feature and characteristic of this area. A buffer can help to mitigate the effects of any potential development on ditches.

3. Existing trees

Reason: Existing and particularly mature native trees contribute to character and green infrastructure by providing vegetation which enables species movements through and beyond the Site. Trees are also characteristic of the higher ground around settlement edges, and they filter views towards settlements. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites. Where established, wind-blown trees contribute to local character and should be retained.

Potential Landscape Enhancement Opportunities

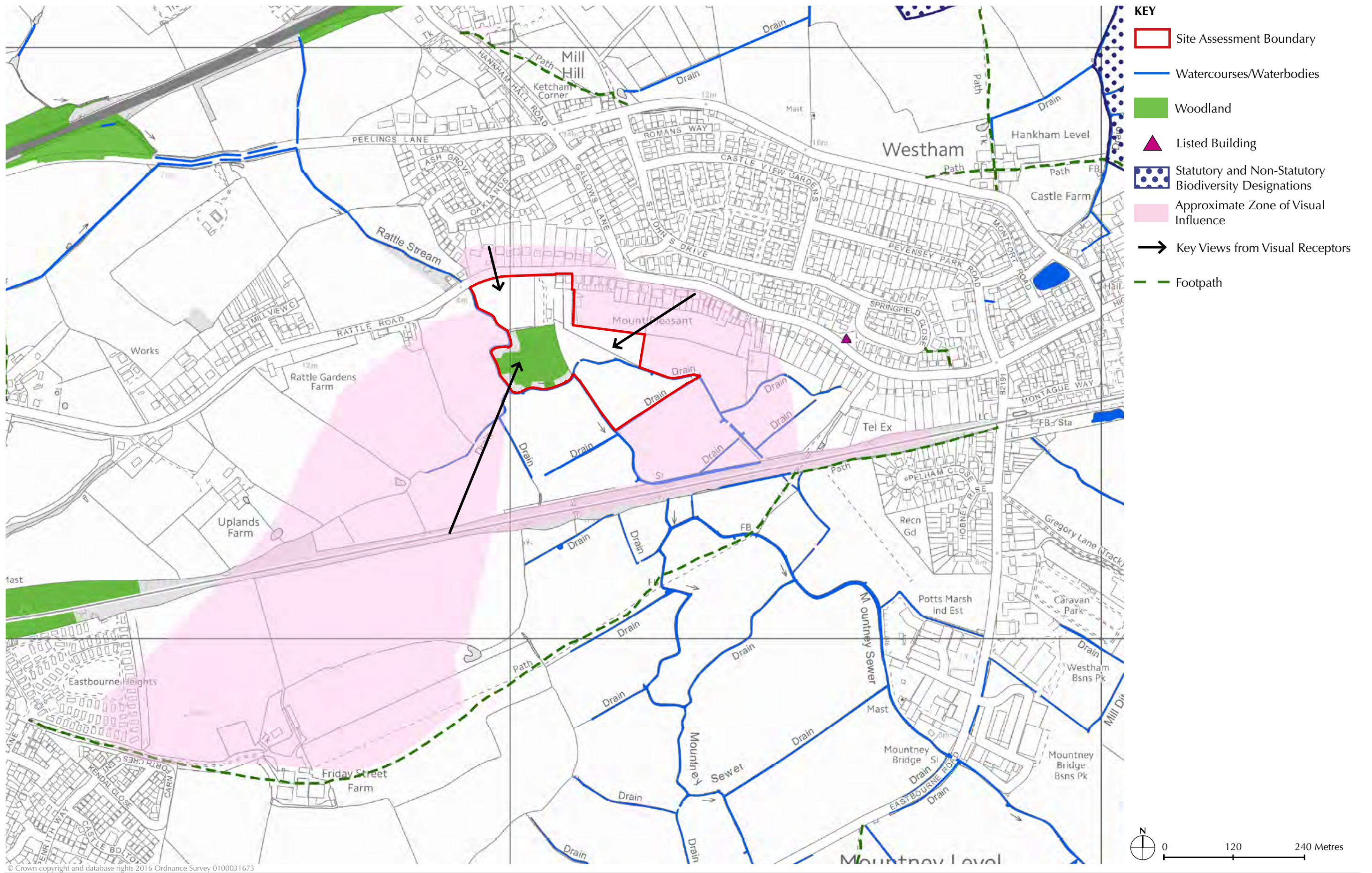
This section should be read in conjunction with the target notes shown on **Figure 12.5b**.

