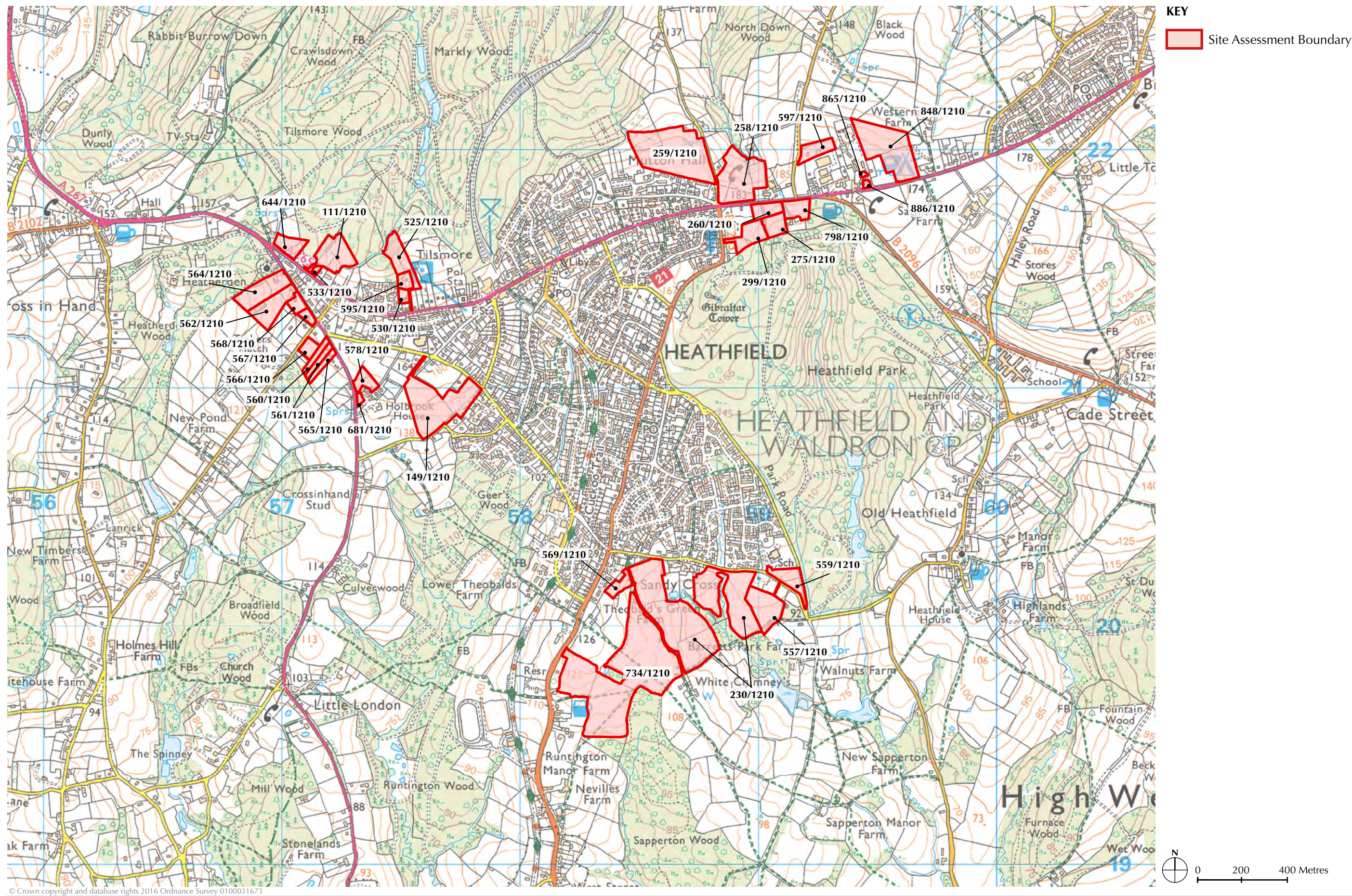


## 7.0 HEATHFIELD SITES







LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	111/1210
<b>Site Address:</b>	Tilsmore Lodge, Cross-in-Hand, Heathfield
<b>Site Size: (ha)</b>	1.87
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Adjacent and within
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying on the northern side of the A265 this medium-sized Site comprises three fields surrounded by woodland and separated by trees and thick shaws. The northern-most field and belt of trees in the north-west adjacent to Ancient Woodland are both within the High Weald AONB. The Site runs behind a row of residential properties in large plots situated along the A265 and it is accessed from this road between two existing houses.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.2a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on the slopes of the valleys.</li> <li>• Heathland or wooded heath, particularly on ridges.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Networks of footpaths run from the ridge-top into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield</li> <li>• Opportunities for long panoramic views to the north over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>The southern part of the Site in particular is overlooked locally by neighbouring properties along the Site's southern boundary. Key views from visual receptors are shown on <b>Figure 8.2a</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 8.2a</b>. The Site's ZVI is limited to local views only towards the south and the west, as a result of the woodland adjacent to the Site's northern and north-eastern boundaries.</p> <p>Key views into the Site are marked on <b>Figure 8.2a</b> and typical views are illustrated by the photographs in <b>Figure 8.2c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.2b** and illustrated on **Figure 8.2c**. Located on the north-western edge of Heathfield the Site has a sloping topography, falling towards the north. The Site comprises three small fields along the edge of existing residential properties. The Site is adjacent to Tilsmore Wood, part of a large Ancient Woodland complex along its western boundary. The Site is part of a coherent wider landscape that is characteristic of the High Weald AONB. There is a strong sense of tranquillity at this site, in particular in the north-eastern part where noise from the A265 is reduced.

## 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 (2014). This Assessment evaluated LSA 6 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB, resulting in High Landscape Value. Patches of Ancient Woodland further contribute to landscape value. The woodland and stream corridors contribute to a strong landscape structure, resulting High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</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 slightly more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location partially within the High Weald AONB and the coherent ancient landscape pattern and good condition, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The area of the Site close to the Ancient Woodland is of the highest sensitivity. Unlike some parts of Tilsmore Wood the part of the woodland closest to the settlement edge has undergone the least change (and has not been re-planted). Therefore typical ecological and heritage features of Ancient Woodland are more likely to remain. The northern-most field and the western belt of trees are within the High Weald AONB adding further to the landscape sensitivity. The southern fields are least sensitive due to their proximity to the ridgeline, thus reflecting the pattern of settlement.



## 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 8.2b**.

#### 1. Field boundaries and their vegetation

*Reason:* the field boundaries within and around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the north-east. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Existing trees

*Reason:* existing and particularly mature trees within and around the Site contribute to landscape character and green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the neighbouring Ancient Woodland, and into the settlement through gardens to the north. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, and their importance is reflected in the Site's Tree Preservation Order (TPO) designation. They should be retained following the Wealden Design Guide and best arboriculture practice.

#### 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.

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

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

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.2b**.

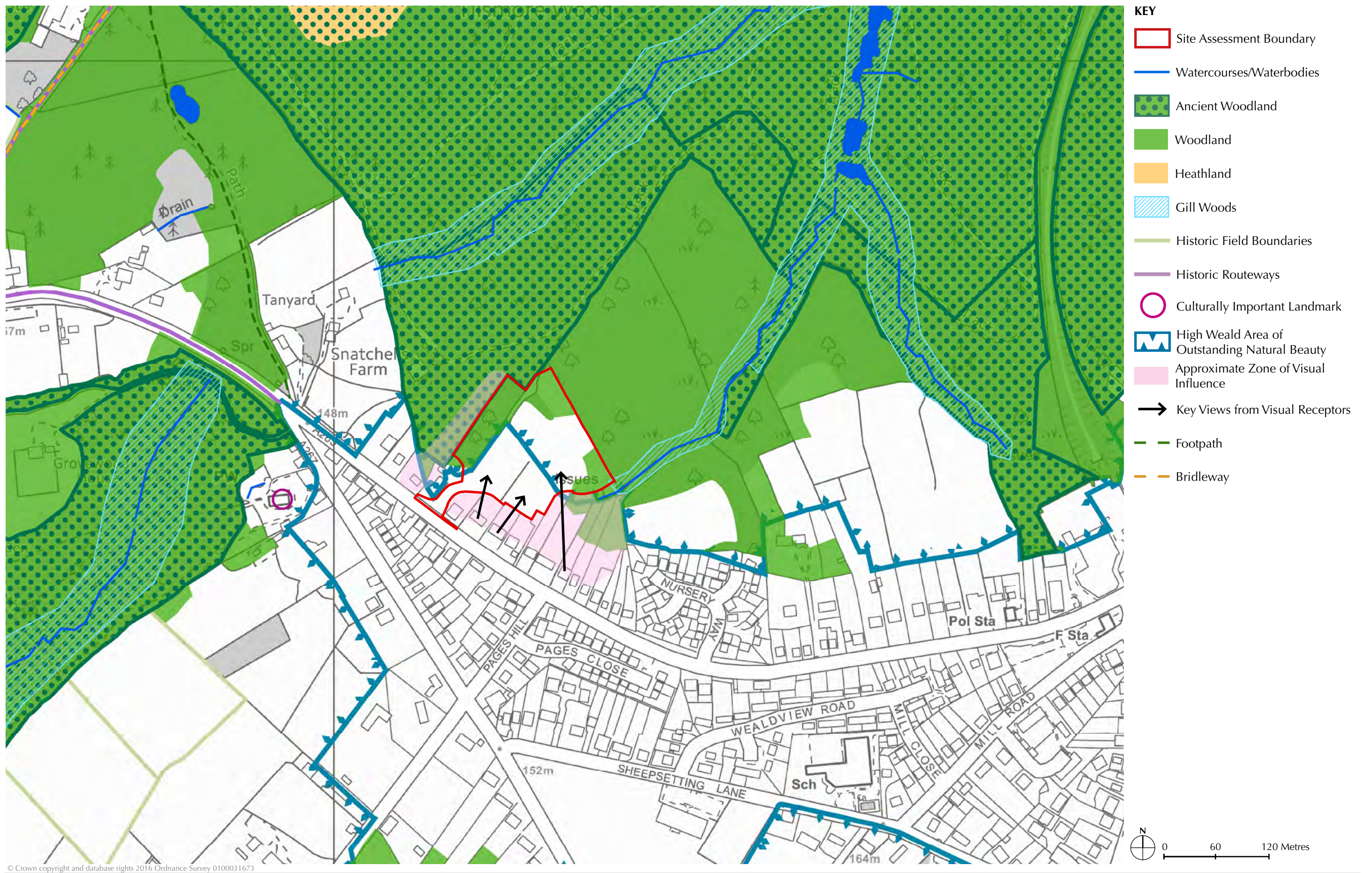
#### 5. Restore/enhance landscape features

*Reason:* to fence (in order to prevent deer browsing) and allow natural regeneration (or supplement with locally sourced and locally appropriate native species) in the buffer created to the Ancient Woodland. This would provide resilience and improve the functioning of the Ancient Woodland whilst ensuring the buffer protects the woodland from effects of development into the long-term.

#### 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>	Heathfield
<b>Site Reference Number:</b>	149/1210
<b>Site Address:</b>	Land South-West of Ghyll Road, Heathfield
<b>Site Size: (ha)</b>	4.49
<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 8.1</b>, the Site lies adjacent to existing residential development on the south-western edge of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Accessed via Ghyll Road the Site comprises three fields; currently grassland with scrub. The Site stretches south-west into open countryside on sloping ground and is bounded by hedgerows and trees on all sides. It is within the High Weald AONB. The Site's south-eastern edge borders existing residential developments all other sides about the open countryside.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.3a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Networks of footpaths run from the ridge-top into valleys.</li> <li>• Large tracts of Ancient Woodland, especially on the slopes.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• Dense patterns of narrow, winding historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• The ridge-top and often wooded settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Opportunities for long panoramic views to the south over the High Weald towards the South Downs.</li> </ul>	
<b>Visual Context</b>	
<p>Views in to this site are possible from surround roads and residential properties. In addition the site includes a footpath along its eastern edge from which views of the site are also possible. Key views from visual receptors are shown on <b>Figure 8.3a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of public footpaths (glimpsed views only) (High Sensitivity)</li> <li>• Users of Pook Read Lane (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.3a</b>. The Site's immediate ZVI is limited to glimpsed local views only particularly to the north of the Site. In addition, glimpsed views experienced from this Site towards the south-west reach to a significant distance, extending to the South Downs on the horizon.</p>	

Key views into the Site are marked on **Figure 8.3a** and typical views are illustrated by the photographs in **Figure 8.3c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.3b** and illustrated on **Figure 8.3c**. Located on the south-western slopes of the ridge-top settlement of Heathfield, the Site comprises three undeveloped irregular-shaped fields of grass and scrub. The southern-most field is semi-improved neutral grassland – an important character component of the High Weald AONB. All three fields are bounded by hedgerows and trees. In common with the surrounding landscape the Site is gently undulating but generally slopes downhill towards the south. The Site has a strong sense of tranquillity; the southern part of the Site feels particularly remote and not connected to the settlement of Heathfield.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 5, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 5 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB resulting in High Landscape Value. The linear pattern of stream corridors, settlements and footpaths within this area is considered to be distinctive and contributes to High Landscape Sensitivity. Pockets of Ancient Woodland are sensitive landscape features and further contribute to the value of the landscape.'*

#### Site Landscape Sensitivity and Capacity Assessment:

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

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

Significant variations in landscape sensitivity within the Site:

The northern-most field adjacent to the road is least sensitive as a result of its land use (improved grassland) and proximity to the ridgeline, thus reflecting the pattern of settlement. The southern-most field is semi-improved neutral grassland, a key yet increasingly rare feature 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 8.3b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries within and around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the north-east. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Public footpath through the Site

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

#### 3. Existing trees

*Reason:* Existing and particularly mature trees contribute to character and provide green infrastructure links for wildlife and people, whilst restricting views towards the Site. They should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

#### 4. Local vernacular building styles

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

#### 5. Semi-improved neutral grassland

*Reason:* This is a key component of the natural beauty of the High Weald AONB and becoming increasingly rare; it forms an important part of the mosaic of features and habitats which are locally present and its retention would help to meet targets in the High Weald AONB Management Plan.

#### 6. Rural character of Pook Reed 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 wide visibility splays, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.3b**.

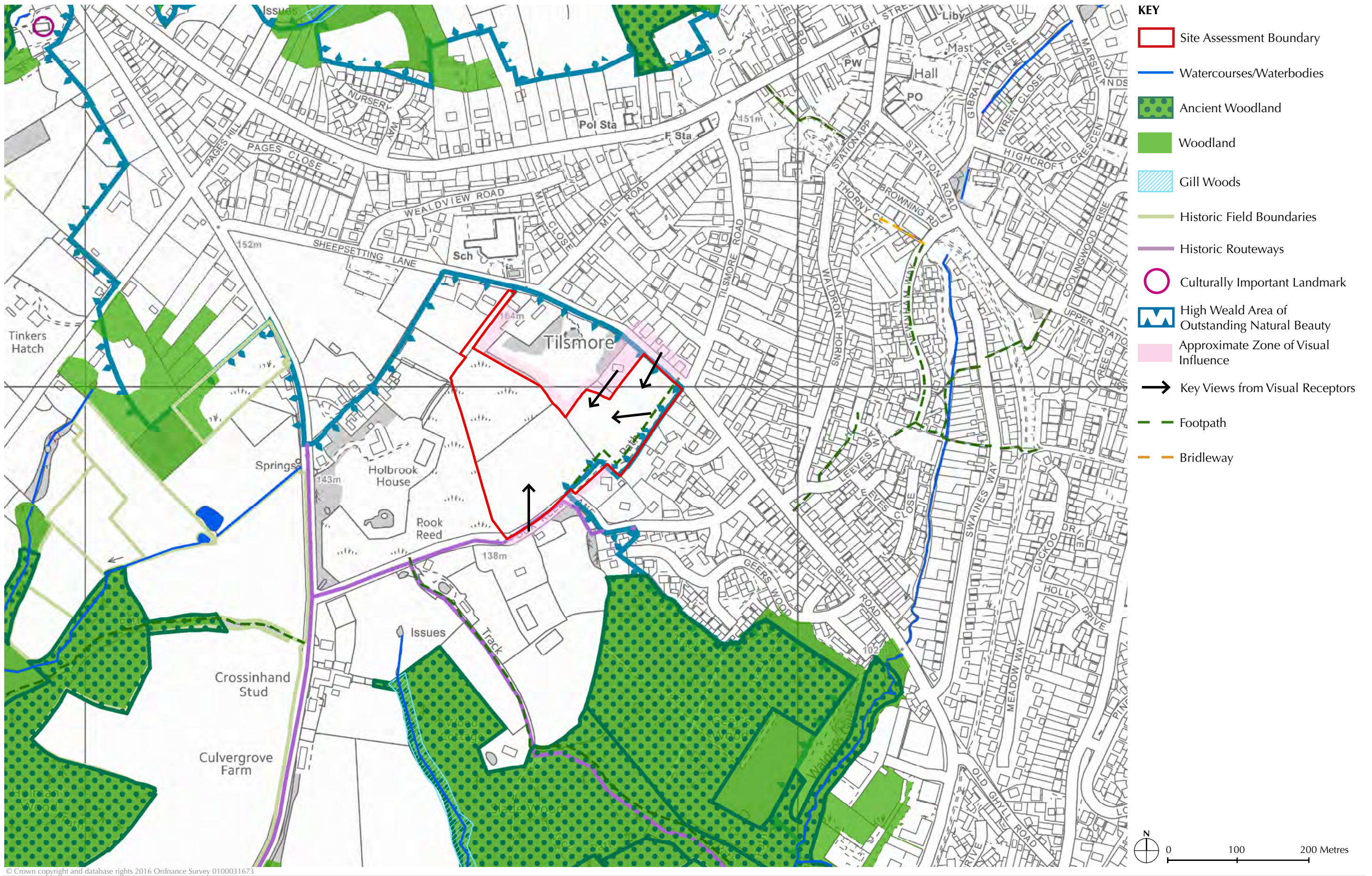
#### 7. Restore/enhance landscape features

*Reason:* To create new and enhance existing characteristic landscape features such as hedgerows and shaws, particularly along the south-western boundary opposite Holbrook House. This would help to screen views towards the Site whilst ensuring the Site is more permeable for wildlife. Ideally allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity within and beyond the Site.

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

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

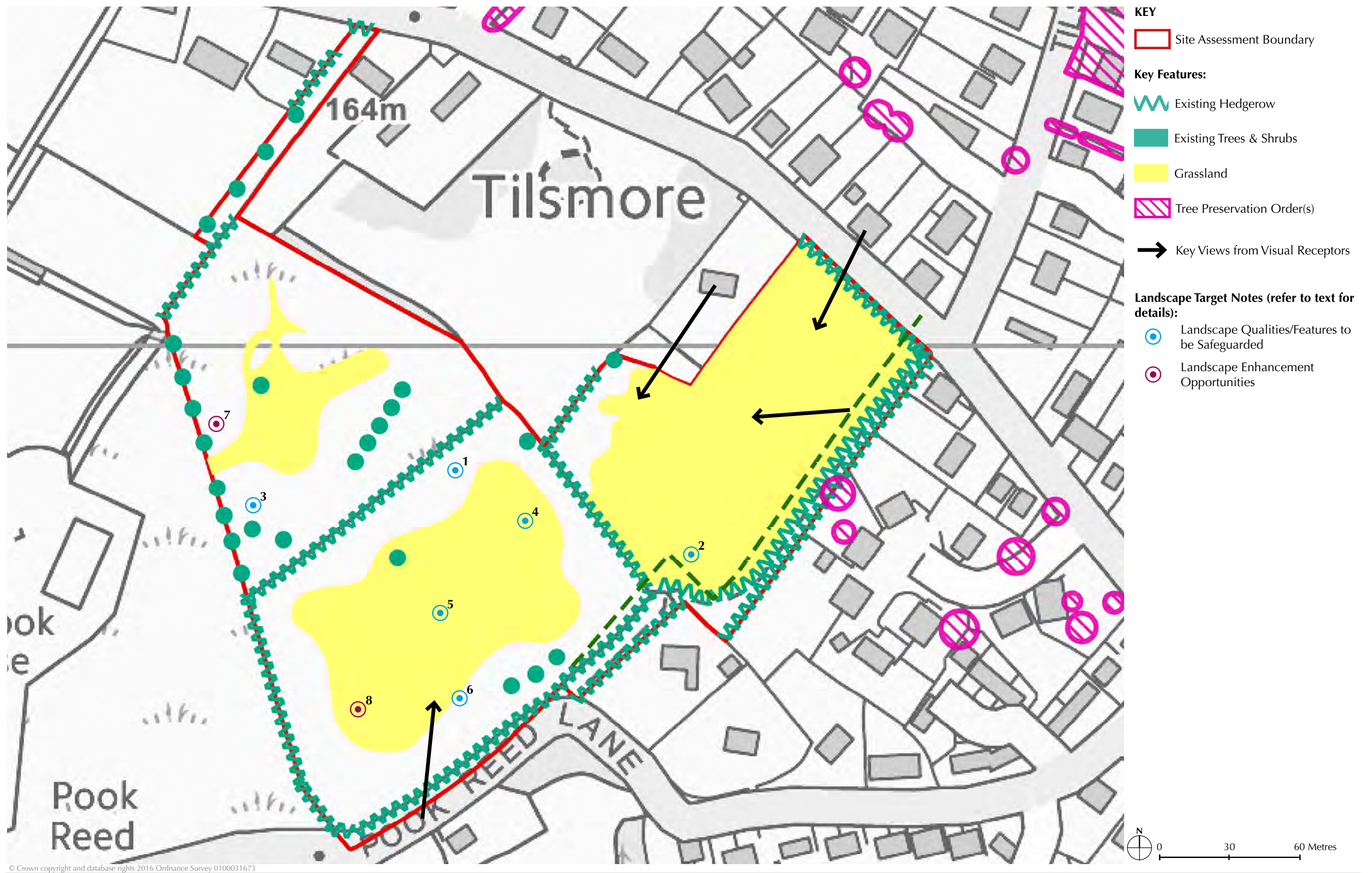




- KEY**
- Site Assessment Boundary
  - Watercourses/Waterbodies
  - Ancient Woodland
  - Woodland
  - Gill Woods
  - Historic Field Boundaries
  - Historic Routeways
  - Culturally Important Landmark
  - High Weald Area of Outstanding Natural Beauty
  - Approximate Zone of Visual Influence
  - Key Views 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	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	230/1210
<b>Site Address:</b>	Land South of Sandy Cross Lane, Heathfield
<b>Site Size: (ha)</b>	12
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Part within/part adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies on the southern edge of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying adjacent to Sandy Cross Lane along the southern edge of Heathfield and situated along the sides of a valley this large Site is formed of two separate land parcels either side of a gill. It comprises six fields of grassland surrounded by woodland and hedgerows, four fields in the western parcel and two in the eastern. The northern-most (three) fields are adjacent to the lane, and all fields are surrounded by countryside. The six fields are all within the High Weald AONB with the exception of a small part of the north-west field, in the north-west corner of the Site which is adjacent. A public footpath runs along the southern edge of the Site.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.4a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient irregular-shaped fields and meadows interspersed with thick hedgerows and shaws.</li> <li>• Dense patterns of historic routeways, ridge-top roads and sunken droveways.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on the slopes of the valleys.</li> <li>• Ponds associated with streams and related to historic land management.</li> <li>• Designed parkland landscapes, around Holbrook House.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Networks of footpaths run from the ridge-top, through farmsteads into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long views to the south over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>Both parcels of land within the Site, but particularly the western parcel, are overlooked by residential properties to the north. Additionally the Site is overlooked in all areas by rights of way. Key views from visual receptors are shown on <b>Figure 8.4a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of Sandy Cross Lane (Medium Sensitivity)</li> <li>• Users of public footpaths (High Sensitivity)</li> </ul>	

- Users of byways (High Sensitivity)

The approximate Zone of Visual Influence (ZVI) is shown on **Figure 8.4a**. The Site's ZVI is limited to views towards the north as a result of the woodland between the two parcels of land and local variations in topography. There is the opportunity for long-distance views over the High Weald towards the south, particularly from the northern edge of the western part of the Site.

Key views into the Site are marked on **Figure 8.4a** and typical views are illustrated by the photographs in **Figure 8.4c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.4b** and illustrated on **Figure 8.4c**. Located on the southern edge of Heathfield the Site has a gently undulating topography. The western part is more steeply undulating and both generally slope down towards the gill. The Site comprises six small irregular-shaped fields of grassland along the edge of a gill at the head of a valley. Both the eastern and western parcels of land lie adjacent to the Ancient gill Woodland. The eastern parcel is semi-improved grassland, a characteristic of the High Weald AONB and the western part is improved grassland. All of the fields are surrounded by hedgerows and the whole Site is part of a coherent wider landscape that is highly characteristic of the High Weald AONB, with sunken historic routeways and farmsteads in particular. There is a strong sense of tranquillity at this site, and it feels remote and rural. This feeling diminishes slightly further north where the Site is closer to Sandy Cross Lane and overlooked by some residential properties.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The strong landscape structure of mature hedgerows, sunken lanes and Ancient Woodland contributes to High Landscape Sensitivity overall.'*

#### 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 the coherent ancient landscape pattern and good condition, gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

The area of the Site all around the Ancient Woodland is the most sensitive. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is small and fragmented and it's a gill wood which together makes it particularly vulnerable to change. The small parcel of land behind properties in the north-west corner whilst it lies outside of the High Weald AONB, it shares historic field boundaries which are 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 8.4b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries within and around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws, trees and hedgerows which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient gill Woodland between the two parts of the Site. These features also help to visually contain the Site, contribute to historic landscape character and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees within and around the Site contribute to landscape character and green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the neighbouring Ancient Woodland. They also contribute to the wooded character of the settlement edge and help to visually contain the Site. They should be retained following the Wealden Design Guide and best arboriculture practice.

#### 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 potential 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.

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

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

#### 5. Public footpath through the Site

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

#### 6. Rural character of Sandy Cross 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. features such as wide visibility splays, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.

#### 7. 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.



**8. Setting of the listed building/historic farmstead**

*Reason:* The need to respect the setting and significance of the listed 17th Century Monkhurst Farmhouse and associated historic farmstead (not shown on plans as just outside AONB). The landscape around historic farmsteads and their associated listed buildings should be considered through Site layout and design, following Wealden Design Guide.

**Potential Landscape Enhancement Opportunities**

This section should be read in conjunction with the target notes shown on **Figure 8.4b**.

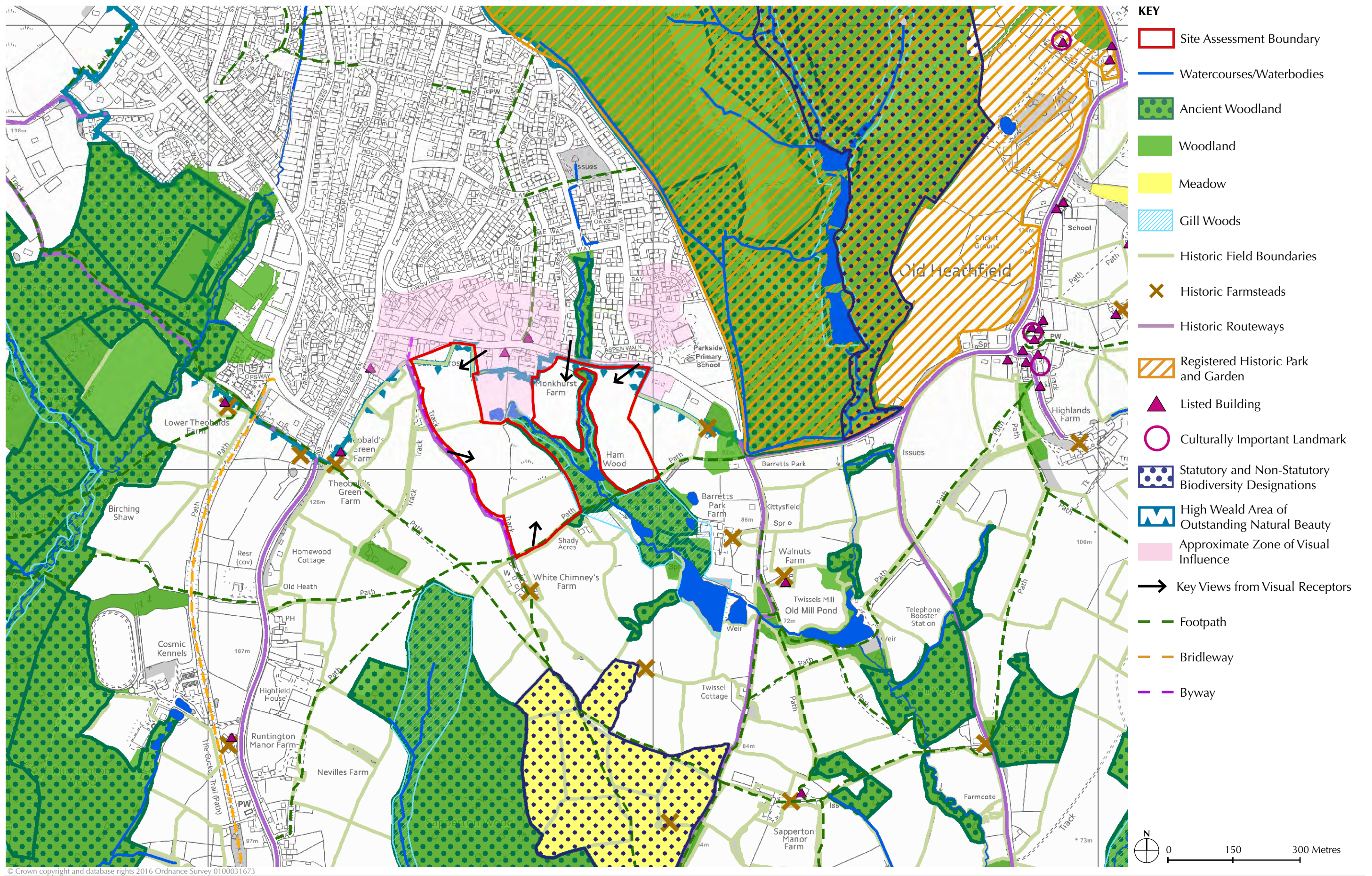
**9. Restore/enhance landscape features**

*Reason:* To fence (to prevent deer browsing) and allow natural regeneration (or supplement with locally sourced and locally appropriate native species) in the buffer created all around the Ancient Woodland. This would improve the functioning of the Ancient Woodland whilst ensuring the buffer protects the woodland from effects of development into the long-term.

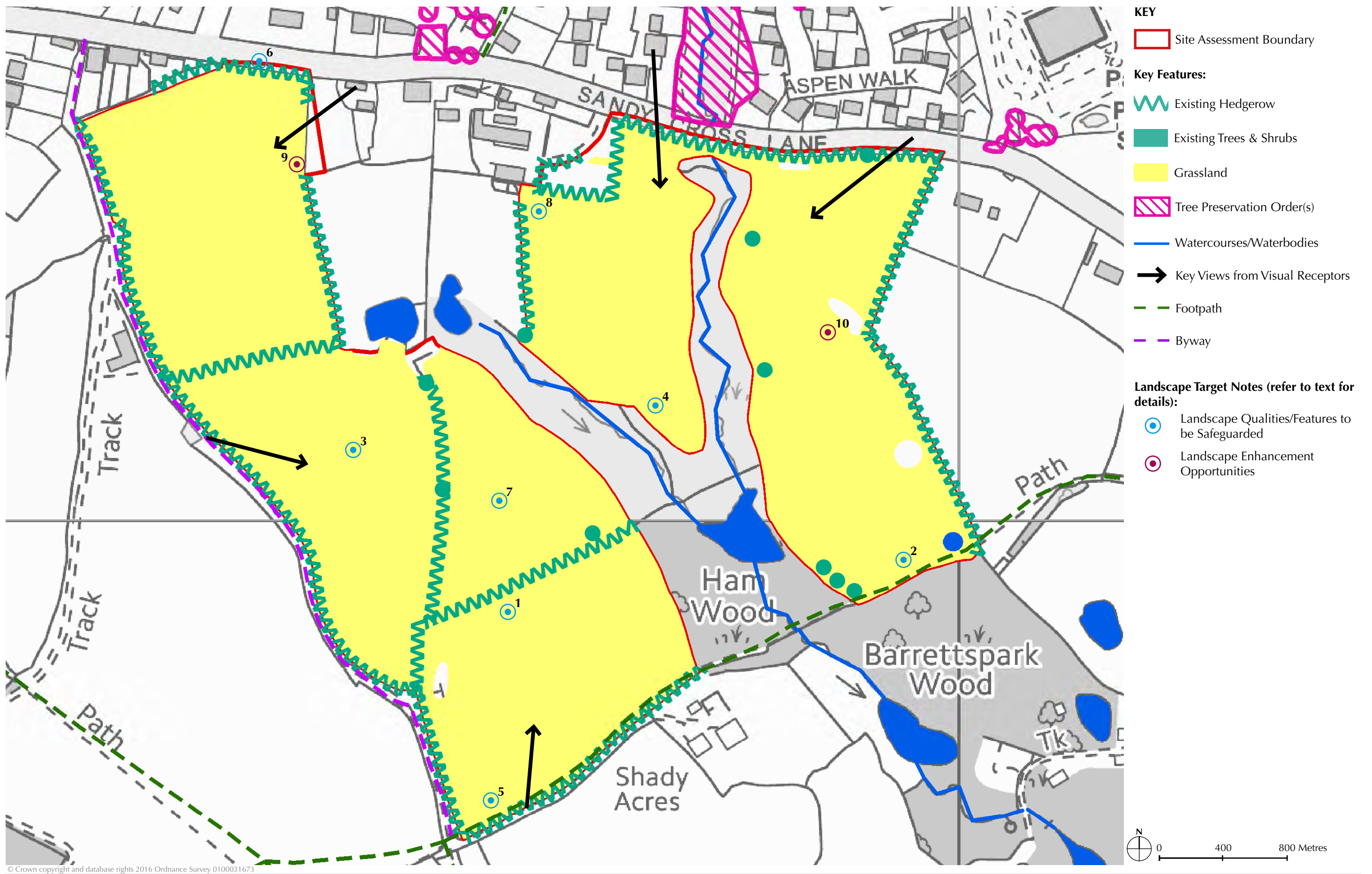
**10. Positive management of key landscape features**

*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:	Heathfield
Site Reference Number:	258/1210
Site Address:	Land on North side of Burwash Road, East of Marklye Lane, Heathfield
Site Size: (ha)	3.48
Landscape Assessment Type:	Full
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-east of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). At the corner of the Burwash Road (A265) and Marklye Lane the Site is within the High Weald AONB and comprises two small fields of grass, bounded by thick hedgerows and shaws. Heathfield Park, a Historic Park and Garden lies close to the Site, just south of the Burwash Road.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.5a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• Dense patterns of narrow, winding historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• The prominent settlement edge of the Heathfield.</li> <li>• Designed parkland landscape of Heathfield Park.</li> <li>• Scattered settlement patterns of historic farmsteads, some of which have diversified and expanded.</li> <li>• Opportunities for long panoramic views to the north over the High Weald.</li> </ul>	
Visual Context	
<p>The southern field within the Site is overlooked locally by neighbouring properties and glimpsed views by road users are possible. Key views from visual receptors are shown on <b>Figure 8.5a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the Burwash Road (A265) and Marklye Lane (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.5a</b>. The Site's immediate ZVI is limited to local views only in most directions around the Site. As a result of its location close to the settlement edge, visibility is restricted towards the south-west. Despite the Site's fairly restricted ZVI, long-distance views over the High Weald to the north are possible from within this site.</p>	

Key views into the Site are marked on **Figure 8.5a** and typical views are illustrated by the photographs in **Figure 8.5c**.

**Site Landscape Character**

The landscape features within the Site are mapped on **Figure 8.5b** and illustrated on **Figure 8.5c**. Located on the same ridge of high ground as Heathfield, the Site is steeply undulating and situated at the head of a small valley. The southern-most field is largely flat whilst the northern field is much more sloping, falling downhill towards the north-east. It comprises two small, irregular-shaped fields of grass, bounded by thick hedgerows and shaws, some areas of dense scrub exist within the Site. A small area of broadleaved woodland is present along the Site’s northern edge. Characteristic of the wider landscape context of the High Weald AONB, the Site is generally enclosed by vegetation, which follows surviving historic field boundaries; however the Site is open to long-distance views over the High Weald towards the north. A moderate sense of tranquillity is experienced at the Site, affected only by traffic noise from the Burwash Road (A265) and the occasional aeroplane.

**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because, *‘This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to 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. Its location adjacent to existing urban edge gives a slightly more limited sense of remoteness/tranquillity and reduces the Site’s landscape value, but balanced against this is its location within the High Weald AONB and the coherent ancient landscape pattern and good condition, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

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 8.5b**.

#### 1. Field boundaries and their vegetation

*Reason:* the field boundaries within and around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the north-east. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also 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. 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.

#### 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 close to the Site in the north is a gill woodland, making it particularly sensitive and vulnerable to change; 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 Marklye 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, lighting, widening, speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.5b**.

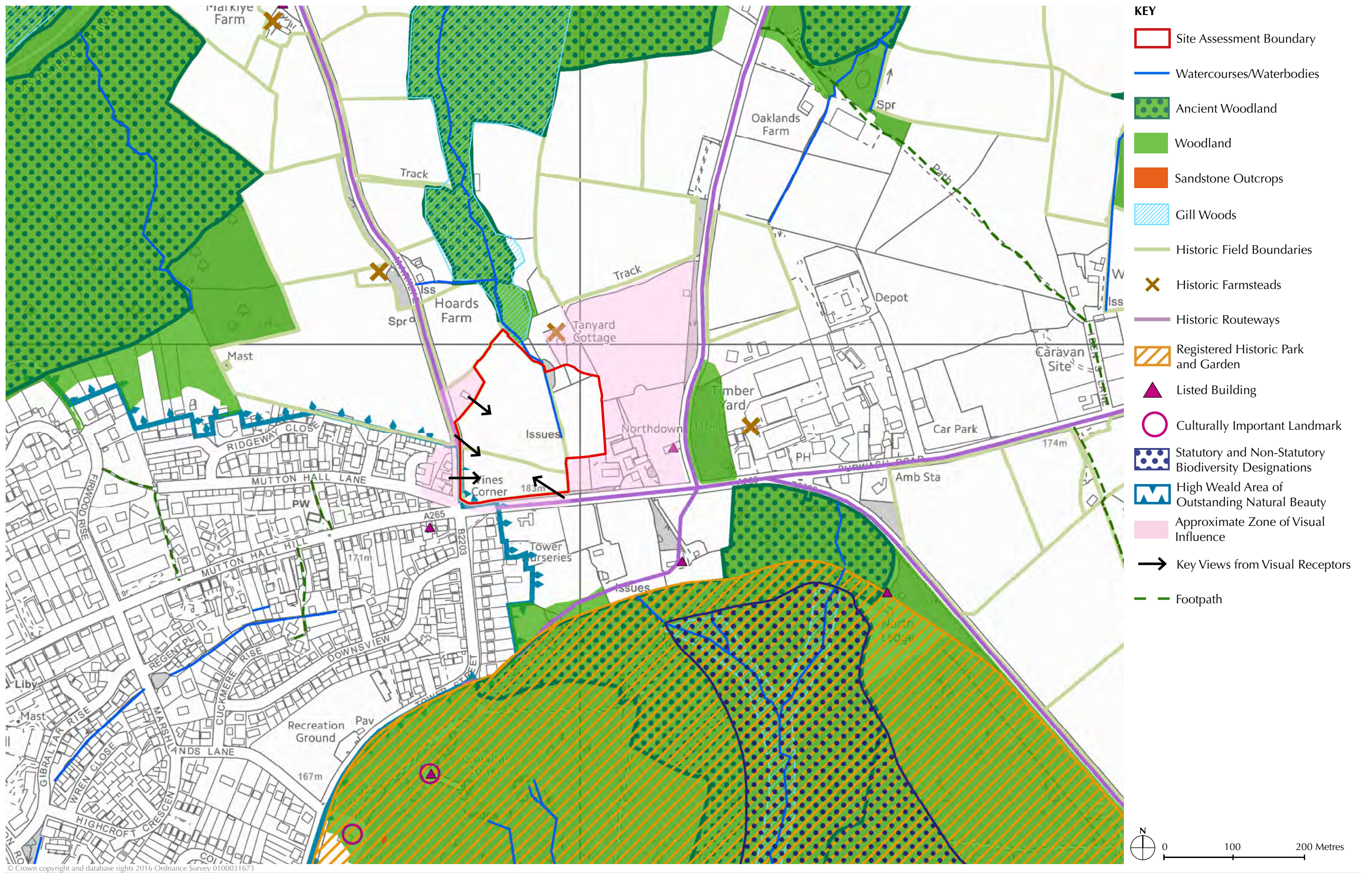
#### 6. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to enhance the hedgerow/trees where necessary, to improve screening and contribute to green infrastructure.

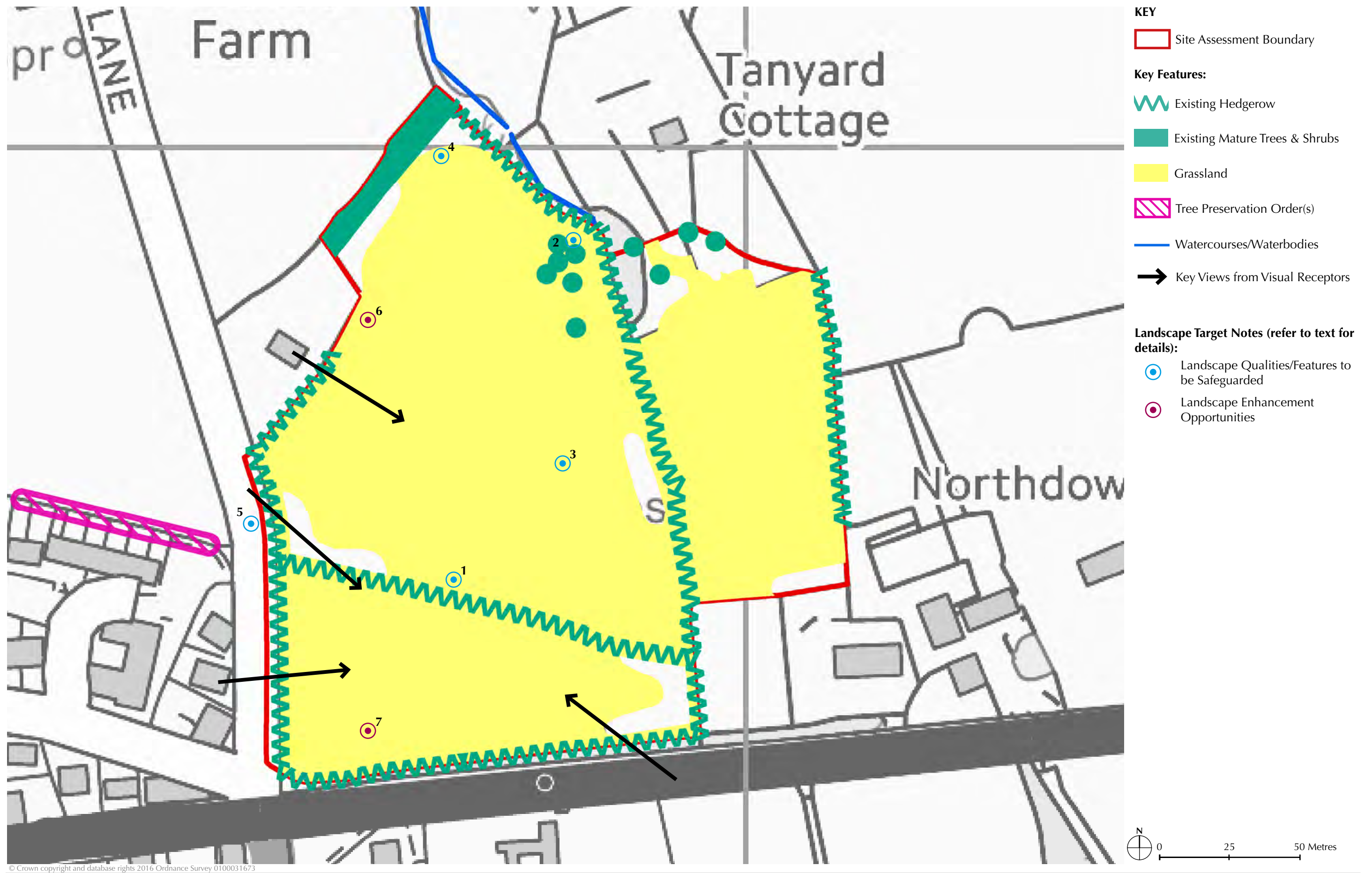
#### 7. Positive management of key landscape features

*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	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	259/1210
<b>Site Address:</b>	Land west of Marklye Lane, Heathfield
<b>Site Size: (ha)</b>	5.68
<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 8.1</b>, the Site lies to the north of Heathfield; a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Situated adjacent to Marklye Lane, the south of the Site is adjacent to the existing residential properties located along Mutton Hall Lane (and its cul-de-sacs). The Site lies within the High Weald AONB and comprises two parcels of land, one relatively large field and a small regular-shaped parcel of woodland. Beyond the Site to the north-east, Hoards Farm is situated on the other side of Marklye Lane. Elsewhere the Site is surrounded by small fields and woodland.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.6a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Dense patterns of narrow, winding historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Small-scale ancient landscape of pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, is notable on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Opportunities for long-distance panoramic views over the High Weald to the north.</li> <li>• The wooded or tree-lined settlement edge of the Heathfield.</li> </ul>	
<b>Visual Context</b>	
<p>The southern part of the Site is overlooked locally by neighbouring properties. Key views from visual receptors are shown on <b>Figure 8.6a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of Marklye Lane (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.6a</b>. The Site's immediate ZVI is limited to the east and immediate neighbouring properties to the south. As a result of its location close to the settlement edge and Markly Wood, visibility is restricted towards the south and west. Despite the Site's ZVI being restricted to local views in the east only, long-distance views over the High Weald to the north are possible from within this site.</p> <p>Key views into the Site are marked on <b>Figure 8.6a</b> and typical views are illustrated by the photographs in <b>Figure 8.6c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.6b** and illustrated on **Figure 8.6c**. Located on the same ridge of high ground as Heathfield the Site is gently undulating, with steeper slopes along the northern boundary. It comprises one relatively large, irregular-shaped field of semi-improved grass, bounded by scrub, bracken, thick shaws and woodland. Characteristic of the wider landscape context of the High Weald AONB, the Site is generally enclosed by vegetation. Open countryside lies to the north of the Site and residential properties along the southern edge. The Site is open to long-distance views over the High Weald towards the north and has a strong sense of tranquillity.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to 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 the coherent ancient landscape pattern gives the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The north-western part of the Site is most sensitive – this block of woodland acts as a buffer to the Ancient Woodland beyond the Site, and its boundary follows a surviving historic field boundary.



## 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 8.6b**.

**1. Maintain a buffer to existing Ancient Woodland**

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

**2. Field boundaries and their vegetation**

*Reason:* The field boundaries in and around the Site are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The trees and hedgerows within and 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-west, whilst reinforcing historic landscape character. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

**3. Existing trees**

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

**4. Local vernacular building styles**

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

**5. Rural character of Marklye 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. features such as kerbs, widening, lighting, speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

### Landscape Enhancement Opportunities:

This section should be read in conjunction with the target notes shown on **Figure 8.6b**.