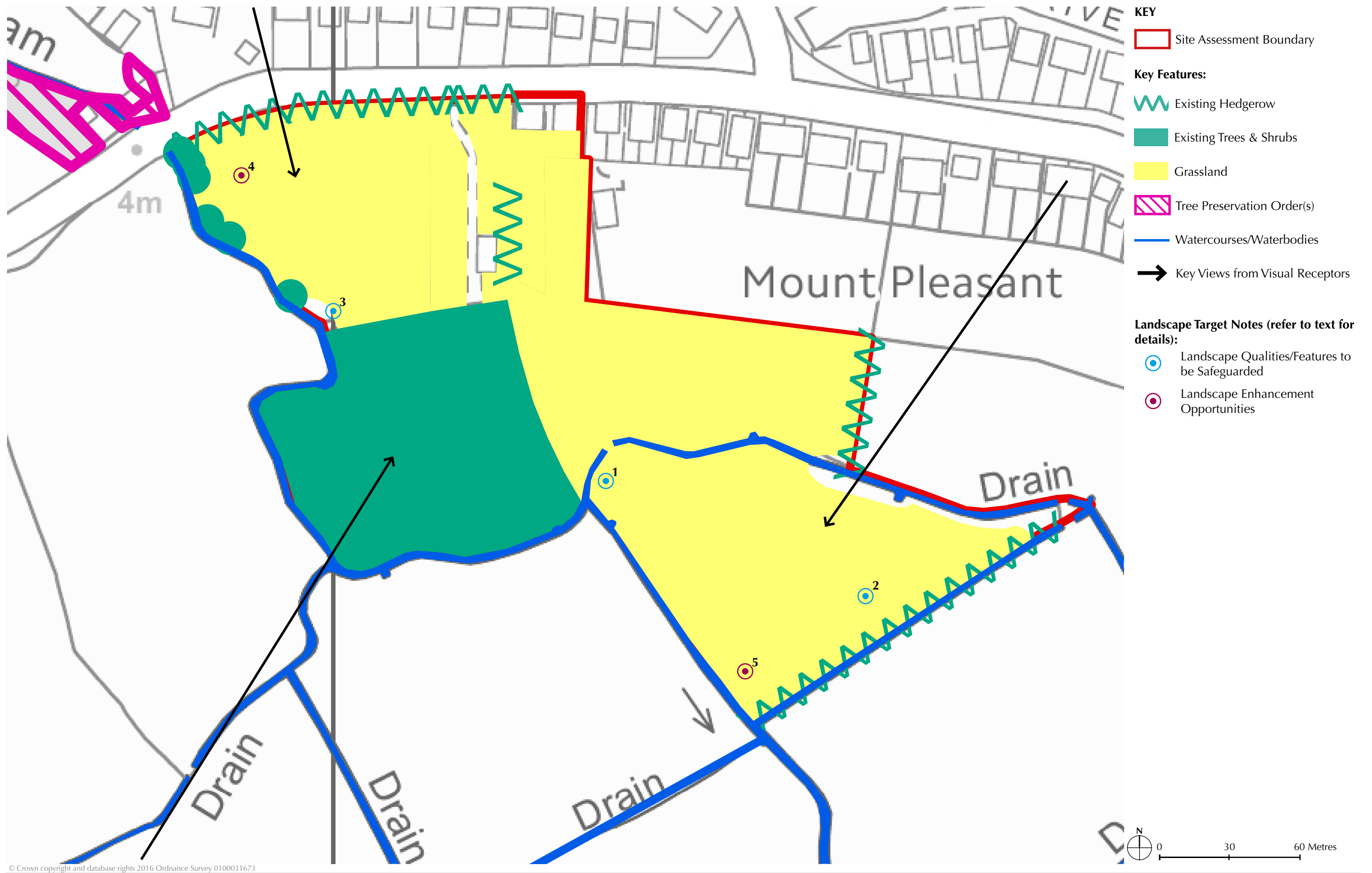
4. Restore/enhance landscape features

Reason: Enhance landscape features characteristic of this area around the boundary and through the Site, such as hedgerows (on higher ground) and sinuous drainage ditches on the Levels. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species), only on higher ground close to settlements, to improve connectivity for wildlife and contribute to the characteristic treed edge to settlements in this area.