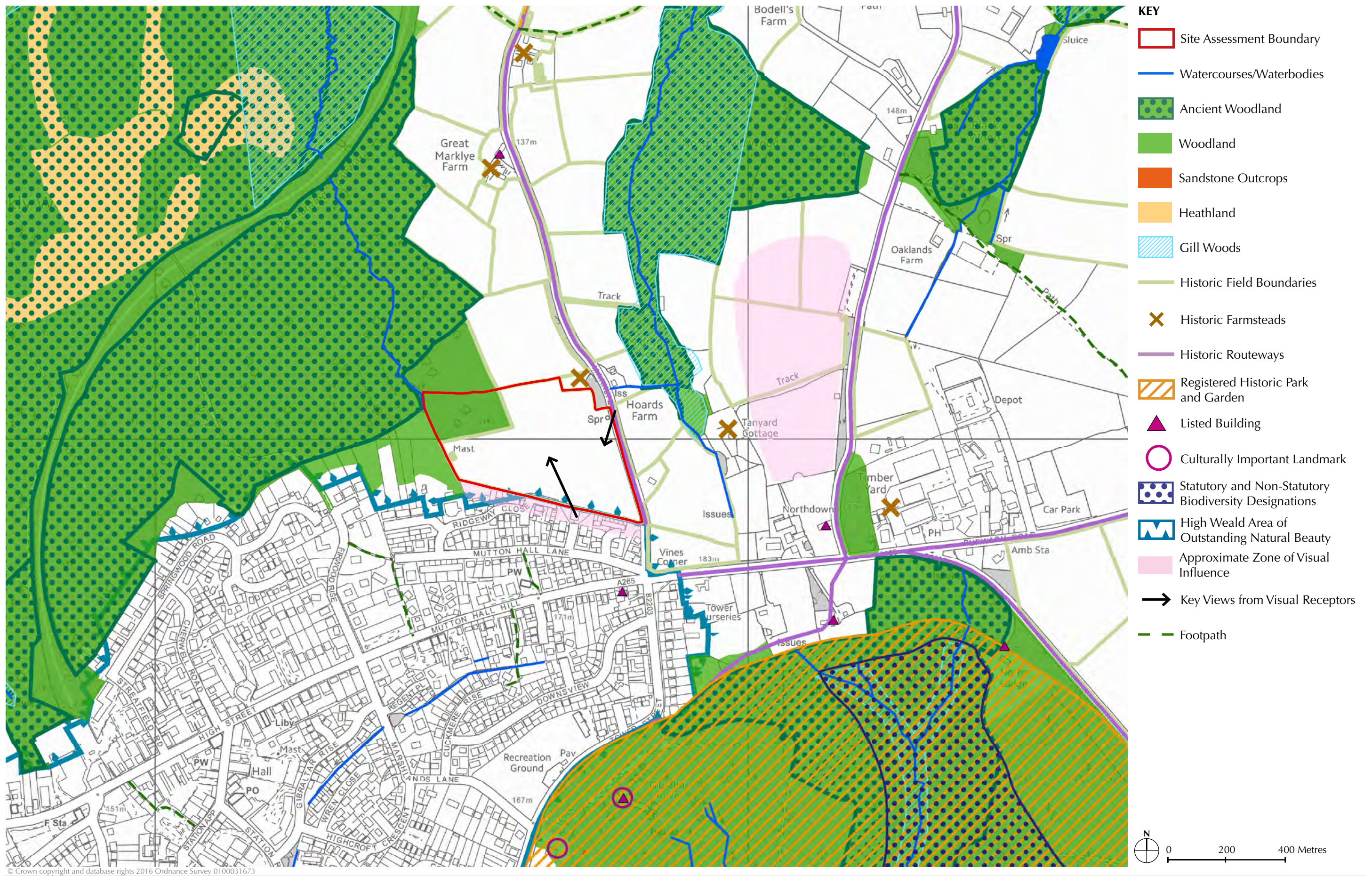
**6. Restore/enhance landscape features**

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to create new landscape features characteristic of the High Weald AONB and to improve screening within the Site and contribute to local green infrastructure.

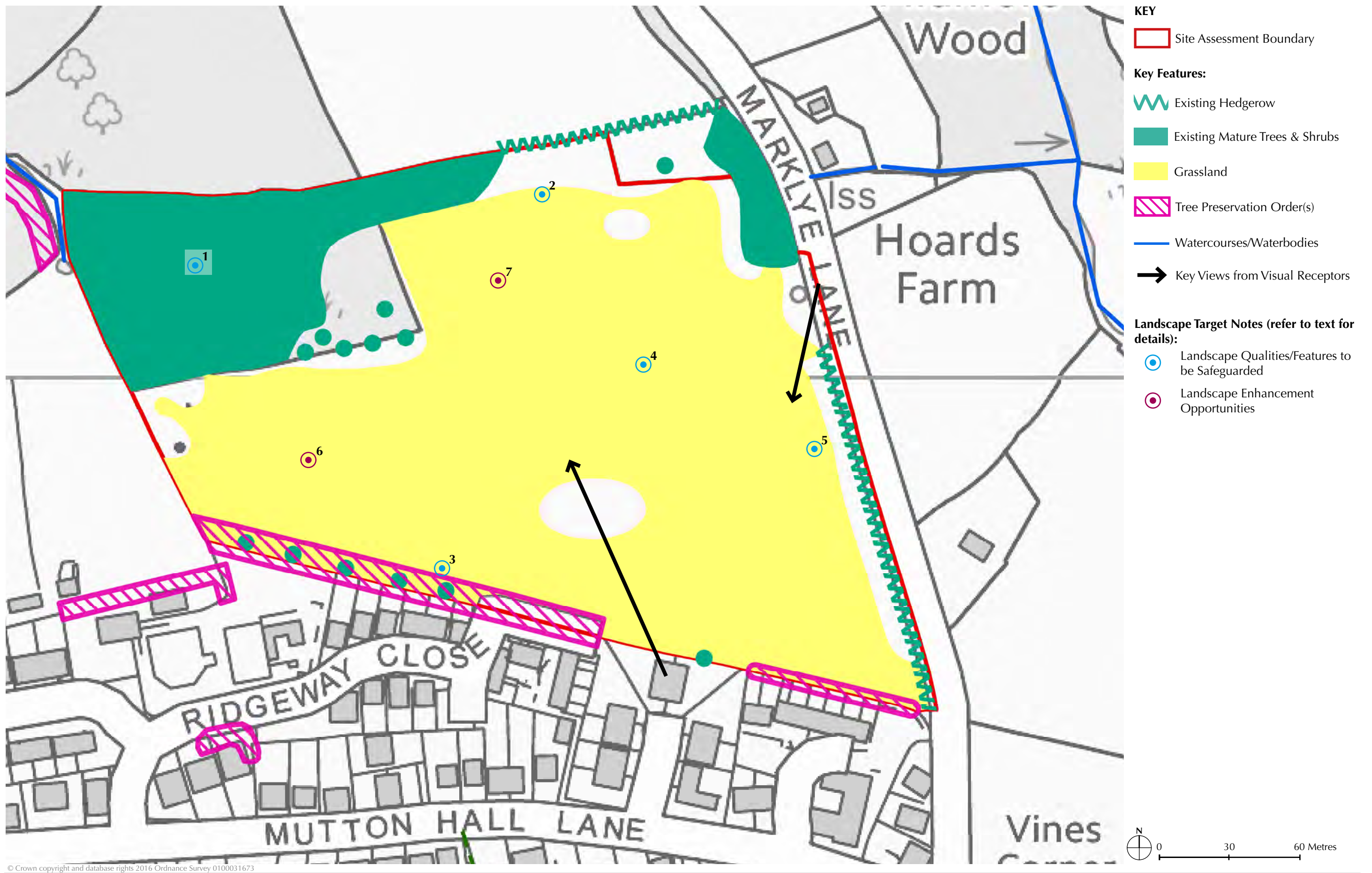
**7. Positive management of key landscape features**

*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	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	260/1210
<b>Site Address:</b>	Land south of Burwash Road and East of Tower Street, Heathfield
<b>Site Size: (ha)</b>	0.72
<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 8.1</b>, the Site lies to the north-east of Heathfield; a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Situated adjacent to Burwash Road (A265), the Site lies within an area of sparse residential properties set within large plots. Heathfield Park, a Historic Park and Garden, is located to the south of the Site. The Site lies within the High Weald AONB and comprises part of an existing extended garden of mowed grass. It is bisected by a lane leading to a residential property.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.7a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, are notable on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• Dense patterns of narrow, winding historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Designed parkland landscape of Heathfield Park.</li> <li>• The prominent settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads, some of which have diversified and expanded.</li> </ul>	
<b>Visual Context</b>	
<p>The Site's ZVI includes local neighbouring properties to the south and west, and opportunities for views in to the Site exist from these properties. There are no opportunities for visual connection with Heathfield from within the Site. Key views from visual receptors are shown on <b>Figure 8.7a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of Burwash Road (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.7a</b>. The Site's ZVI is limited to local views to the east, west and south as a result of boundary vegetation and its location close to the edge of Heathfield. This location and the Burwash road (A265) and its boundary vegetation restrict views northwards.</p>	



Key views into the Site are marked on **Figure 8.7a** and typical views are illustrated by the photographs in **Figure 8.7c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.7b** and illustrated on **Figure 8.7c**. Located on the same ridge of high ground as Heathfield, the area around the Site is steeply undulating and situated at the head of a small valley which falls to the south through Heathfield Park. The Site itself however is largely flat and comprises two small parcels of grassland managed as an extended garden, part of a larger field which wraps around an existing property. Bounded by trees (some are potentially veteran) and hedgerows, the Site is open to the rest of the field along the southern edge. The Site has a limited sense of tranquillity affected by the consistent traffic noise from the Burwash Road (A265).

### Landscape Sensitivity and Capacity Evaluation

#### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to High Landscape Sensitivity.'*

#### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Moderate Landscape Capacity** due to its moderate sensitivity and high landscape value. Its location adjacent to the existing urban edge and a busy road gives a limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location partially within the High Weald 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 8.7b**.

#### 1. Hedgerow along Burwash Road

*Reason:* The trees and hedgerows around the northern part of the Site in particular, contribute to green infrastructure by providing existing well-connected vegetation. This enables species movements through and beyond the Site to key landscape features such as the Ancient Woodland to the east, whilst reinforcing historic landscape character, the character of Burwash Road (A265) and helps 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 it, particularly along the road and into Heathfield Park. They also help to visually contain the Site 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. 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 8.7b**.

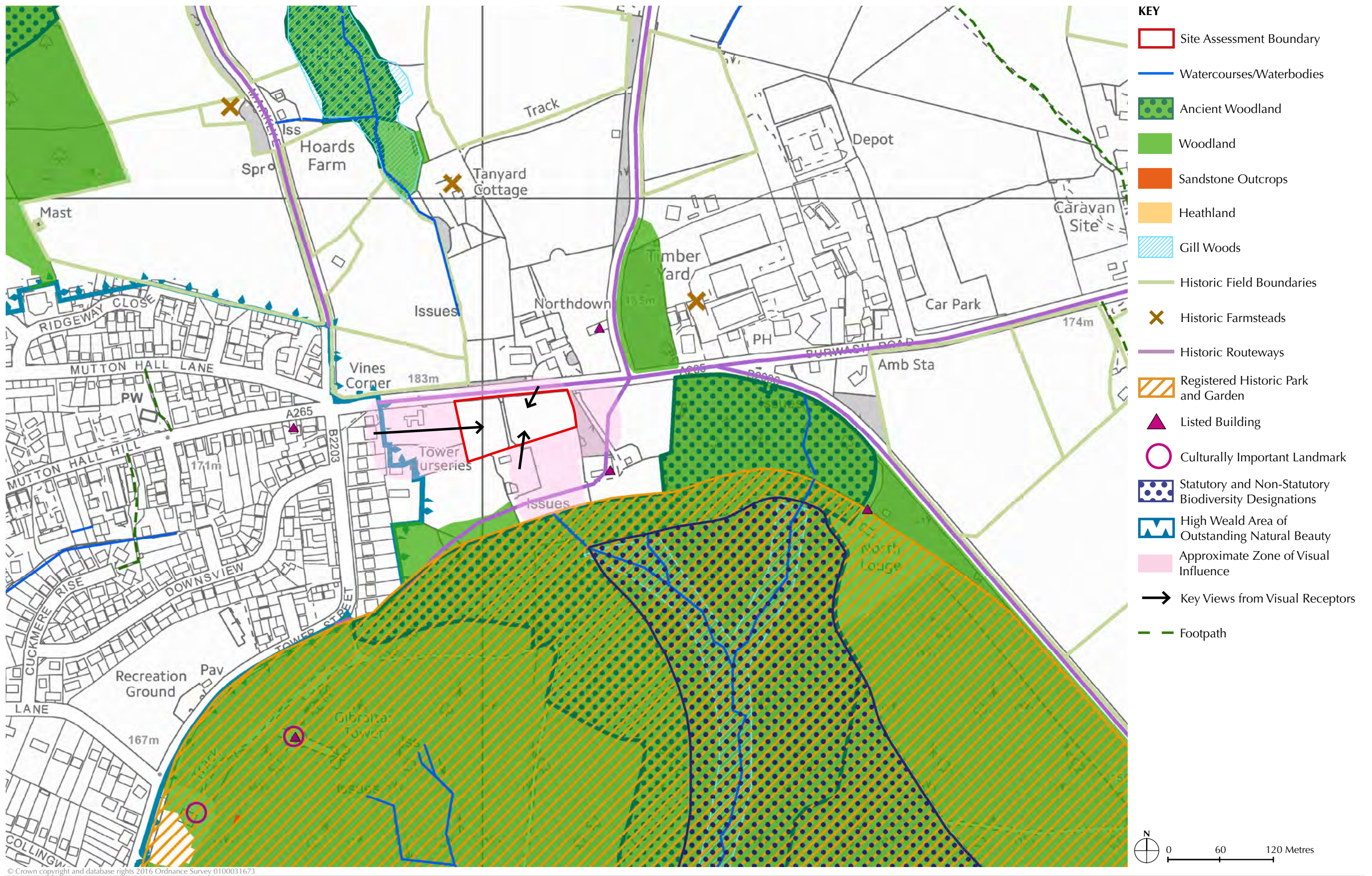
#### 4. Restore/enhance landscape features

*Reason:* To restore a hedgerow or shaw that is characteristic of the High Weald AONB. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife across the Site – particularly from the northern boundary to the south, in accordance with targets in the AONB Management Plan.

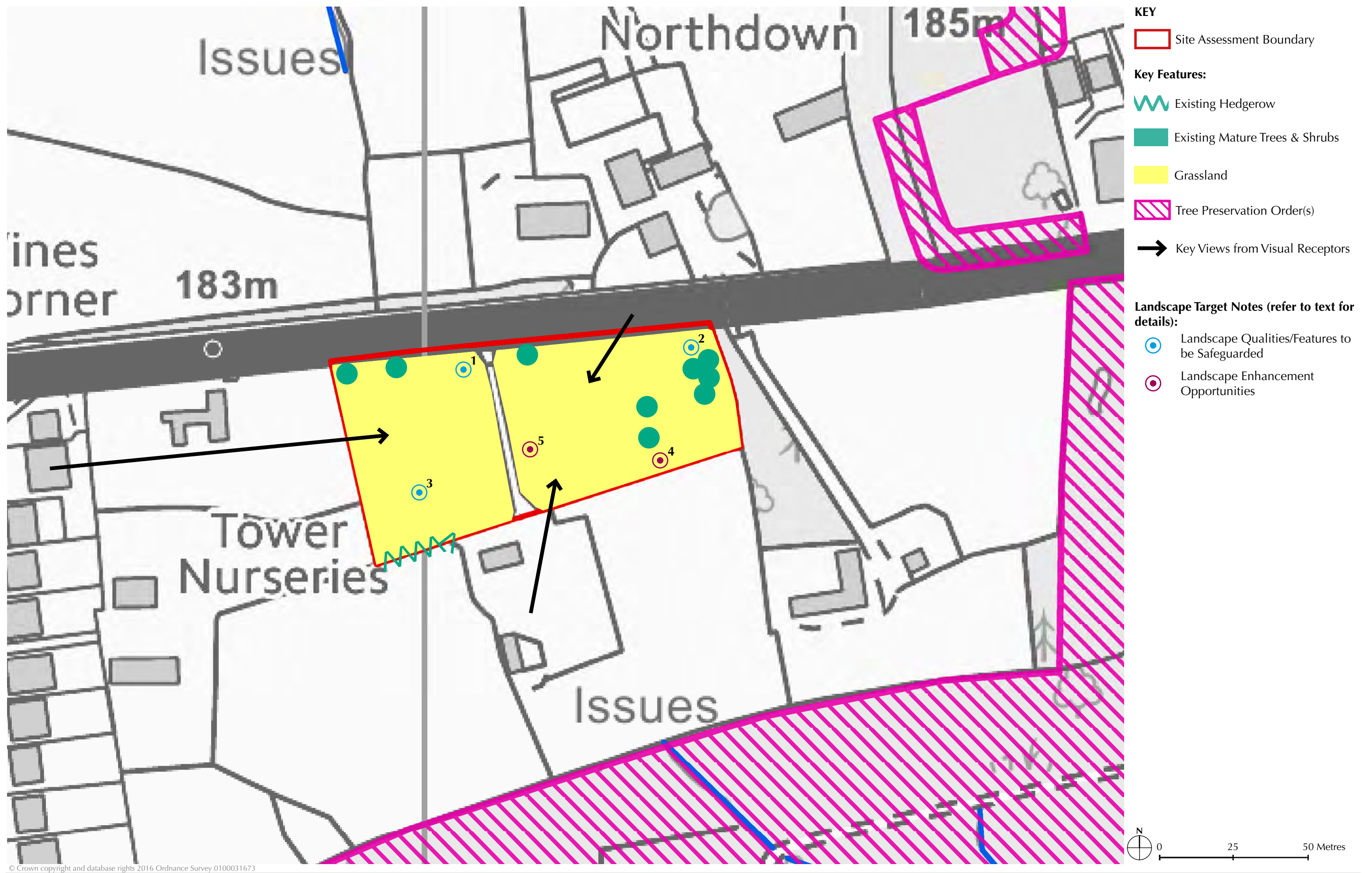
#### 5. Positive management of key landscape features

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













**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>	Heathfield
<b>Site Reference Number:</b>	275/1210
<b>Site Address:</b>	Parklands, Burwash Road, Heathfield
<b>Site Size: (ha)</b>	0.8
<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 8.1</b>, the Site lies to the north-east of Heathfield; a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Situated just off the Burwash Road (A265), the Site lies within an area of sparse residential properties set within large plots. Heathfield Park, a Historic Park and Garden is located at the southern boundary of the Site, and the Site is within the High Weald AONB. It comprises an existing detached residential property, gardens and part of an existing garden extension of mowed grass. The Site lies adjacent to a listed building just beyond its eastern boundary.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.8a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, are notable on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• Dense patterns of narrow, winding historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Designed parkland landscape of Heathfield Park.</li> <li>• The prominent settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> </ul>	
<b>Visual Context</b>	
<p>Views north are restricted by the Burwash road (A265) and associated vegetation. The Site is overlooked locally by neighbouring properties. There are no opportunities for visual connection with Heathfield from within the Site. Key views from visual receptors are shown on <b>Figure 8.8a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the Burwash Road (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.8a</b>. The Site's ZVI is limited to local views to the east, west and south. As a result of its boundary vegetation and the Site's location close to the edge of Heathfield longer views are not possible.</p> <p>Key views into the Site are marked on <b>Figure 8.8a</b> and typical views are illustrated by the photographs in <b>Figure 8.8c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.8b** and illustrated on **Figure 8.8c**. Located on the same ridge of high ground as Heathfield, the Site is steeply undulating, situated at the head of a small valley, which falls to the south through Heathfield Park. The Site comprises a single residential property and associated gardens, alongside part of a field which surrounds the property, and is currently grass. Mature trees are present within the garden, the field and around the Site boundary. The Site is open to the north, and bounded by the woods and trees of Heathfield Park to the south. It has a strong sense of tranquillity, particularly in the southern parts. Further north the Site is affected by the traffic noise from the Burwash Road (A265), which reduces tranquillity here.

## Landscape Sensitivity and Capacity Evaluation

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
<b>Strength of Place</b>	<b>Strong</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>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 not far from the existing urban edge and a busy road gives a slightly 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 and its contribution to the setting of the Registered Park and Garden to the south, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site lies directly adjacent to a Registered Historic Park and Garden and designated Ancient Woodland, which makes this the most sensitive part of the Site. The parts of the Site which experience inter-visibility with the listed building are also more 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 8.8b**.

**1. 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 also a gill woodland making it particularly vulnerable to change; 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.

**2. Field boundaries and their vegetation**

*Reason:* Field boundaries around this Site 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 south, whilst reinforcing historic landscape character. They also help to visually contain the Site and their retention would help to meet objectives and targets in the AONB Management Plan.

**3. Existing trees**

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

**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 any development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

**5. Setting of the listed building**

*Reason:* The need to respect the setting and significance of the listed 17<sup>th</sup> Century timber-framed inn (the Old Half Moon), adjacent to the eastern boundary of the Site, through sensitive Site layout and design.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.8b**.

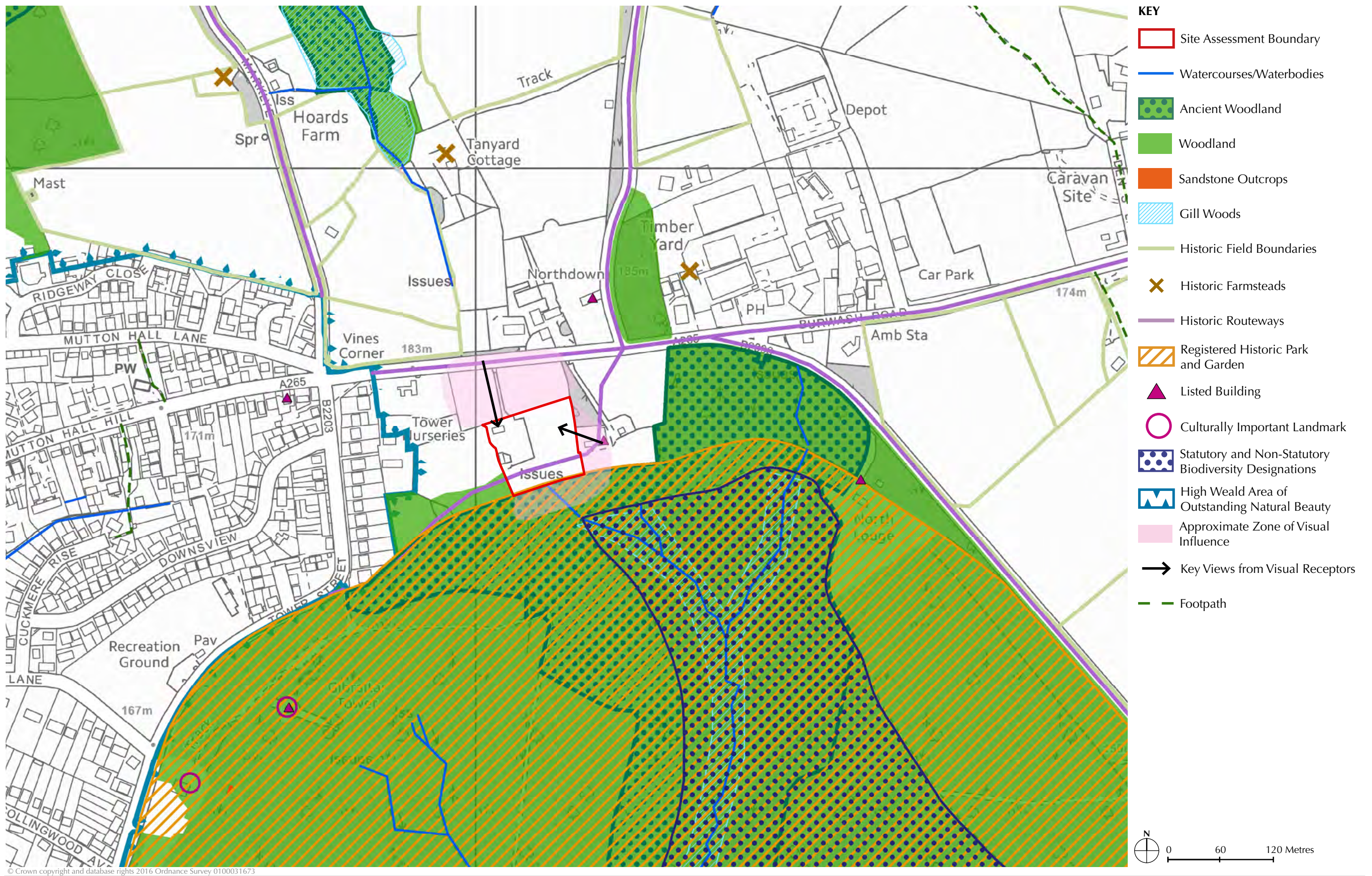
**6. Restore/enhance landscape features**

*Reason:* To restore a hedgerow or shaw characteristic of the High Weald AONB. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife across the Site – particularly from the northern boundary to the south, in accordance with targets in the AONB Management Plan.

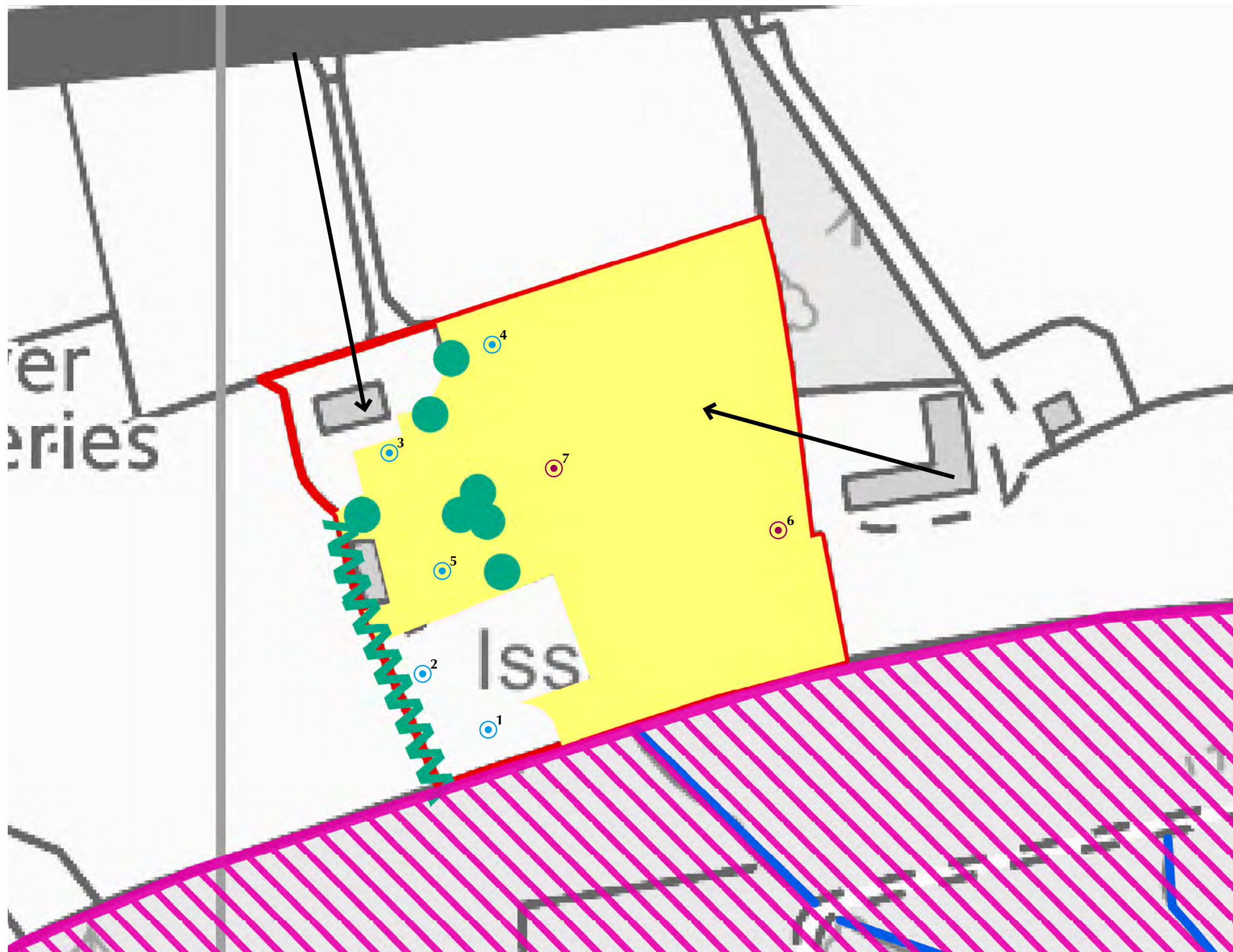
**7. Positive management of key landscape features**

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

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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	299/1210
<b>Site Address:</b>	15, Tower Street, Heathfield
<b>Site Size: (ha)</b>	1.15
<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 8.1</b>, the Site lies to the north-east of Heathfield; a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Situated just off the Burwash Road, the Site lies within an area of sparse residential properties set within large plots. Heathfield Park, a Historic Park and Garden, is located at the southern boundary of the Site, and the Site is within the High Weald AONB. The Site comprises an existing residential property, gardens and two small fields of woodland, grassland and scrub. To the west, the Site is adjacent to a row of gardens of residential properties located along Tower Street.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.9a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, are notable on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• Dense patterns of narrow, winding historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Designed parkland landscape.</li> <li>• Small-scale ancient landscape of pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• The settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads, some of which have diversified and expanded.</li> </ul>	
<b>Visual Context</b>	
<p>Views north are restricted by the mature vegetation around Tower Nurseries. The Site is overlooked locally by neighbouring properties. There are no opportunities for visual connection with Heathfield from within the Site. Key views from visual receptors are shown on <b>Figure 8.9a</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 8.9a</b>. The Site's ZVI is limited to local views to the immediate east, west and south. As a result of its boundary vegetation and location close to the edge of Heathfield, longer-distance views are generally not possible. Key views into the Site are marked on <b>Figure 8.9a</b> and typical views are illustrated by the photographs in <b>Figure 8.9c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.9b** and illustrated on **Figure 8.9c**. Located on the same ridge of high ground as Heathfield the Site is gently undulating, situated at the head of a small valley which falls to the south through Heathfield Park, a registered Historic Park and Garden. With steep ridges/embankments in places the Site comprises a single residential property, associated gardens, and two small fields to the rear. The fields are irregular-shaped, bounded by thick hedgerows and trees. Characteristic of the wider landscape context of the High Weald AONB, the field closest to the properties is woodland; the other field comprises trees and scrub with remnant hedgerow and earth banks. Mature trees are present within the Site, which is semi-improved grassland and scrub. It has a strong sense of tranquillity, particularly in the southern parts as this is wooded and furthest away from the road and buildings. Further north the Site is affected by the traffic noise from Burwash Road (A265), which reduces tranquillity here.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
<b>Strength of Place</b>	<b>Strong</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>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 not far from the existing urban edge and a busy road gives a slightly 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 and its contribution to the setting of the Registered Park and Garden to the south, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site lies directly adjacent to a Registered Historic Park and Garden and designated Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports, and this woodland is within a nationally designated Park and Garden, whose setting, character and visual amenity could be negatively affected by any potential development.



## 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 8.9b**.

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

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

#### 2. Field boundaries and their vegetation

*Reason:* Field boundaries around this Site 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 south, whilst reinforcing historic landscape character. They also help to visually contain the Site and their retention would help to meet objectives and targets in the AONB Management Plan.

#### 3. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, 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.

#### 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.

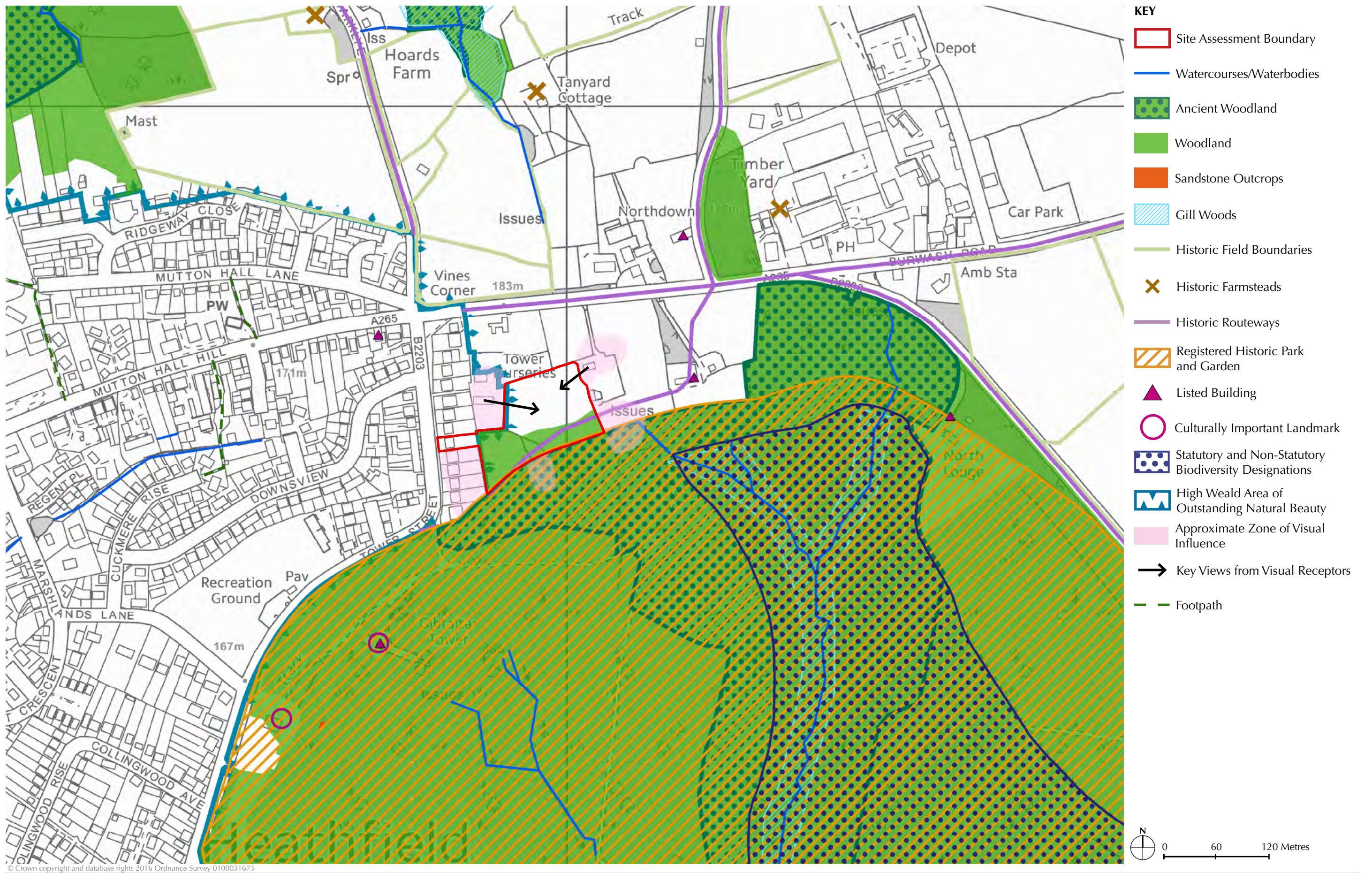
### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.9b**.

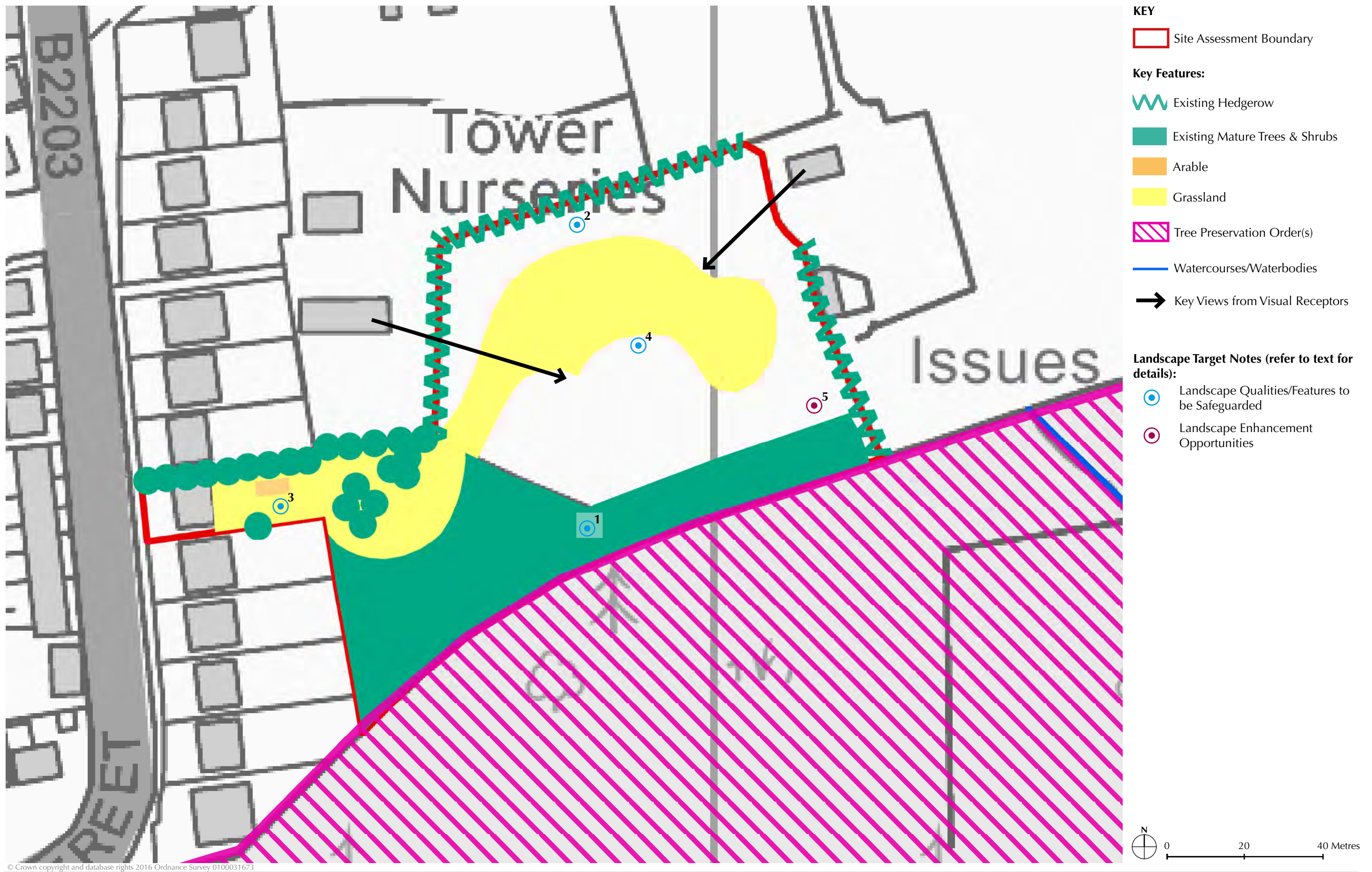
#### 5. Positive management of key landscape features

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









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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	525/1210
<b>Site Address:</b>	Land to the Rear of Rothershaw
<b>Site Size: (ha)</b>	1.39
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Part within/part adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying on the northern side of the A265 the Site comprises a long access way and two small fields and some trees/woodland. The northern-most field and woodland lies within the High Weald AONB. The Site is set back behind existing residential properties situated along the A265 and Nursery Way.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.10a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on the slopes of the valleys.</li> <li>• Heathland or heathy woodland exists within Ancient Woodlands.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Networks of footpaths run from the ridge-top into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long panoramic views to the north over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>Neighbours have views of the Site. Key views from visual receptors are shown on <b>Figure 8.10a</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 8.10a</b>. The Site's ZVI is limited to its immediate surroundings, east, south and west. As a result of its location on the slopes of a valley with an existing built up area to the north and wooded landscape to the south, visibility to the north and south is significantly restricted.</p> <p>Key views into the Site are marked on <b>Figure 8.10a</b> and typical views are illustrated by the photographs in <b>Figure 8.10c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.10b** and illustrated on **Figure 8.10c**. Located close to the ridge, the Site has a gently undulating topography but slopes steeply downhill towards the north in the northern part of the Site, within the woodland. It comprises three small land parcels surrounded by mature trees and hedgerows. The northern edge of the Site is adjacent to a gill stream, surrounded by Ancient Woodland which is included within the Site boundary. There is a strong woodland feel in the north of the Site and tranquillity here is particularly strong. Traffic noise from the A265 affects the tranquillity at the southern part of the Site.

## 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 (2014). This Assessment evaluated LSA 6 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. Patches of Ancient Woodland further contribute to landscape value. The woodland and stream corridors contribute to a strong landscape structure, resulting High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</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 not far from the existing urban edge and a busy road gives a slightly more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location partially within the High Weald AONB giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The northern two parcels of the Site lie within the High Weald AONB, making it the most sensitive. This same area includes Ancient Woodland around a gill stream, this is a small area of Ancient Woodland which due to its size and location along a gill stream is known to be particularly sensitive, as recognised in the AONB Management Plan.



## 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 8.10b**.

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

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

#### 2. Site boundaries and their vegetation

*Reason:* The boundaries around the Site contribute to the unique historic 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 north, and into the settlement through gardens to the east and west. They also help to visually contain the Site.

#### 3. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, 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.

#### 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 8.10b**.

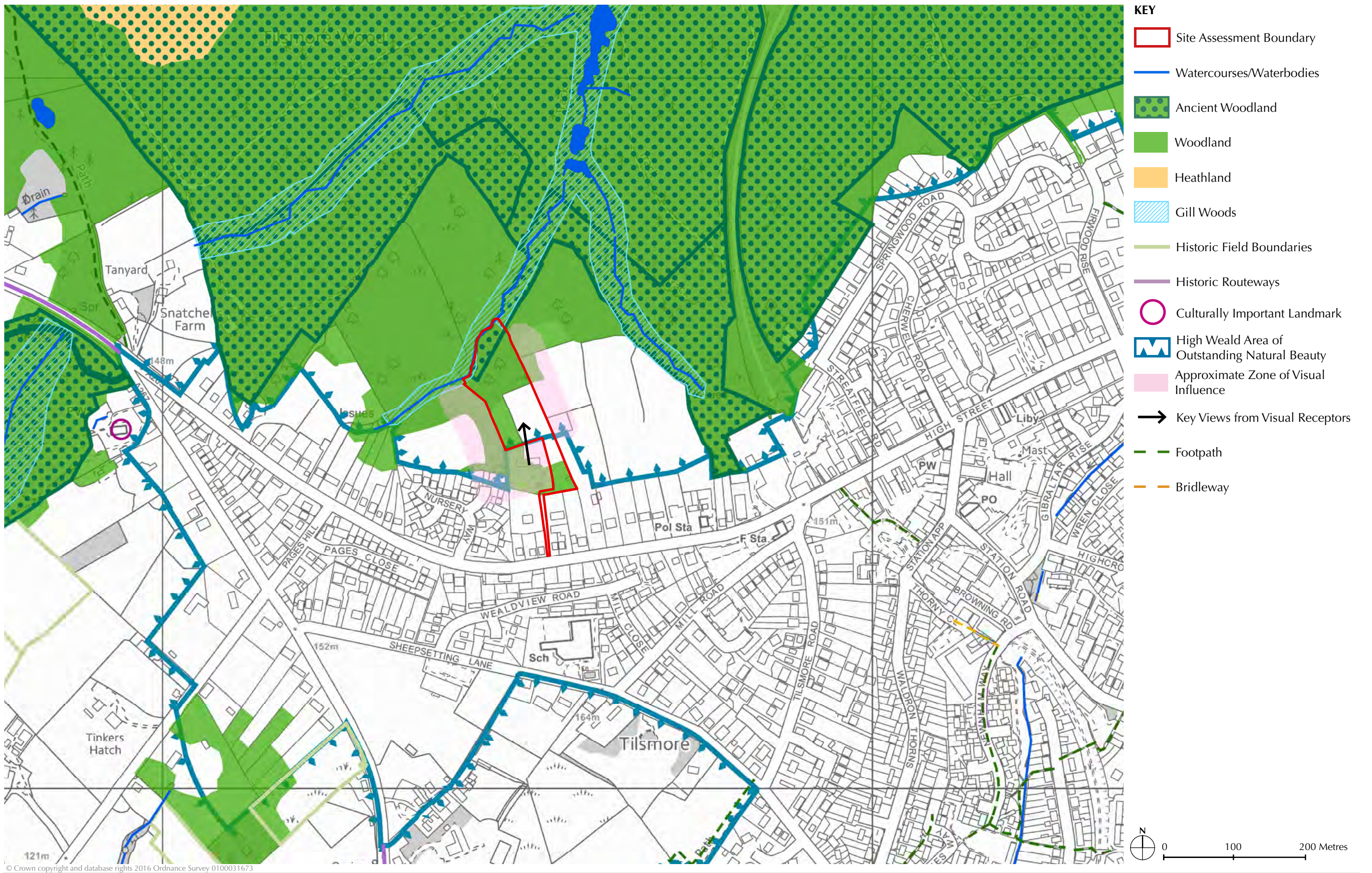
#### 5. Restore/enhance landscape features

*Reason:* To enhance landscape features which are characteristic of the High Weald AONB. Remove non-native, ornamental species within the Ancient Woodland buffer to prevent encroachment. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife and support the ecological functioning of the Ancient Woodland and gill system to the north – in line with targets in the High Weald AONB Management Plan.