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.







Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Westham
Site Reference Number:	732/3360
Site Address:	Land North of Peelings Lane, Westham
Site Size: (ha)	4.22
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 12.1, the Site lies in open countryside to the north of Westham adjacent to Peelings Lane and the Pevensey bypass (A27) runs just beyond the Site to the north. The Site comprises two small fields of grassland, currently being grazed but also recently under arable cultivation. The Site is bounded by thick hedgerows on all sides. The two fields are bisected by an open ditch; another ditch follows the northern Site boundary.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 12.6a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Low-lying landscape of irregular-shaped alluvial drainage marshes. • Pevensey Castle and associated trees and woodland. • Reed-fringed drainage ditches. • Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground often edged by trees. • Pastoral fields on higher ground typically associated with hedgerows and small blocks of woodland. • Potential for long-distance views over the Levels. • Networks of historic minor rural lanes and footpaths crossing the Levels, many of which comprise parts of long distance cycle and walking routes. 	
Visual Context	
<p>The Site is located opposite an existing residential area, from where views on to the Site are possible. Key views from visual receptors are shown on Figure 12.6a. These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of the public footpaths (including the promoted long-distance 1066 Country Walk) around the Site (High Sensitivity) • Visitors to Pevensey Castle (High Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 12.6a. The Site's ZVI is locally extensive, especially to the north-west and north-east, where it is restricted by the A27. Generally the ZVI wraps around the Site, with views in to the Site possible from within these areas. The topography of the Site and surrounding area means the ZVI extends significantly towards the east encompassing Pevensey Castle a culturally important landmark. Views experienced from this site to the north reach to a significant distance, extending over the Levels towards Hooe.</p>	

Key views into the Site are marked on **Figure 12.6a** and typical views are illustrated by the photographs in **Figure 12.6c**.

Site Landscape Character

The landscape features within the Site are mapped on **Figure 12.6b** and illustrated on **Figure 12.6c**. Located on the edge of a ridge of high land in open countryside to the north of Westham, the Site is gently undulating. Situated right on the edge of the Levels, the Site comprises two small irregular-shaped fields of semi-improved grassland whose external boundaries comprise mature hedgerows. Within the Site, the two fields are separated by an open drain with associated vegetation. The Site is characteristic of its wider landscape and typical of these areas of higher ground adjacent to settlements, with small fields bounded by mature hedges and trees. There is a limited sense of tranquillity on this site, resulting from consistent road noise from the Pevensy Bypass (A27).

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
Strength of Place	Strong
Landform	Apparent
Tree Cover	Intermittent
Visibility	Moderate
Landscape Sensitivity	High
Landscape Value	High
Landscape Capacity	Low

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

Significant variations in landscape sensitivity within the Site:

None.

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 12.6b**.

1. Field boundaries and their vegetation

Reason: The field boundaries of this Site contribute to the unique ancient field patterns characteristic of this landscape. The hedgerows and ditches contribute to green infrastructure and hedgerows support the characteristic wooded edge to settlements.

2. Rural character of Peelings Lane

Reason: Peelings Lane is a narrow historic rural lane which contributes to the character of the local landscape and settlement. Avoiding/reducing intrusive highway engineering, wide visibility splays and suburban features and maintaining its narrow, tree/hedge-lined boundary will help to ensure its character is maintained.

3. Local vernacular building styles

Reason: The Site is close to the historic core of Westham and visually linked to Pevensey Castle. To ensure new buildings blend into the existing landscape, use appropriate, locally relevant building and hard/soft landscaping materials that are complementary to local vernacular design, in accordance with the Wealden Design Guide.

4. Maintain a buffer to ditches

Reason: Ditches are an important landscape and ecological feature and characteristic of this area. A buffer can help to mitigate the effects of development on ditches.

Potential Landscape Enhancement Opportunities

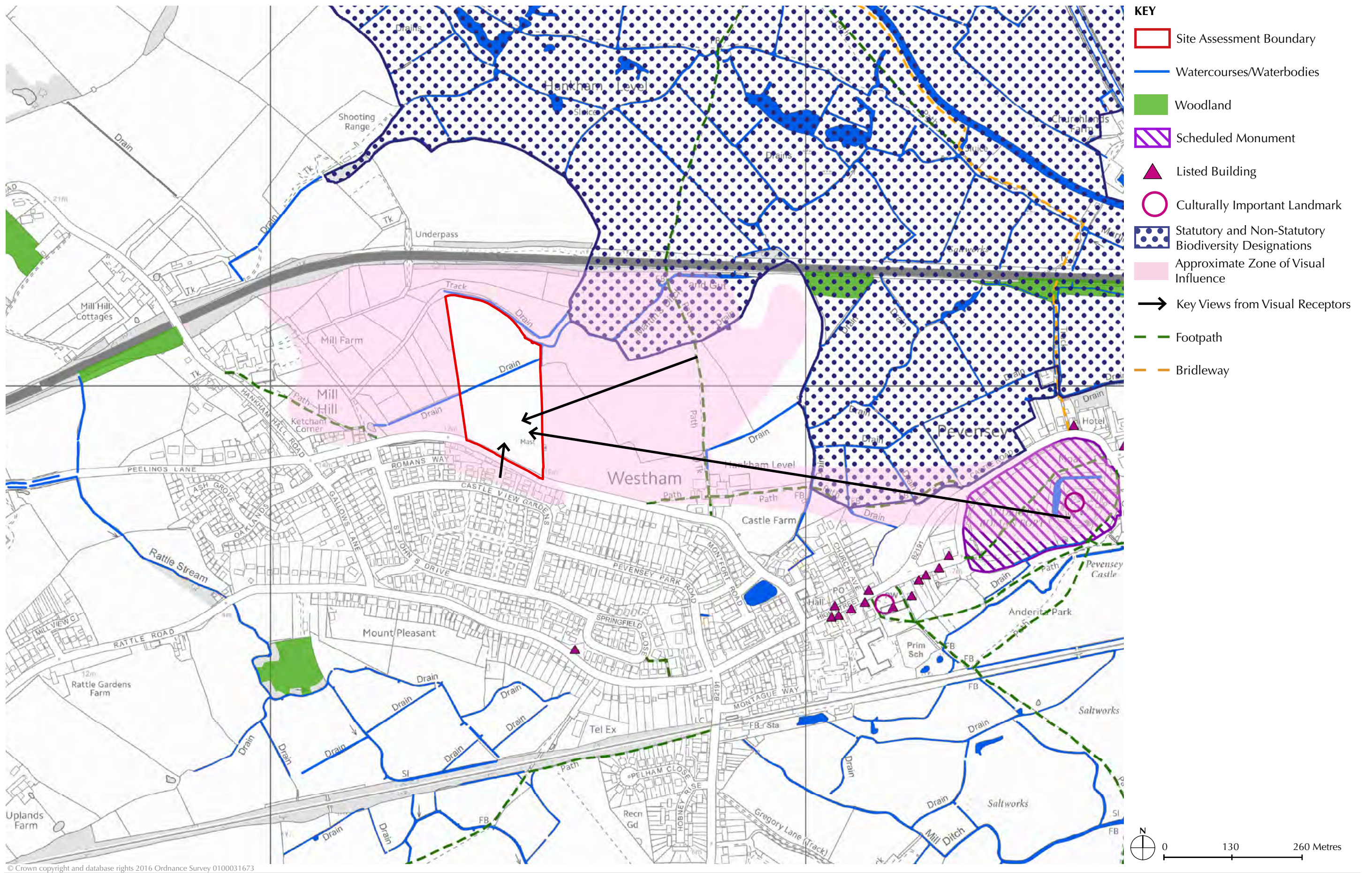
This section should be read in conjunction with the target notes shown on **Figure 12.6b**.