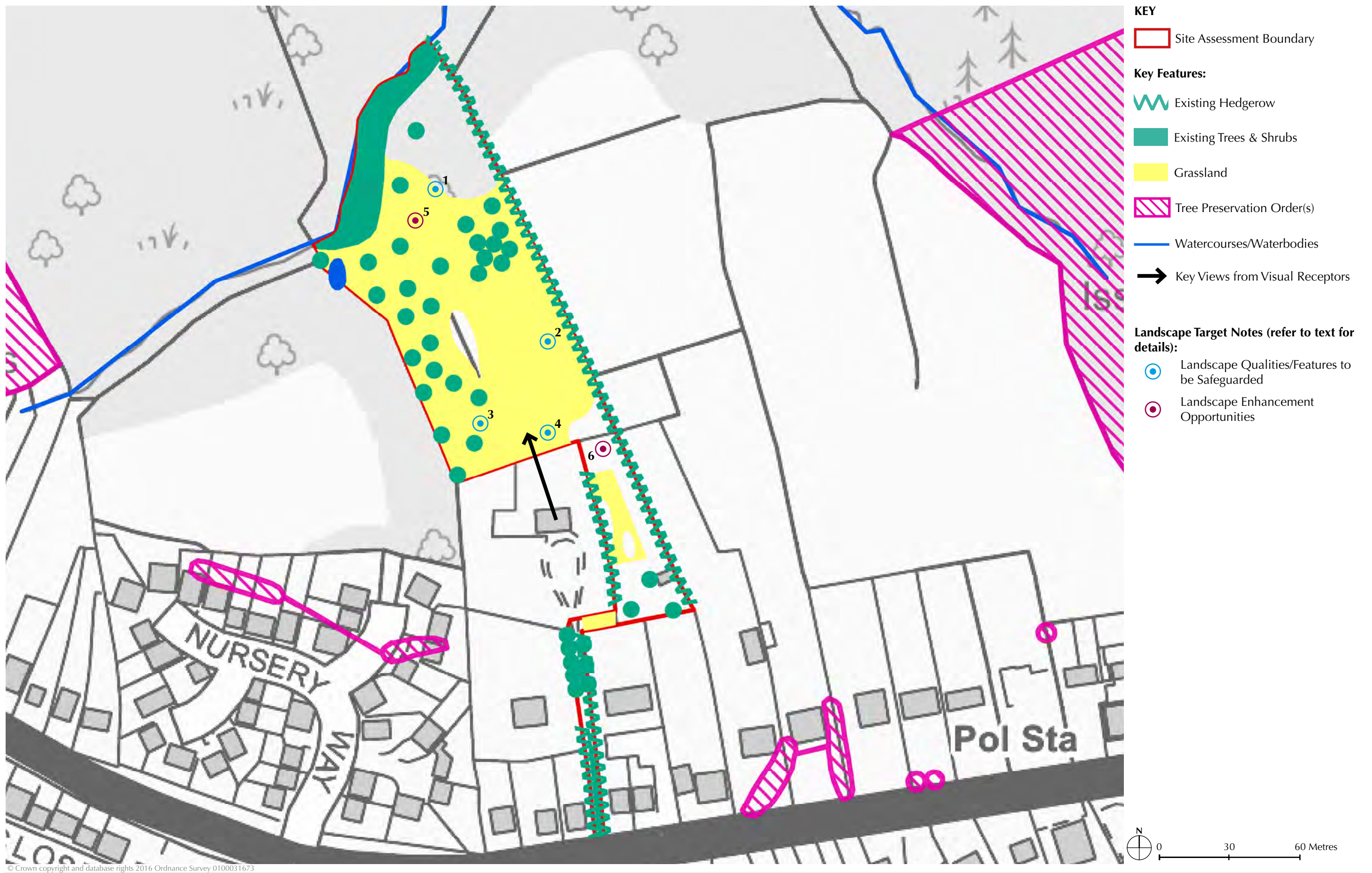
#### 6. Positive management of key landscape features

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













**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	530/1210
<b>Site Address:</b>	Rutherford, Cross-in-Hand, Heathfield
<b>Site Size: (ha)</b>	0.26
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying on the northern side of the A265 the Site comprises a single garden plot and existing residential property. The Site is set back behind existing residential properties situated along the A265.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.11a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long panoramic views to the north over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is generally visually contained in the north by the surrounding woodland and trees, views to and from neighbouring properties may be possible to the south east and west.</p> <p>Typical views of the Site are shown on <b>Figure 8.11c</b>.</p>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 8.11b</b> and illustrated on <b>Figure 8.11c</b>. Located close to the ridge on the edge of Heathfield the Site consists of a single residential property and garden. It comprises a garden, mostly of lawns surrounded by hedgerows and trees. The Site is relatively level.</p>	



**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Landscape Sensitivity and Capacity Assessment:**

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

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to existing urban edge gives a limited sense of remoteness/tranquillity giving the Site a moderate landscape value.

Significant variations in landscape sensitivity within the Site:

None.

**OUTLINE LANDSCAPE MITIGATION**

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

This section should be read in conjunction with the target notes shown on **Figure 8.11b**.

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

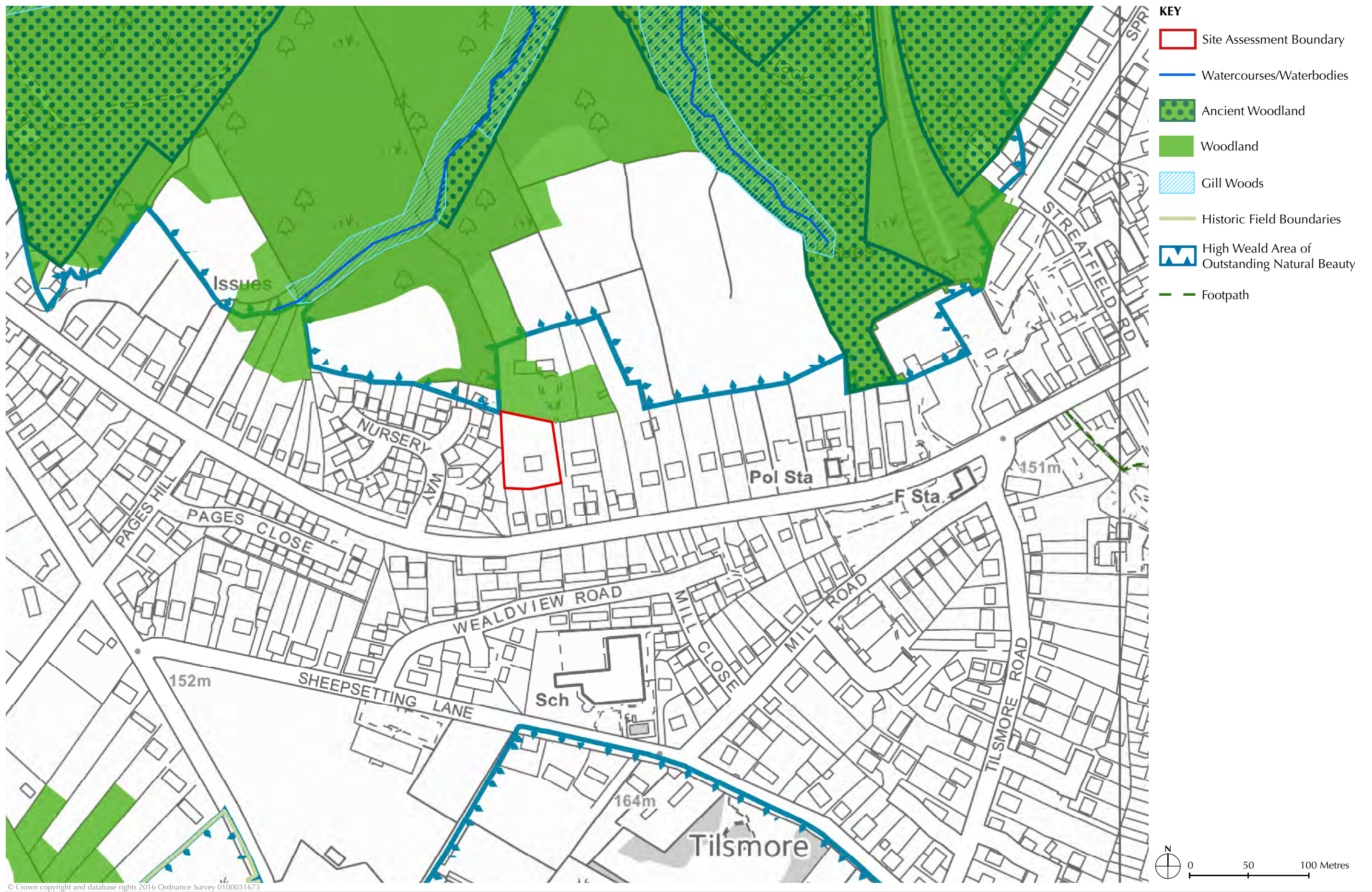
**Potential Landscape Enhancement Opportunities**

This section should be read in conjunction with the target notes shown on **Figure 8.11b**.

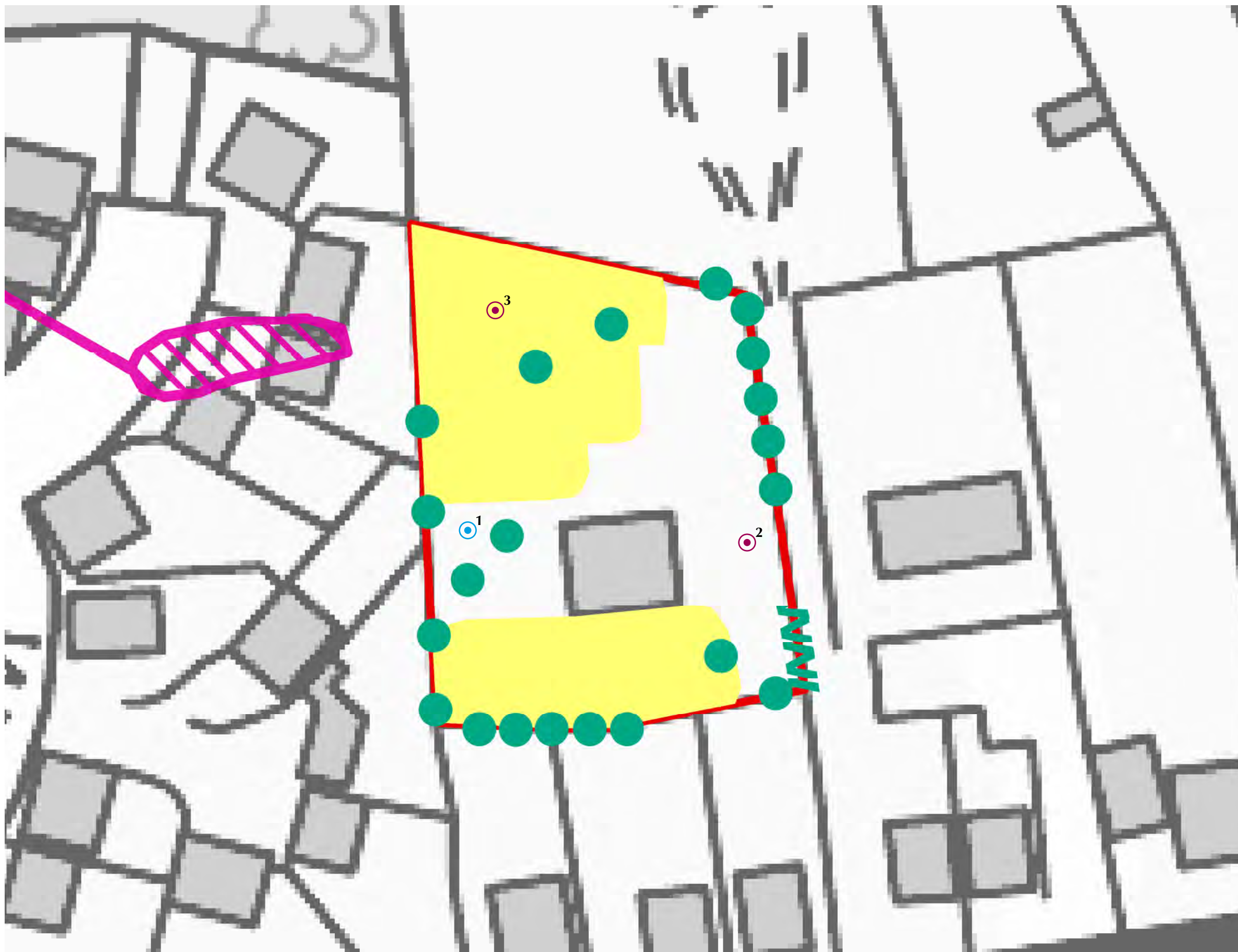
**2. Restore/enhance landscape features**  
*Reason:* Opportunity to remove the dense Leyland Cypress boundary and replace with a native, species-rich Site boundary to provide improved connectivity for wildlife into the wider countryside, particularly northwards, and filter views of the Site along this boundary.

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

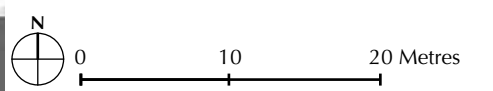








- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
  - Tree Preservation Order(s)
- Landscape Target Notes (refer to text for details):**
- ⊙ Landscape Qualities/Features to be Safeguarded
  - ⊙ Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	533/1210
<b>Site Address:</b>	Tilsmore Lodge, Cross-in-Hand, Heathfield
<b>Site Size: (ha)</b>	0.1
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying on the northern side of the A265 the Site comprises an existing residential property and garden. The Site is situated on the A265 and it is accessed from this 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 8.12a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long panoramic views to the north over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is generally visually contained in the north by the surrounding woodland, views to and from neighbouring properties, east and west may be possible.</p> <p>Typical views of the Site are shown on <b>Figure 8.12c</b>.</p>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 8.12b</b> and illustrated on <b>Figure 8.12c</b>. Located on the north-western edge of Heathfield the Site has a sloping topography, falling very gradually towards the north. The Site comprises a residential property and garden, currently mostly lawn with a few ornamental shrubs. The Site is adjacent to an area of open grassland to the north and beyond that Tilsmore Wood, part of a large Ancient Woodland complex. The Site is surrounded by post and rail fencing which is characteristic of this landscape.</p>	



**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
 Not applicable at this site.

**Site Landscape Sensitivity and Capacity Assessment:**

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

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to existing urban edge gives a limited sense of remoteness/tranquillity giving the Site a moderate landscape value.

Significant variations in landscape sensitivity within the Site:  
 None.

**OUTLINE LANDSCAPE MITIGATION**

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

This section should be read in conjunction with the target notes shown on **Figure 8.12b**.

- 1. Site boundaries and their vegetation**  
*Reason:* The Site boundaries contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the Ancient Woodland to the north, and into the settlement through gardens to the east. 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 it, particularly through gardens. They also help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.



## Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.12b**.

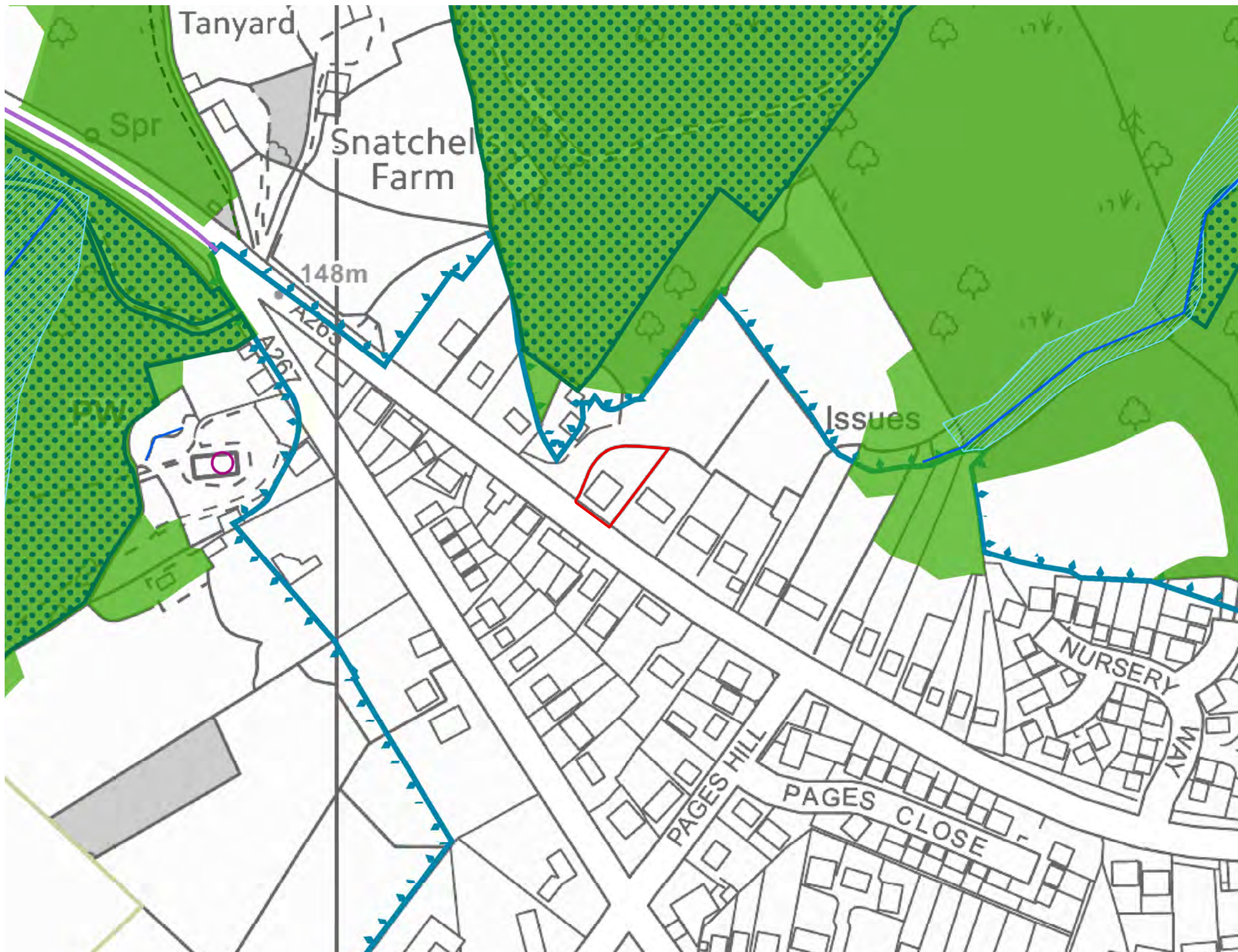
### **3. Restore/enhance landscape features**

*Reason:* To enhance features which are characteristic of the landscape. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to create hedgerows around the Site providing improved connectivity for wildlife, and filtering views of the Site along the boundary.

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

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





- KEY**
- Site Assessment Boundary
  - Watercourses/Waterbodies
  - Ancient Woodland
  - Woodland
  - Gill Woods
  - Historic Field Boundaries
  - Historic Routeways
  - Culturally Important Landmark
  - High Weald Area of Outstanding Natural Beauty

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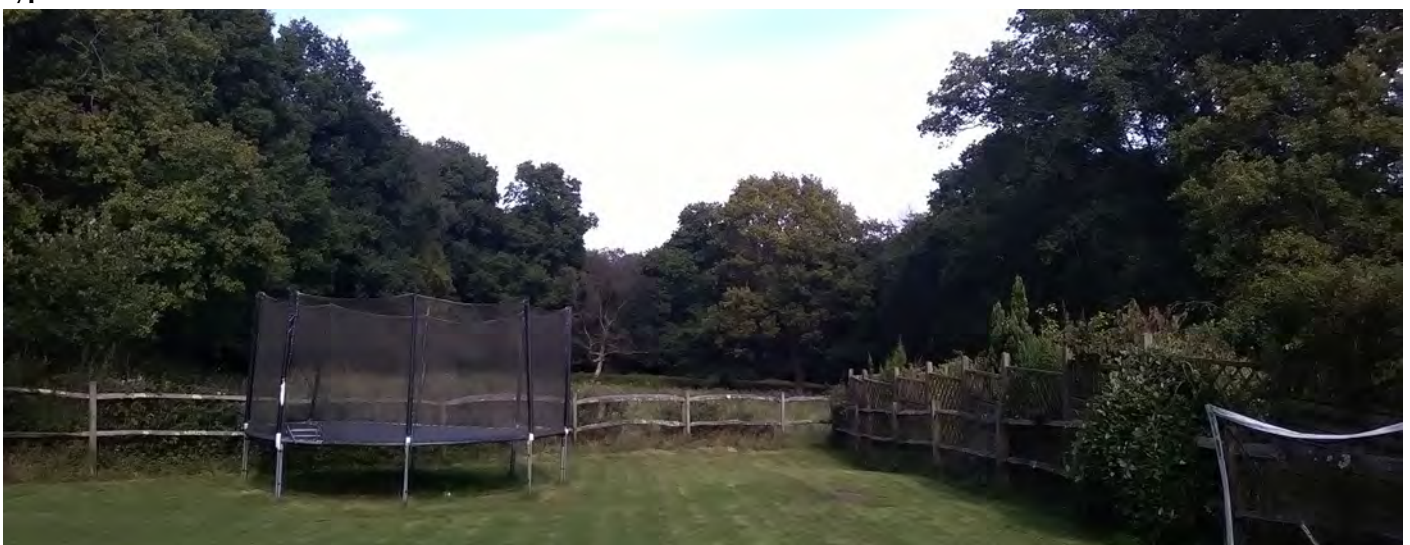




**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	557/1210
<b>Site Address:</b>	Yulden Field, Barretts Park Farm, Heathfield
<b>Site Size: (ha)</b>	1.87
<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 8.1</b>, the Site lies at the southern edge of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Accessed via Sandy Cross Lane this medium-sized undeveloped Site of grassland, situated on the southern side of the lane, lies behind existing residential properties. The Site stretches south-west into open countryside and is bounded by hedgerows and trees on all sides. Aside from the access track the Site is within the High Weald AONB and a public footpath runs through the Site, close to the south-eastern boundary.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.13a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys create an intimate rolling landscape with opportunities for significant views from ridges.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields enclosed by thick hedgerows and shaws.</li> <li>• Large tracts of woodland associated with historic designed parkland landscapes and associated features.</li> <li>• Ancient gill woodlands surround narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Numerous large ponds stretch along gills and are likely associated with historic land uses and management.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Networks of footpaths run from the ridge-top through farmsteads and into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is exposed in views from neighbouring properties, rights of way and Sandy Cross Lane. Key views from visual receptors are shown on <b>Figure 8.13a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of public footpaths (High Sensitivity)</li> <li>• Users of Sandy Cross Lane (glimpsed views only) (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.13a</b>. The Site's ZVI is limited to local views only to the north of the Site. The Site's boundaries of trees or hedgerows restrict opportunities for views in other directions.</p>	



Key views into the Site are marked on **Figure 8.13a** and typical views are illustrated by the photographs in **Figure 8.13c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.13b** and illustrated on **Figure 8.13c**. Located on the south-western slopes of the ridge-top settlement of Heathfield, the Site comprises a single undeveloped irregular-shaped field of semi-improved grassland enclosed by hedgerows and trees. The Site is gently undulating, generally sloping downhill towards the south. This Site is part of a coherent wider landscape that is characteristic of the High Weald AONB, with numerous features typical of the AONB in particular historic farmsteads and routeways. The Site has a strong sense of tranquillity, a rural feel and bears no visual relationship with the settlement of Heathfield.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The strong landscape structure of mature hedgerows, sunken lanes and Ancient Woodland contributes to High Landscape Sensitivity overall.'*

#### 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>Very High</b>
<b>Landscape Capacity</b>	<b>Low</b>

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

Significant variations in landscape sensitivity within the Site:

The southern area of the Site around the Ancient Woodland is the most sensitive. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports; this woodland is also a gill woodland which particularly vulnerable to changes, for example in water quality.



## 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 8.13b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the north-east. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Public footpath through the Site

*Reason:* Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the High Weald are historic and their pattern also contributes to historic landscape character. The footpath follows the historic field boundary therefore the opportunity exists to retain the two together.

#### 3. Existing trees

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

#### 4. Local vernacular building styles

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

#### 5. Rural character of Sandy Cross 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. features such as wide visibility splays, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.13b**.