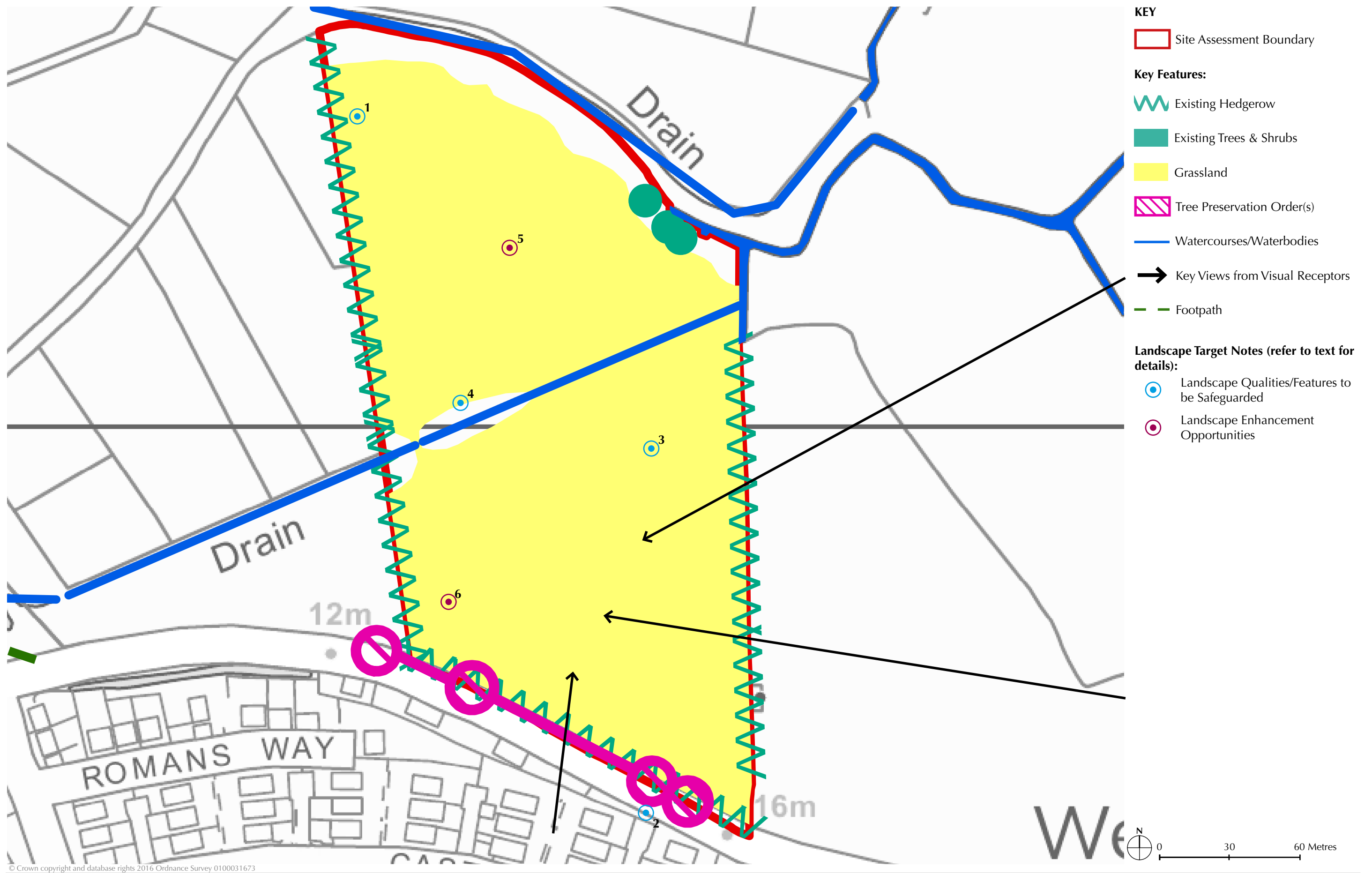
5. Restore/enhance landscape features

Reason: Enhance landscape features characteristic of this area around the boundary and through the Site, such as hedgerows (on higher ground) and sinuous drainage ditches. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species), on higher ground close to settlements, to improve connectivity for wildlife and help to screen views of the Site.