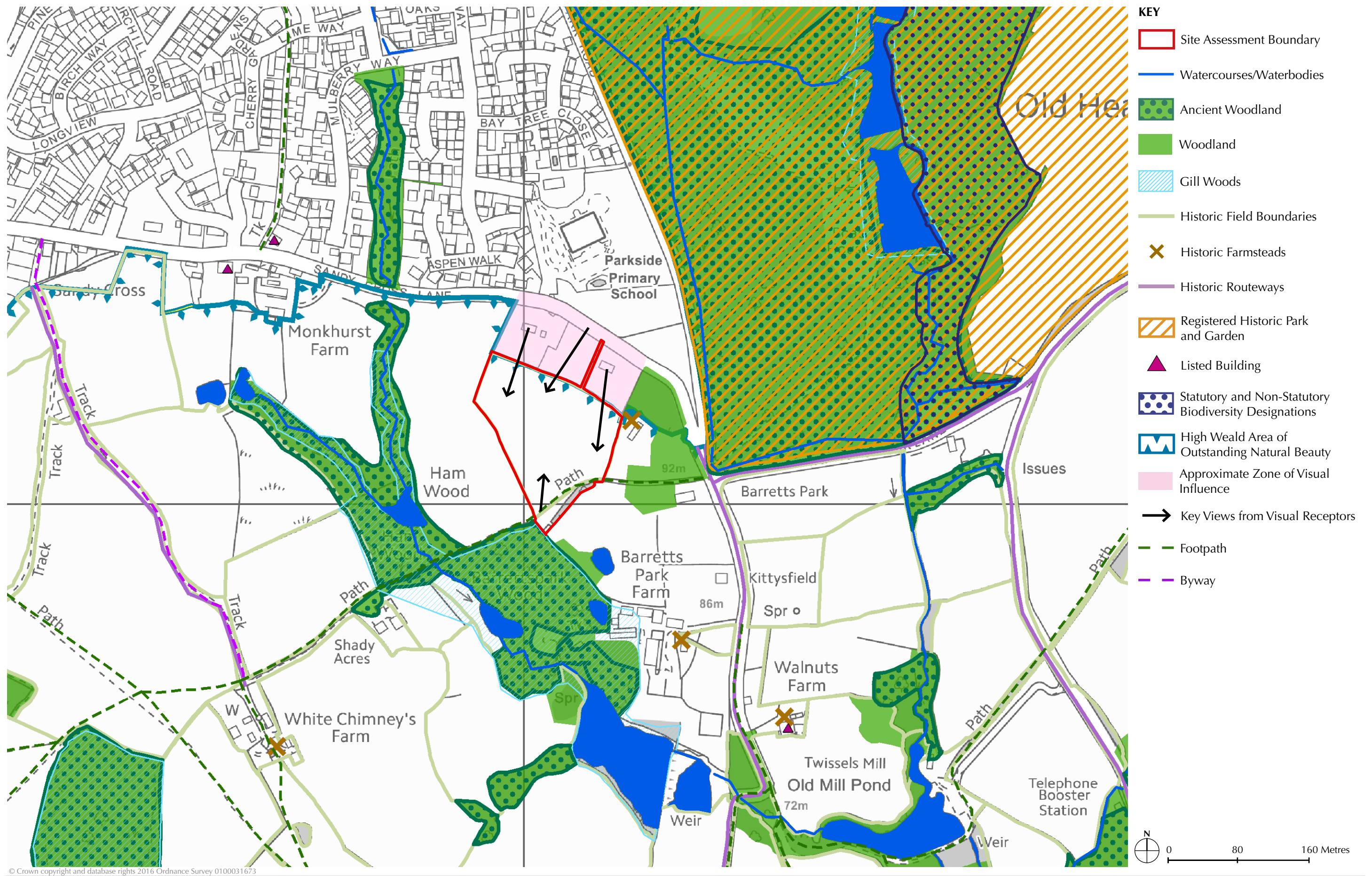
#### 6. Restore/enhance landscape features

*Reason:* To create new and enhance existing characteristic landscape features such as hedgerows and shaws, particularly along the northern boundary adjacent to existing residential properties. This would help to screen views towards the Site whilst ensuring the Site is more permeable for wildlife. Ideally allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity within and beyond the Site.

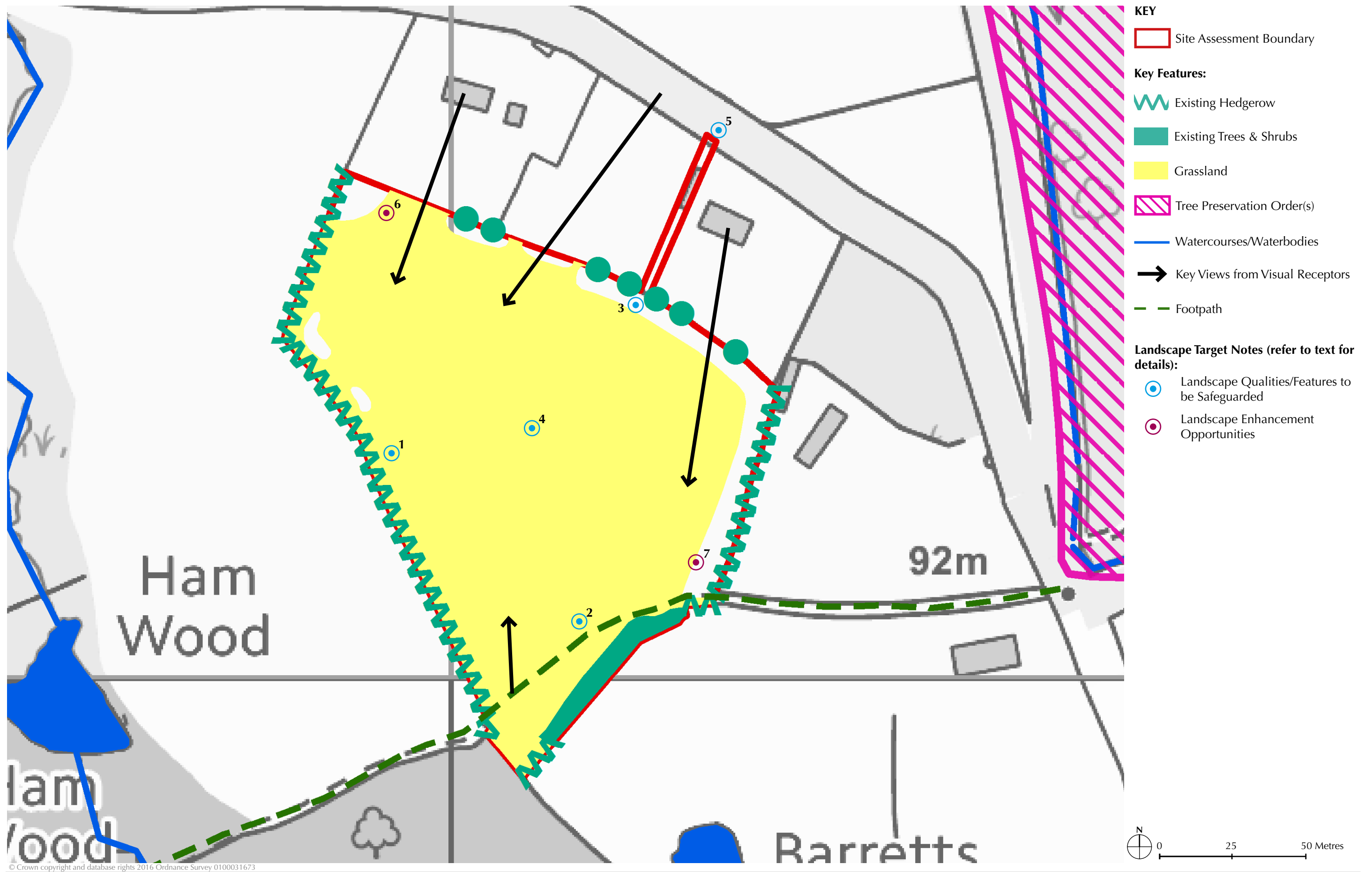
#### 7. Positive management of key landscape features

*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	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	559/1210
<b>Site Address:</b>	Land at junction of Sandy Cross Lane & Park Road, Heathfield
<b>Site Size: (ha)</b>	1.05
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies at the southern edge of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises a single undeveloped field of grass in between Park Road and Sandy Cross Lane at the south-western corner of Heathfield Park. Parkside Primary School is adjacent to the Site's northern boundary, roads and lanes enclose the rest of the Site.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.14a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys create an intimate rolling landscape with opportunities for significant views from ridges.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields enclosed by thick hedgerows and shaws.</li> <li>• Large tracts of woodland associated with historic designed parkland landscapes and associated features.</li> <li>• Ancient gill woodlands surround narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Numerous large ponds stretch along gills and are likely associated with historic land uses and management.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Networks of footpaths run from the ridge-top through farmsteads and into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield.</li> </ul>	
<b>Visual Context</b>	
<p>Views into the Site are limited as a result of vegetation. Key views from visual receptors are shown on <b>Figure 8.14a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of Sandy Cross Lane and Park Road (glimpsed views only) (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.14a</b>. The Site is fully enclosed by thick hedgerows/trees on all sides and only visible in glimpsed views from Sandy Cross Lane and Park Road.</p> <p>Key views into the Site are marked on <b>Figure 8.14a</b> and typical views are illustrated by the photographs in <b>Figure 8.14c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.14b** and illustrated on **Figure 8.14c**. Located at the south-eastern tip of Heathfield the Site is gently undulating, sloping downhill towards the south. The Site comprises a single field of grass and is fully enclosed, surrounded on all sides by thick hedgerows and shaws. The Site's eastern edge lies opposite Ancient Woodland within Heathfield Park, a registered Historic Park and Garden. Park Road is a significant historic routeway and the Site has evidence of historic boundaries in the form of earthworks. The Site has a strong sense of tranquillity which is affected only by children playing in the neighbouring school.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The strong landscape structure of mature hedgerows, sunken lanes and Ancient Woodland contributes to High Landscape Sensitivity overall.'*

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and high landscape value. It has a strong sense of remoteness/tranquillity and contributes to the setting of the Registered Historic Park and Garden to the west, giving the Site a high landscape value.

Significant variations in landscape sensitivity within the Site:

Close to roadsides has potential for historic earthworks – field boundaries/banks and ditches. The vegetation here also contributes to the character of these lanes, which are sensitive. The Site lies opposite to and in the setting of a registered Historic Park and Garden.



## 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 8.14b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries within and around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the north-east. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Local vernacular building styles

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

#### 3. Rural character of Park Road

*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, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.

#### 4. Existing trees

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

#### 5. Rural character of Sandy Cross 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. features such as wide visibility splays, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.14b**.

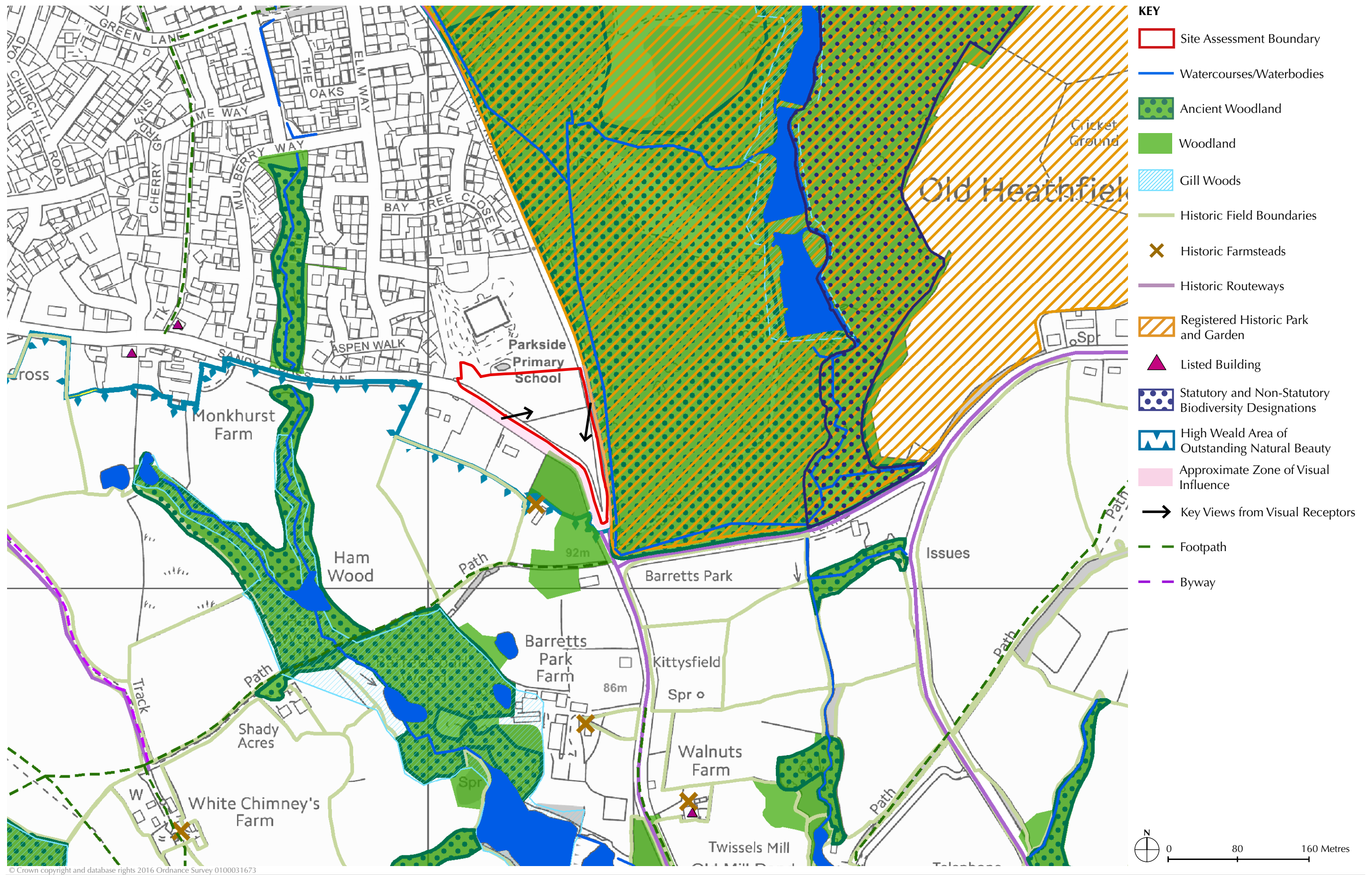
#### 6. Restore/enhance landscape features

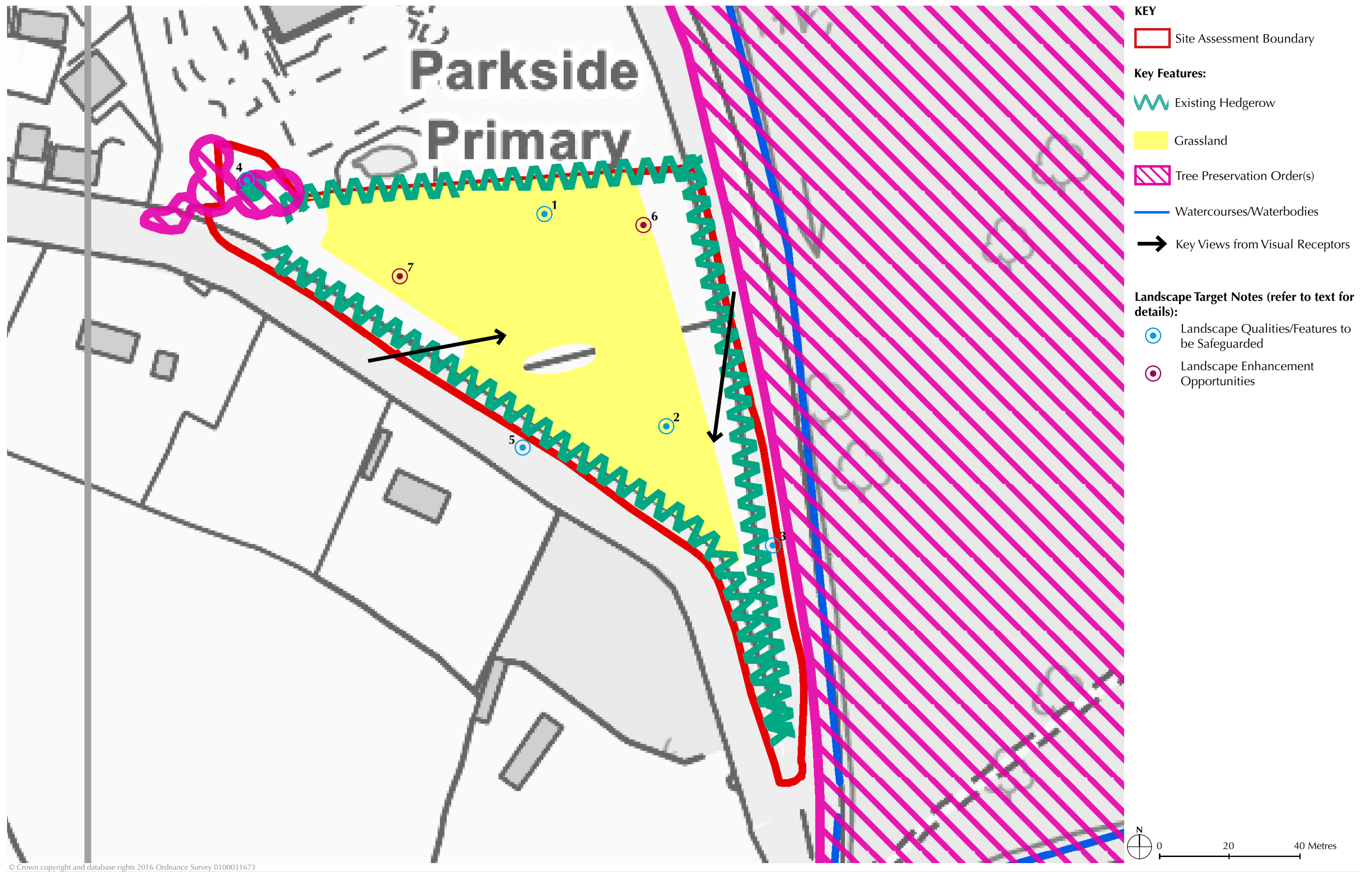
*Reason:* To enhance landscape features which are characteristic of the landscape. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife and support the ecological functioning of the hedgerows, particularly in the north-west – in line with targets in the High Weald AONB Management Plan.

#### 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	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	560/1210
<b>Site Address:</b>	Tintern, Heathfield
<b>Site Size: (ha)</b>	0.4
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the far west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying just off the A267 the Site comprises a single residential property and gardens. It is sandwiched between similar properties to the east and west, the south-western edge is adjacent to mature trees.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.15a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Medium-sized Ancient Woodlands particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Opportunities for long panoramic views to the south over the High Weald towards the South Downs.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is generally visually contained in all directions as a result of mature boundary vegetation around the Site.</p> <ul style="list-style-type: none"> <li>• Typical views of the Site are shown on <b>Figure 8.15c</b>.</li> </ul>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 8.15b</b> and illustrated on <b>Figure 8.15c</b>. Located to the west of Heathfield the Site is relatively level, with a gentle slope downhill towards the south-west. It comprises a single long and narrow garden laid mostly to lawn with ornamental shrubs and some fruit trees. Surrounded by some non-native hedges and trees on all sides.</p>	



## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **High Landscape Capacity** due to its very low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge gives a limited sense of remoteness/tranquillity, and the Site has private amenity value as a garden for the adjacent dwelling 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 8.15b**.

#### 1. Site boundaries and their vegetation

*Reason:* The Site boundaries contribute to green infrastructure by providing links through the Site and beyond it to key landscape features such as the woodland to the south-west, and into the settlement through gardens to the east and west. 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 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. Local vernacular building styles

*Reason:* The Site is potentially visually prominent on the ridge and in close proximity to 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 8.15b**.

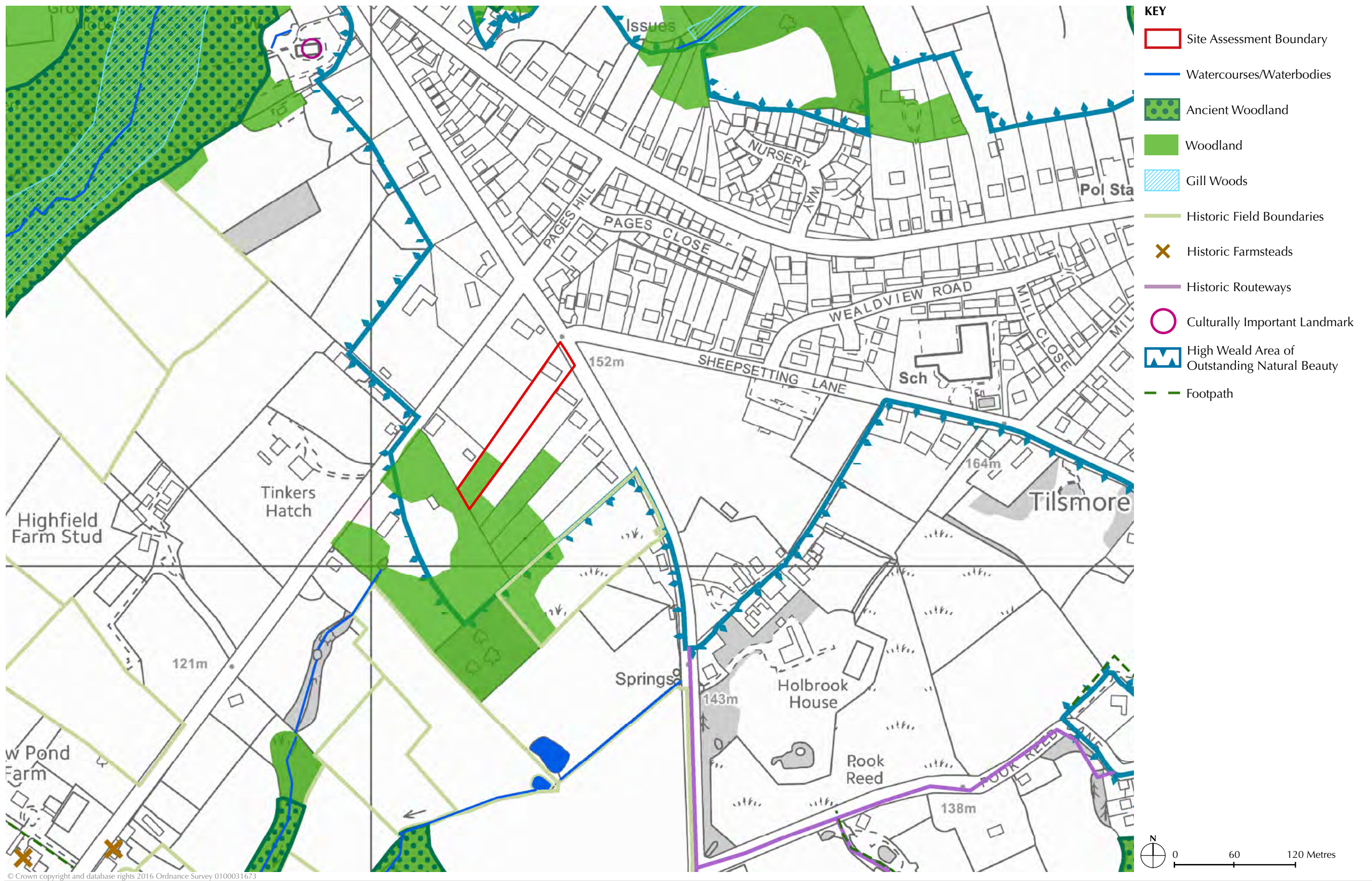
### **4. Restore/enhance landscape features**

*Reason:* Opportunity to remove non-native species along the boundary and replace with a native species-rich Site boundary to provide improved green infrastructure for wildlife into the wider countryside, particularly southwards into the AONB, and filter views of the Site along the boundary.

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

*Reason:* To positively manage key features characteristic of the wider 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.











560/1210



**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Heathfield
Site Reference Number:	561/1210
Site Address:	Morrensfield, Little London Road, Heathfield
Site Size: (ha)	0.39
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Outside/adjacent
Location and Description	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the far west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying just off the A267 the Site comprises a single residential property and garden. It is sandwiched between similar properties to the east and west, the southern edge is adjacent to mature trees.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.16a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Medium-sized Ancient Woodlands particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Opportunities for long panoramic views to the south-west over the High Weald towards the South Downs.</li> </ul>	
Visual Context	
<p>The Site is generally visually contained in all directions as a result of mature boundary vegetation around the Site.</p> <ul style="list-style-type: none"> <li>• Typical views of the Site are shown on <b>Figure 8.16c</b>.</li> </ul>	
Site Landscape Character	
<p>The landscape features within the Site are mapped on <b>Figure 8.16b</b> and illustrated on <b>Figure 8.16c</b>. Located to the west of Heathfield the Site is relatively level, with a gentle slope downhill towards the south-west. It comprises a single long and narrow garden laid mostly to lawn with some fruit trees. Surrounded by hedges or trees on all sides. Some of these hedges are non-native ornamental species.</p>	



**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Landscape Sensitivity and Capacity Assessment:**

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

The Site has a **High Landscape Capacity** due to its very low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge gives a limited sense of remoteness/tranquillity, and the Site has private amenity value as a garden for the adjacent dwelling 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 8.16b**.