6. Positive management of key landscape features

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





732/3360



Aerial Image of Site



Typical View into Site



Typical View out of Site

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Westham
Site Reference Number:	893/3360
Site Address:	Land to the Rear of Hobney Rise, Westham
Site Size: (ha)	5.05
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on Figure 12.1, the Site lies south of Westham and adjacent to the railway line. Comprising of three pasture fields, the Site is situated behind existing residential properties, and lies just south of the railway line. The Site is bounded by open water in ditches along its southern edge. The Site is adjacent to open countryside to the west and south. The Site's boundary does not follow field boundaries; therefore the Site remains open to the remainder of the field on its eastern side, in between the existing residential developments. A public footpath crosses through the Site.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on Figure 12.7a. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> • Low-lying landscape of irregular-shaped alluvial drainage marshes and pastoral fields. • Pevensey Castle and associated trees and woodland. • Reed-fringed drainage ditches. • Scattered small-scale settlements and isolated farmsteads on ridges or 'eyes' of higher ground often edged by trees or small woods. • Pastoral fields on higher ground typically associated with hedgerows and small blocks of woodland. • Long distance views over the Levels. • Networks of historic minor rural lanes and footpaths crossing the Levels, many of which comprise parts of long distance cycle and walking routes. 	
Visual Context	
<p>Views on to the Site from immediate neighbouring properties are possible and from much of the surrounding landscape. Key views from visual receptors are shown on Figure 12.7a: These include:</p> <ul style="list-style-type: none"> • Residents of neighbouring properties (High Sensitivity) • Users of public footpaths (High Sensitivity) • Users of the railway (Medium Sensitivity) <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on Figure 12.7a. The Site's ZVI is limited to the south and west of the Site where it stretches extensively across the Levels to higher ground at the edge of Stone Cross and Langney. Immediate neighbouring properties on the east of the Site are also included. The raised railway prevents significant visibility to the north. Significant long distance views to the south of the Site towards the South Downs are possible from within this site.</p> <p>Key views into the Site are marked on Figure 12.7a and typical views are illustrated by the photographs in Figure 12.7c.</p>	

Site Landscape Character

The landscape features within the Site are mapped on **Figure 12.7b** and illustrated on **Figure 12.7c**. Located to the south of Westham, the Site is generally level, but gently slopes uphill close to the edge of the settlement. The vast majority of the Site lies within the Levels and includes many characteristic features; comprising part of a medium-sized irregular-shaped field of semi-improved grassland, used for grazing. Scrub and sinuous drainage ditches surround the fields and the Site is in-keeping with the character of the surrounding landscape context. Tranquillity at the Site is limited, primarily affected by traffic noise from the road, and occasional passing trains.

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
Strength of Place	Strong
Landform	Insignificant
Tree Cover	Open
Visibility	Moderate
Landscape Sensitivity	High
Landscape Value	Moderate
Landscape Capacity	Moderate

The Site has a **Moderate Landscape Capacity** due to its high sensitivity and moderate landscape value. Its location adjacent to existing urban edge and a busy road gives a limited sense of remoteness/tranquillity but balanced against this is the relatively coherent ancient landscape pattern and good condition, 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 12.7b**.

1. Field boundaries and their vegetation

Reason: To maintain the ancient field pattern, retain vegetation as important green infrastructure particularly along the edge of the railway, where the hedgerow also provides screening and contributes to local character. Ditches and their associated vegetation are also part of the green infrastructure network and should be maintained.

2. Maintain a buffer to ditches/watercourses

Reason: Ditches are a key landscape and ecological feature and characteristic of this area. Maintaining a buffer to ditches can help to mitigate the effects of development.

3. Public footpath through the Site

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

4. Existing trees

Reason: Existing and particularly mature trees contribute to character and green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites. Where established, wind-blown trees contribute to local character and should be retained.

5. 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.

Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 12.7b**.

6. Restore/enhance landscape features

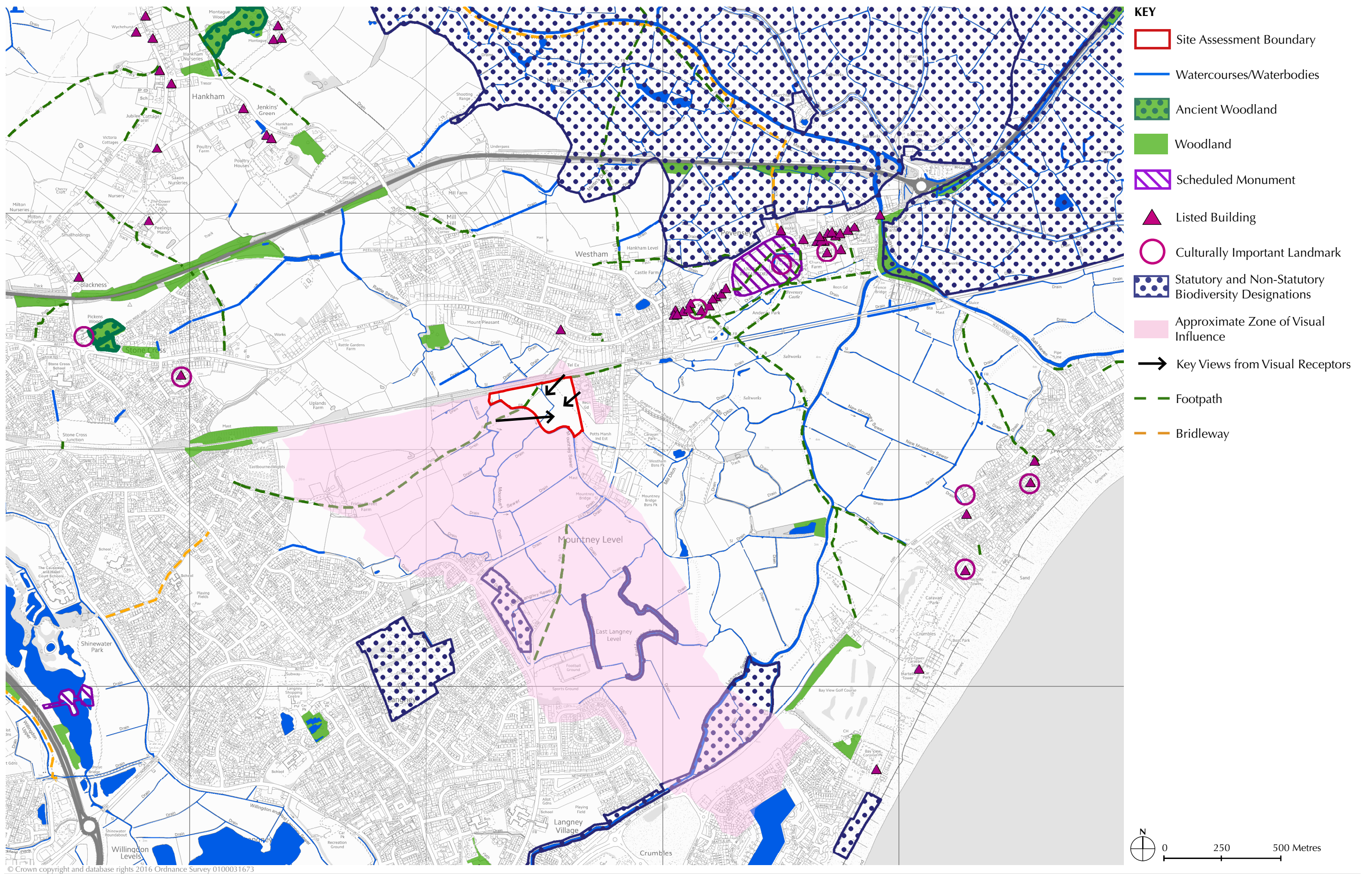
Reason: Enhance landscape features characteristic of this area around the boundary and through the Site, such as hedgerows (on higher ground) and sinuous drainage ditches. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species), on higher ground close to settlements, to increase characteristic vegetation and therefore improve connectivity for wildlife and help to screen views of the Site.