- 1. Site boundaries and their vegetation**  
*Reason:* The native-species Site boundaries contribute to green infrastructure by providing links through the Site and beyond it to key landscape features such as the woodland to the south, and into the settlement through gardens to the east and west. 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 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. Local vernacular building styles**  
*Reason:* The Site is potentially visually prominent on the ridge and in close proximity to 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 8.16b**.

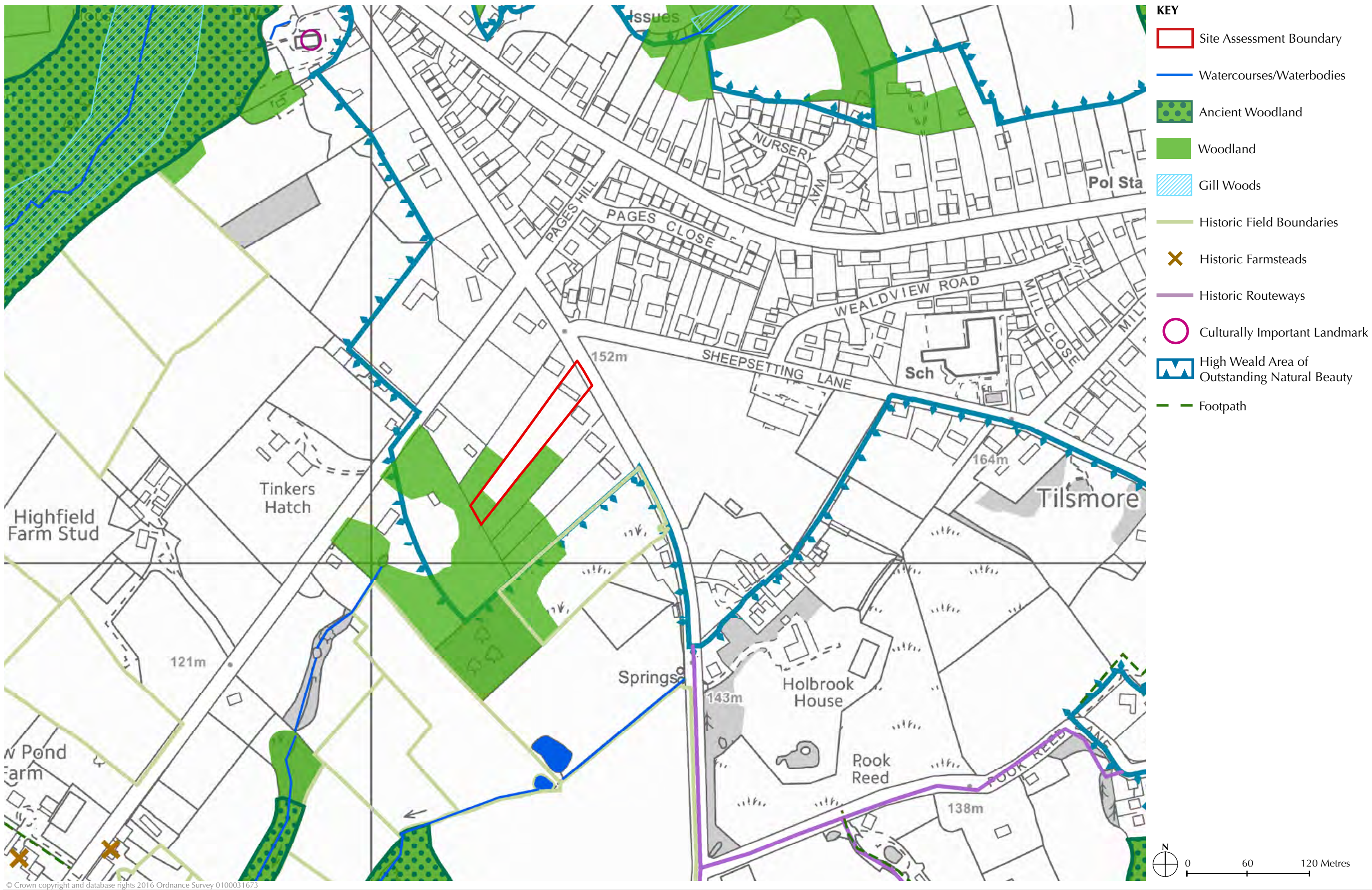
### **4. Restore/enhance landscape features**

*Reason:* Opportunity to remove the dense Leyland cypress hedge along the boundary and replace with a native species-rich Site boundary to provide improved connectivity for wildlife into the wider countryside, particularly northwards, and filter views of the Site along the boundary.

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

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









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

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561/1210



**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>	Heathfield
<b>Site Reference Number:</b>	562/1210
<b>Site Address:</b>	Pine Ridge Cottage, Little London Road, Heathfield
<b>Site Size: (ha)</b>	1.59
<b>Landscape Assessment Type:</b>	Full (unable to access this Site therefore it has been written up as Minimal)
<b>Site within/adjacent/outside the High Weald AONB:</b>	Part within/ part adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the far west of Heathfield, a significant ridge-top nucleated settlement excluded from but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). The field behind the property is within the High Weald AONB. Lying just off the A267 the Site comprises a single residential property, garden and a small field of grass and a copse of trees. It forms one of a row of properties set in large plots along the southern side of the A267 and neighbours similar properties on its east and west 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 8.17a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• Historic tree-lined rural lanes; ridge-top roads.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long panoramic views to the south-west over the High Weald towards the South Downs.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is generally visually contained in the north by the surrounding woodland, views to and from neighbouring properties may be possible. There is potential for significant long distance views towards the south-west from this site.</p> <ul style="list-style-type: none"> <li>• Typical views of the Site are shown on <b>Figure 8.17c</b>.</li> </ul>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 8.17b</b> and illustrated on <b>Figure 8.17c</b>. Located on the edge of the ridge the Site slopes gently towards the south-west. The Site includes a residential property and gardens laid to lawn with two beech trees which have had their crowns lifted. Ornamental trees and shrubs border the garden. The Site includes a sandstone outbuilding with slate roof. Beyond the garden to the south is a small irregular-shaped field of semi-improved neutral grassland</p>	



with a small woodland copse in the north-western corner which links to the Ancient Woodland at Heatherden to the west. The southern boundary of the Site is a species-rich hedgerow.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 5, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 5 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The linear pattern of stream corridors, settlements and footpaths within this area are considered to be distinctive and contributes to High Landscape Sensitivity. Pockets of Ancient Woodland are sensitive landscape features and further contribute to the value of the landscape.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</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 the existing urban edge gives a slightly more limited sense of remoteness/tranquillity, but balanced against this is its location partly within the High Weald AONB giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site (not the property and garden) is within the High Weald AONB and therefore is the most sensitive. The southern-most field is also semi-improved neutral grassland, a key yet increasingly rare feature of the High Weald AONB, which further increases the sensitivity of this part of the Site.

## OUTLINE LANDSCAPE MITIGATION

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

This section should be read in conjunction with the target notes shown on **Figure 8.17b**.

**1. Maintain a buffer to existing shaw**

*Reason:* small woodlands and shaws are characteristic features of the High Weald and they provide connectivity for wildlife. A buffer would help to minimise the effects of development on the woodland by building capacity and resilience ensuring it is able to continue this function, as small woodlands are particularly sensitive.

**2. Field boundaries and their vegetation**

*Reason:* The field boundaries contribute to the unique ancient field patterns characteristic of the High Weald. The native trees/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 beyond. Whilst reinforcing historic landscape character they also help to visually contain the Site.

**3. Semi-improved neutral grassland**

*Reason:* This is a key component of the natural beauty of the High Weald AONB and becoming increasingly rare; it forms an important part of the mosaic of features and habitats which are locally present and its retention would help to meet targets in the High Weald AONB Management Plan.

**4. Existing trees**

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

**5. Local vernacular building styles**

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

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.17b**.

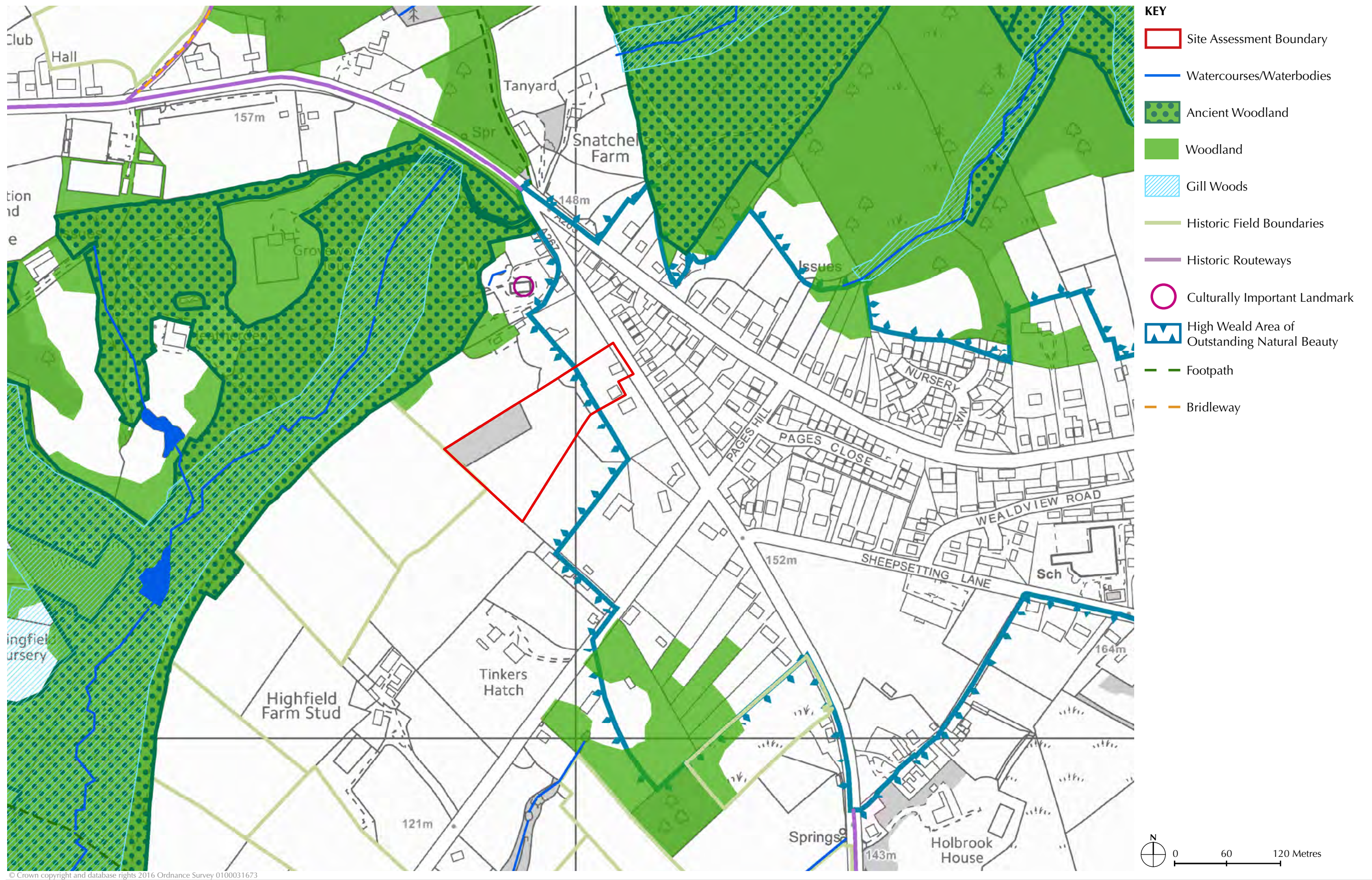
**6. Restore/enhance landscape features**

*Reason:* To restore the field boundary running north-west south-east through the Site. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife, and filter views of the Site along the boundary.

**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.

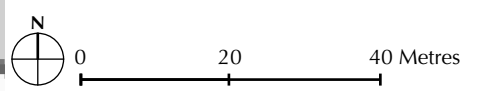








- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	564/1210
<b>Site Address:</b>	Old Common, Little London Road, Cross-in-Hand, Heathfield
<b>Site Size: (ha)</b>	1.82
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Part within/part adjacent
Location and Description	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the far west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying just off the A267 the Site comprises a single residential property, garden and a small field adjacent to Ancient Woodland. Part of the garden and the field behind the property are within the High Weald AONB. It forms one of a row of properties along the southern side of the A267 and neighbours similar properties on its south-eastern side.</p>	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.18a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on the valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• Narrow, tree-lined historic rural lanes.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Opportunities for long panoramic views to the south over the High Weald towards the South Downs.</li> </ul>	
Visual Context	
<p>Glimpsed views of the church (St. Bartholomew's) and churchyard, a culturally important landmark, are possible from this site. Key views from visual receptors are shown on <b>Figure 8.18a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Visitors to the Church (Low Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.18a</b>. The Site's ZVI is locally very limited to the neighbouring property close to the north-west boundary and field to the south-west. However, as a result of its location right on the edge of the ridge the Site affords significant long-distance views of the South Downs on the horizon.</p> <p>Key views into the Site are marked on <b>Figure 8.18a</b> and typical views are illustrated by the photographs in <b>Figure 8.18c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.18b** and illustrated on **Figure 8.18c**. Located on edge of the ridge close to Heathfield the Site gently slopes downhill towards the south-west. It comprises a single residential property, garden mostly lawns with ornamental shrubs and a small irregular-shaped field beyond. The whole Site is bounded by thick hedges and shaws and along its north-western boundary it is adjacent to Heatherden Ancient Woodland. The southern boundary of the field shares a boundary with the surviving historic field to the south contributing to the character of the AONB in this location. The southern field comprises semi-improved neutral grassland, surrounded mostly by native trees and hedgerows. This part of the Site is characteristic of its wider landscape and typical of the High Weald, with its complex of small-scale irregular fields and numerous scattered historic farmsteads, and narrow gill woods. The Site has a strong sense of tranquillity, affected only in the north-eastern part by road noise from the A267.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 5, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 5 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The linear pattern of stream corridors, settlements and footpaths within this area are considered to be distinctive and contributes to High Landscape Sensitivity. Pockets of Ancient Woodland are sensitive landscape features and further contribute to the value of the landscape.'*

### Site Landscape Sensitivity and Capacity Assessment:

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

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

Significant variations in landscape sensitivity within the Site:

The southern part of the Site (not the property and garden) is within the High Weald AONB and therefore is the most sensitive as it is part of a nationally protected historically and spatially coherent landscape which has remained essentially unchanged since the Medieval period. The southern-most field is also semi-improved neutral grassland, a key yet increasingly rare feature of the High Weald AONB, which further increases the sensitivity of this part of the Site. The southern field also lies adjacent to Ancient (gill) Woodland, which is a particularly sensitive feature of the High Weald landscape.

## OUTLINE LANDSCAPE MITIGATION

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

This section should be read in conjunction with the target notes shown on **Figure 8.18b**.

**1. Maintain a buffer to Ancient Woodland**

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

**2. Field boundaries and their vegetation**

*Reason:* The boundaries of the field contribute to the unique historic field patterns characteristic of the High Weald. The trees/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 beyond. Whilst reinforcing historic landscape character they also help to visually contain the Site.

**3. Semi-improved neutral grassland**

*Reason:* This is a key component of the natural beauty of the High Weald AONB and becoming increasingly rare; it forms an important part of the mosaic of features and habitats which are locally present and its retention would help to meet targets in the High Weald AONB Management Plan.

**4. Existing trees**

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

**5. Local vernacular building styles**

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

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.18b**.

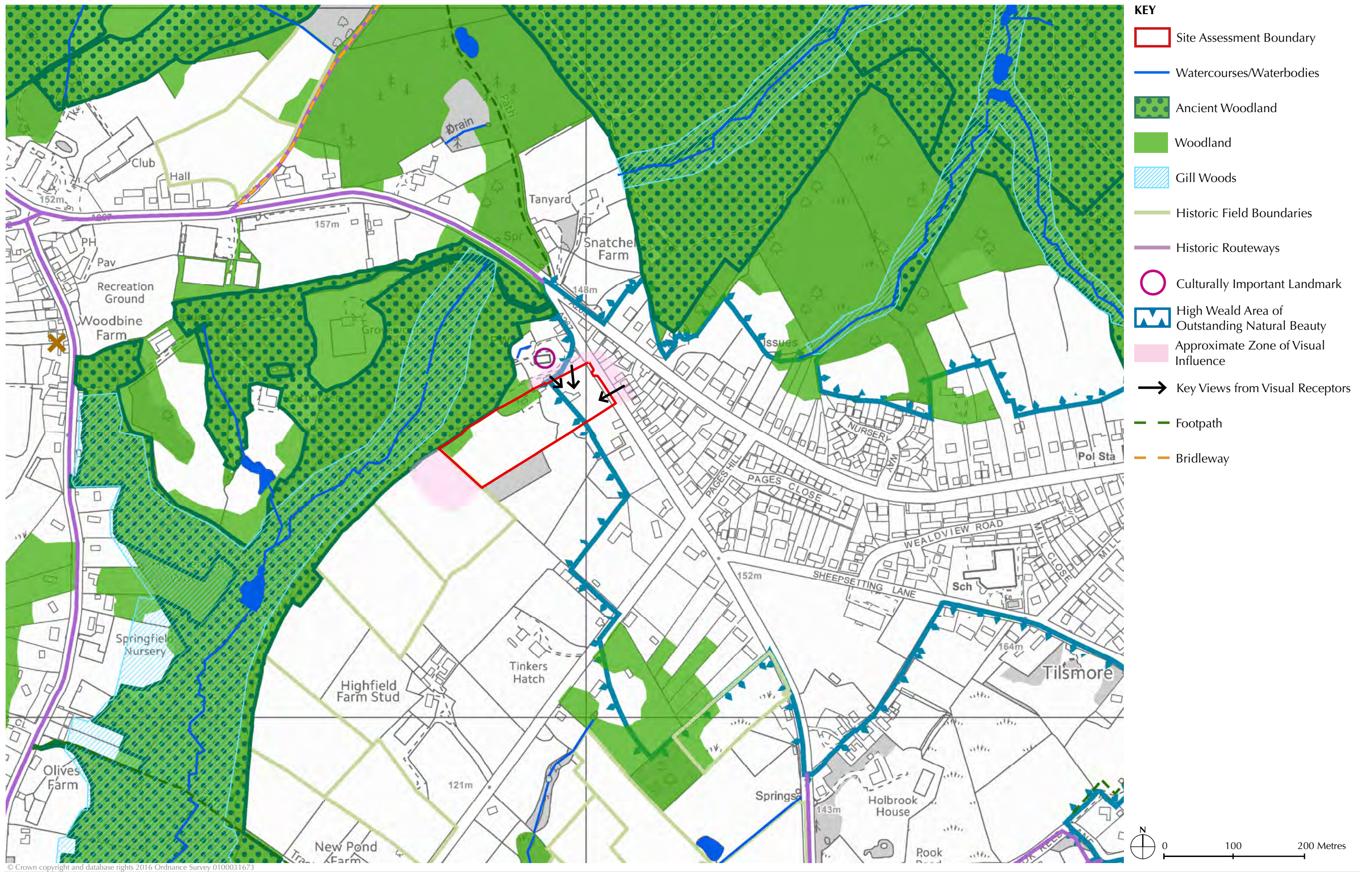
**6. Restore/enhance landscape features**

*Reason:* To restore the field boundary running north-west south-east through the Site. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife, and filter views of the Site along the boundary.

**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, to ensure their character, condition, value and multiple benefits for people and wildlife are retained.

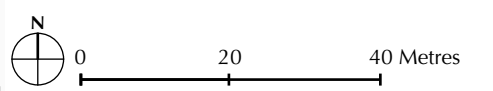








- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
  - Watercourses/Waterbodies
  - ➔ Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape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



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Heathfield
Site Reference Number:	565/1210
Site Address:	Lion's Lodge, Heathfield
Site Size: (ha)	0.38
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the far west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying just off the A267 the Site comprises a single residential property and garden. It is sandwiched between similar properties to the east and west, the southern edge is adjacent to mature trees.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.19a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Medium-sized Ancient Woodlands particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Opportunities for long panoramic views to the south-west over the High Weald towards the South Downs.</li> </ul>	
Visual Context	
<p>The Site is generally visually contained in the south by the surrounding boundary vegetation and mature trees.</p> <ul style="list-style-type: none"> <li>• Typical views of the Site are shown on <b>Figure 8.19c</b>.</li> </ul>	
Site Landscape Character	
<p>The landscape features within the Site are mapped on <b>Figure 8.19b</b> and illustrated on <b>Figure 8.19c</b>. Located to the west of Heathfield the Site is relatively level, with a gentle slope downhill towards the south-west. It comprises a single long and narrow garden laid mostly to lawn with some fruit trees. Surrounded by hedges or trees on all sides.</p>	



**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Landscape Sensitivity and Capacity Assessment:**

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

The Site has a **High Landscape Capacity** due to its very low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge gives a limited sense of remoteness/tranquillity, and the Site has private amenity value as a garden for the adjacent dwelling 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 8.19b**.

- 1. Site boundaries and their vegetation**  
*Reason:* The native species Site boundaries contribute to green infrastructure by providing links through the Site and beyond to key landscape features such as the woodland to the south, and into the settlement through gardens to the east and west. 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 it, particularly into the wider countryside to the south. They also contribute to the wooded character of the settlement edge and help to visually contain the Site. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.
- 3. Local vernacular building styles**  
*Reason:* The Site is potentially visually prominent on the ridge and in close proximity to 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 8.19b**.