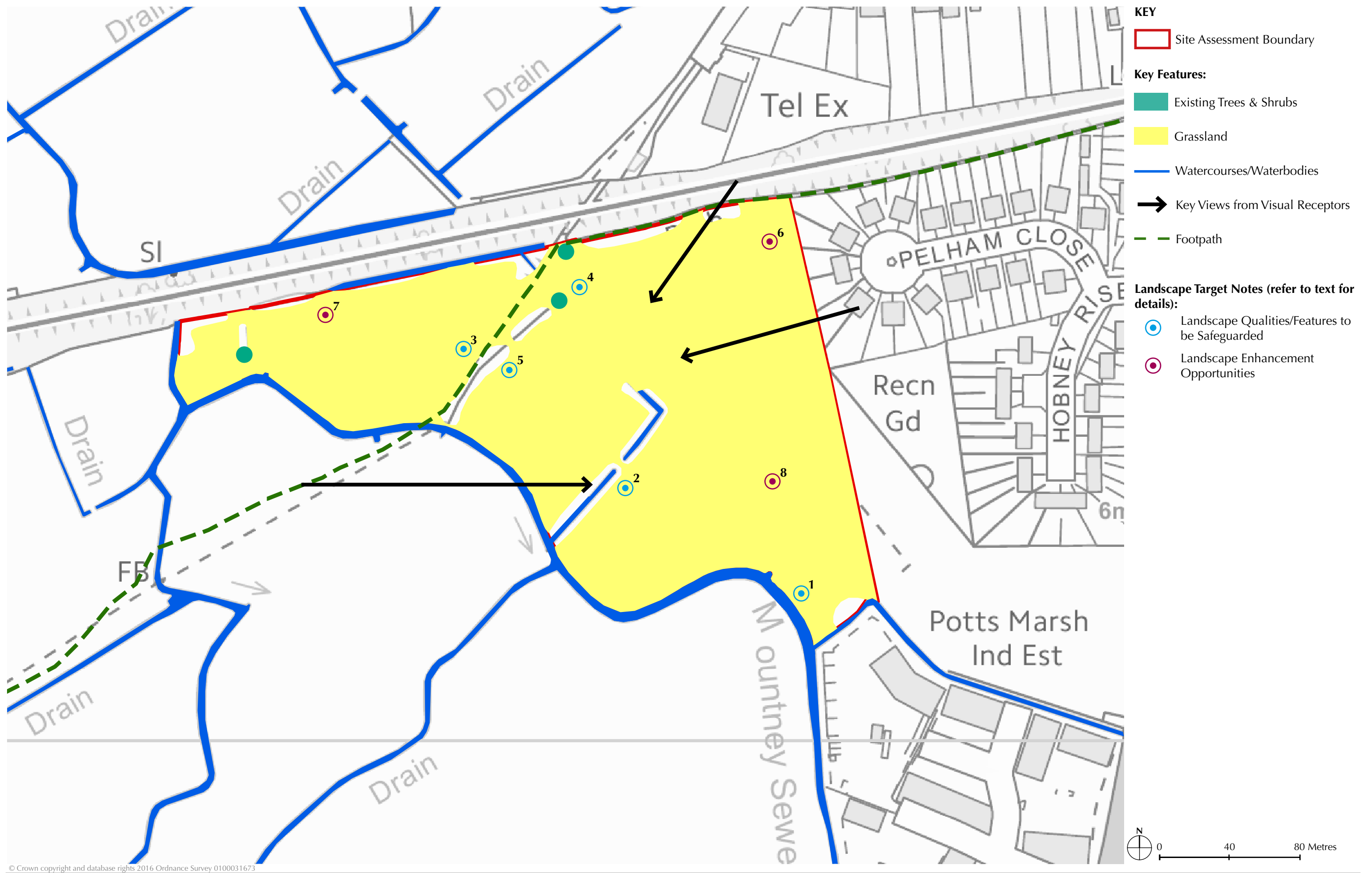
7. Restore/enhance landscape features

Reason: Opportunities exist to allow natural regeneration of characteristic species (or supplement with locally sourced and locally appropriate native species), along the railway to act as a buffer between the development and railways and to increase characteristic vegetation and therefore improve connectivity for wildlife.

8. Positive management of key landscape features

Reason: To positively manage key features characteristic of this landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained. Opportunities exist particularly in relation to water quality and appropriate ecological management of existing historic landscape features.





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Aerial Image of Site



Typical View into Site



Typical View out of Site