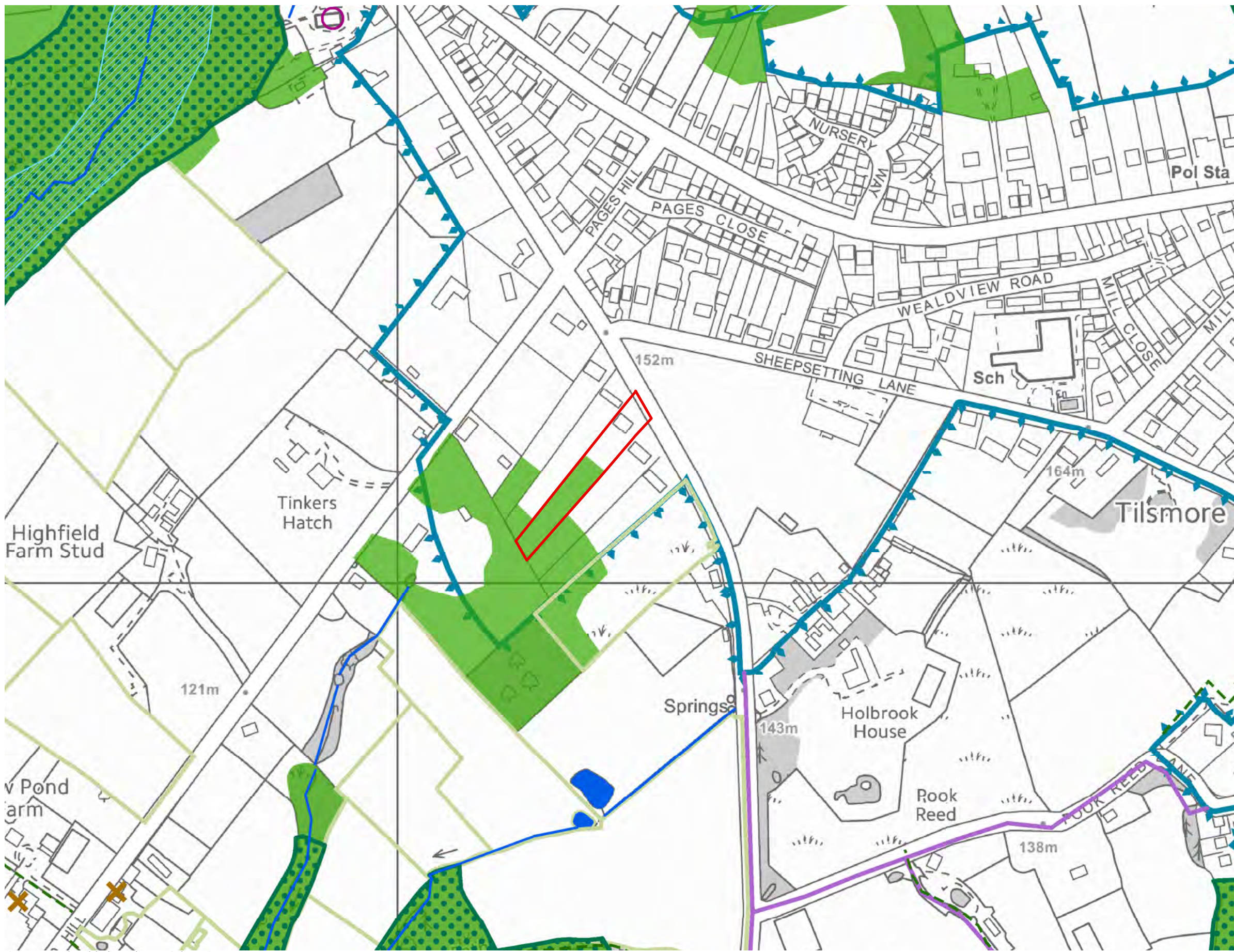
### **4. Restore/enhance landscape features**

*Reason:* Opportunity to remove any non-native/invasive species along the boundary and replace with a native species-rich hedge to provide improved connectivity for wildlife into the wider countryside, particularly into the High Weald AONB towards the south and south-west.

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

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

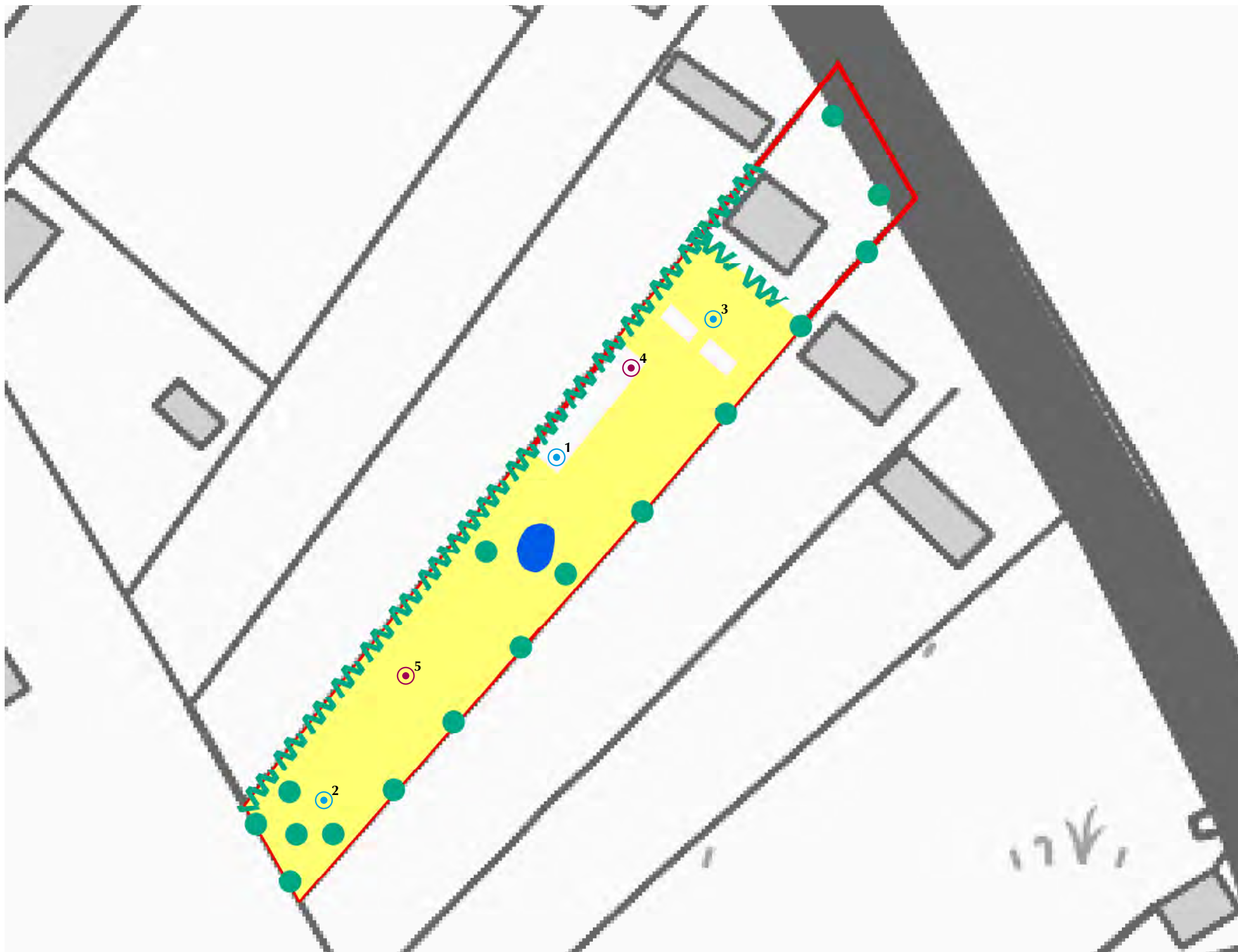




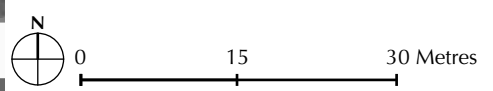
- KEY**
- Site Assessment Boundary
  - Watercourses/Waterbodies
  - Ancient Woodland
  - Woodland
  - Gill Woods
  - Historic Field Boundaries
  - ✕ Historic Farmsteads
  - Historic Routeways
  - Culturally Important Landmark
  - High Weald Area of Outstanding Natural Beauty
  - Footpath

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



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565/1210



**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Heathfield
Site Reference Number:	566/1210
Site Address:	Crossways House, New Pond Hill, Heathfield
Site Size: (ha)	0.44
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Outside
Location and Description	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the west of Heathfield, a significant ridge-top nucleated settlement excluded from but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying adjacent to New Pond Hill, the Site comprises a single large plot currently used as a garden extension. The Site boundaries are mostly trees and hedgerows and it is adjacent to neighbouring properties and gardens on all other sides.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.20a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium-sized Ancient Woodlands particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Opportunities for long panoramic views to the south-west over the High Weald towards the South Downs.</li> </ul>	
Visual Context	
<p>The Site is generally visually contained on all sides by trees and hedgerows, views to and from neighbouring properties may be possible.</p> <p>Typical views of the Site are shown on <b>Figure 8.20c</b>.</p>	
Site Landscape Character	
<p>The landscape features within the Site are mapped on <b>Figure 8.20b</b> and illustrated on <b>Figure 8.20c</b>. Located to the west of Heathfield the Site is relatively level, with a gentle slope downhill towards the south-west. It comprises a single field/garden mostly to lawn with some trees. Surrounded by hedges (some non-natives) or trees on all sides.</p>	



## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge gives a limited sense of remoteness/tranquillity, and the Site has private amenity value as a garden extension for the adjacent dwelling 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 8.20b**.

#### 1. Site boundaries and their vegetation

*Reason:* The Site boundaries of native trees and hedgerows are mature and contribute to green infrastructure by providing links through the Site and beyond it to key landscape features such as the woodland to the south, and into the settlement through gardens to the east. 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 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. Semi-improved neutral grassland

*Reason:* this is a key component of the natural beauty of the High Weald AONB and becoming increasingly rare; it forms an important part of the mosaic of features and habitats of which retention would help to meet targets in the High Weald AONB Management Plan.

**4. Local vernacular building styles**

*Reason:* The Site is potentially visually prominent on the ridge and in close proximity to 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 8.20b**.

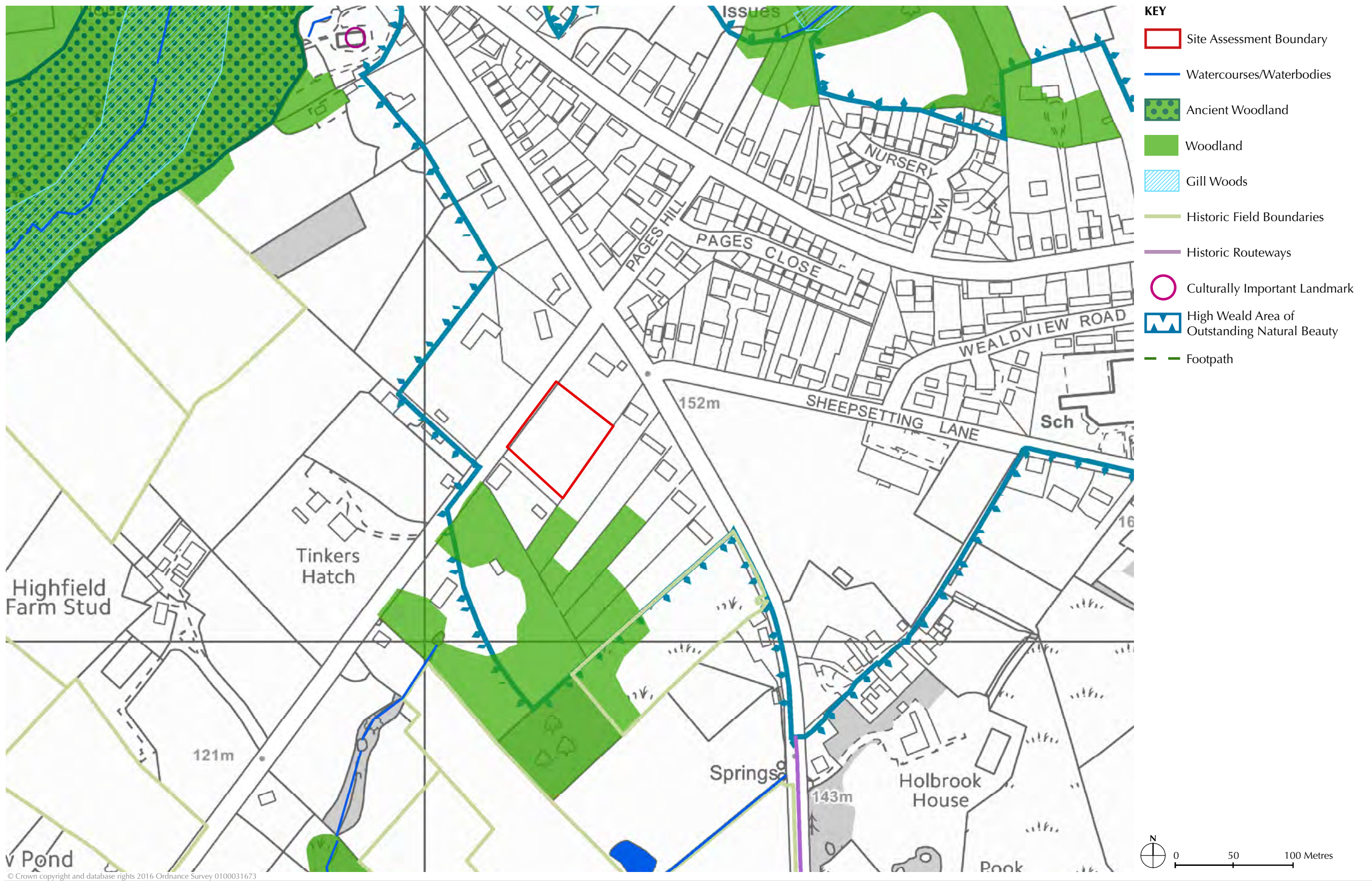
**5. Restore/enhance landscape features**

*Reason:* To enhance landscape features by removing any non-native/invasive species along the boundary and replace with a native species-rich hedge to provide improved connectivity for wildlife into the wider countryside, particularly southwards into the High Weald AONB.

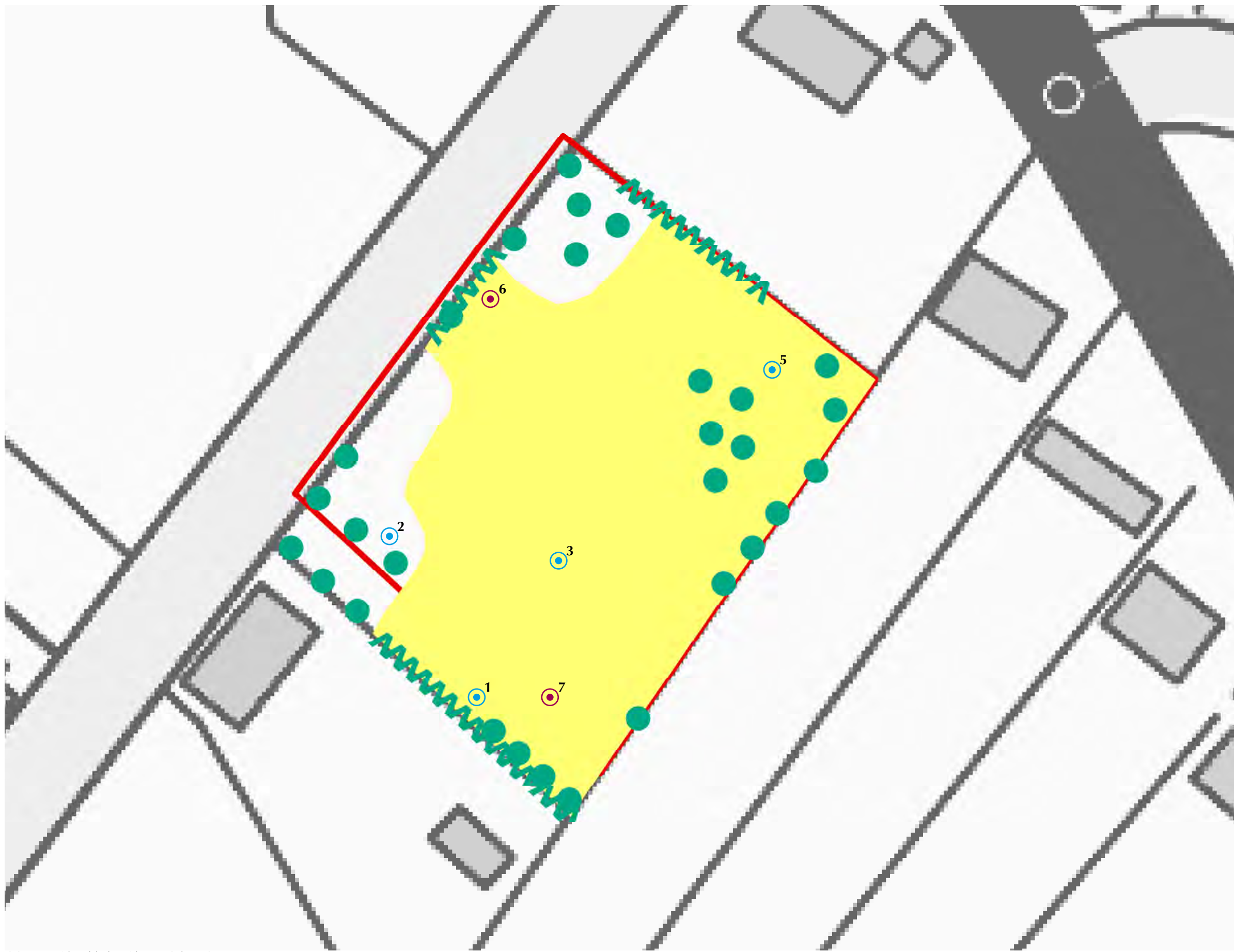
**6. Positive management of key landscape features**

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

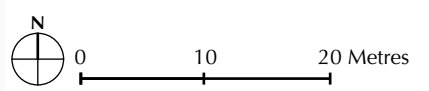








- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	567/1210
<b>Site Address:</b>	Fincham, New Pond Hill, Heathfield
<b>Site Size: (ha)</b>	0.29
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the west of Heathfield, a significant ridge-top nucleated settlement excluded from but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying at the junction of the A267 and New Pond Hill the Site comprises a single residential property and garden. It forms a corner plot in a row of properties along the southern side of the A267 and neighbours similar properties on both sides.</p>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.21a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium-sized Ancient Woodlands particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Opportunities for long panoramic views to the south-west over the High Weald towards the South Downs.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is generally visually contained particularly along the roadside where thick and tall boundary vegetation exists. Views to and from some neighbouring properties may be possible.</p> <p>Typical views of the Site are shown on <b>Figure 8.21a</b>.</p>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 8.21b</b> and illustrated on <b>Figure 8.21c</b>. Located on edge of the ridge close to Heathfield the Site is generally level. It comprises a single residential property, and mature garden of lawns with ornamental shrubs and trees. The property is surrounded to the north-east (adjacent to the A267) and north-west by a thick boundary of mature trees. Along the Site's southern boundary, separating the Site from a neighbouring residential property is a tall managed hedge.</p>	



**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Landscape Sensitivity and Capacity Assessment:**

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

The Site has a **High Landscape Capacity** due to its very low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge gives a limited sense of remoteness/tranquillity, and the Site has private amenity value as a garden for the adjacent dwelling, 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 8.21b**.

- 1. Site boundaries and their vegetation**  
*Reason:* The Site boundaries of native trees and hedgerows are mature and contribute to green infrastructure by providing links through the Site and beyond it to key landscape features such as the woodland to the south, and into the settlement through gardens to the east. 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 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. Local vernacular building styles**  
*Reason:* The Site is potentially visually prominent on the ridge and in close proximity to 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 8.21b**.

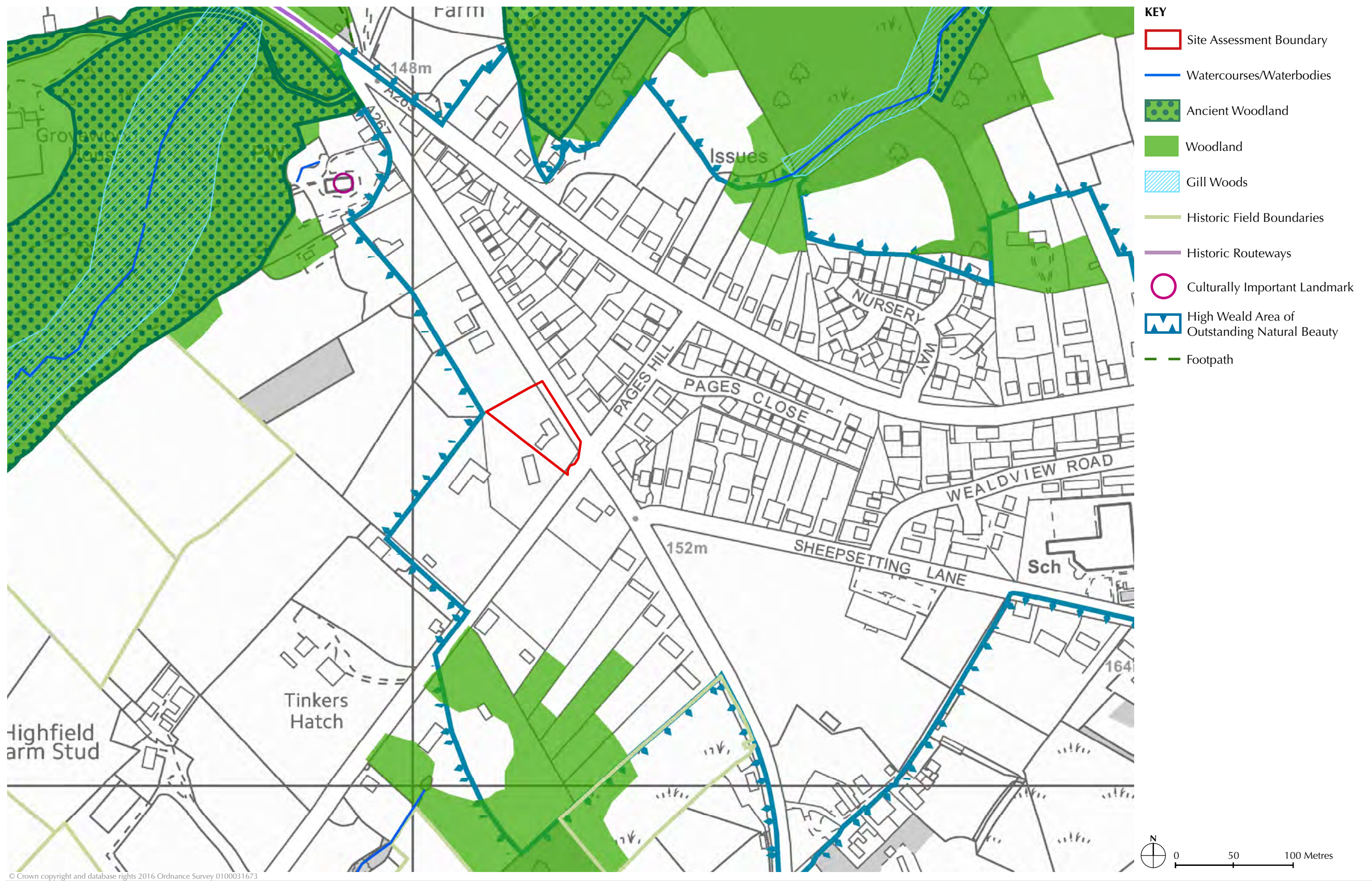
### **4. Restore/enhance landscape features**

*Reason:* To enhance landscape features by removing any non-native/invasive species along the boundary and replace with a native species-rich hedge to provide improved connectivity for wildlife into the wider countryside, particularly southwards.

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

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













**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	568/1210
<b>Site Address:</b>	Pine Ridge, Little London Road, Heathfield
<b>Site Size: (ha)</b>	0.43
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Part within/part adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies in the far west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying just off the A267 the Site comprises a single residential property, garden and a small field adjacent to woodland. A small part of the garden is within the High Weald AONB. It forms one of a row of large properties along the southern side of the A267 and neighbours similar properties on its east and west side.</p>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.22a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium-sized Ancient Woodlands particularly on valley sides.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Opportunities for long panoramic views to the south-west over the High Weald towards the South Downs.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is generally visually contained by the surrounding hedgerows and trees, views to and from neighbouring properties may be possible.</p> <p>Typical views of the Site are shown on <b>Figure 8.22c</b>.</p>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 8.22b</b> and illustrated on <b>Figure 8.22c</b>. Located on edge of the ridge close to Heathfield the Site is generally level. It comprises a single residential property, and mature garden of lawns with ornamental shrubs and trees.</p>	



**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Landscape Sensitivity and Capacity Assessment:**

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

The Site has a **High Landscape Capacity** due to its very low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge gives a limited sense of remoteness/tranquillity, and only a very small part of the edge of the site is within the High Weald AONB, balanced against its private amenity value as a garden for the adjacent dwelling, 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 8.22b**.

- 1. Site boundaries and their vegetation**  
*Reason:* The Site boundaries of native trees and hedgerows are mature and contribute to green infrastructure by providing links through the Site and beyond it to key landscape features to the south. 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 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. Local vernacular building styles**  
*Reason:* The Site is potentially visually prominent on the ridge and in close proximity to 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 8.22b**.

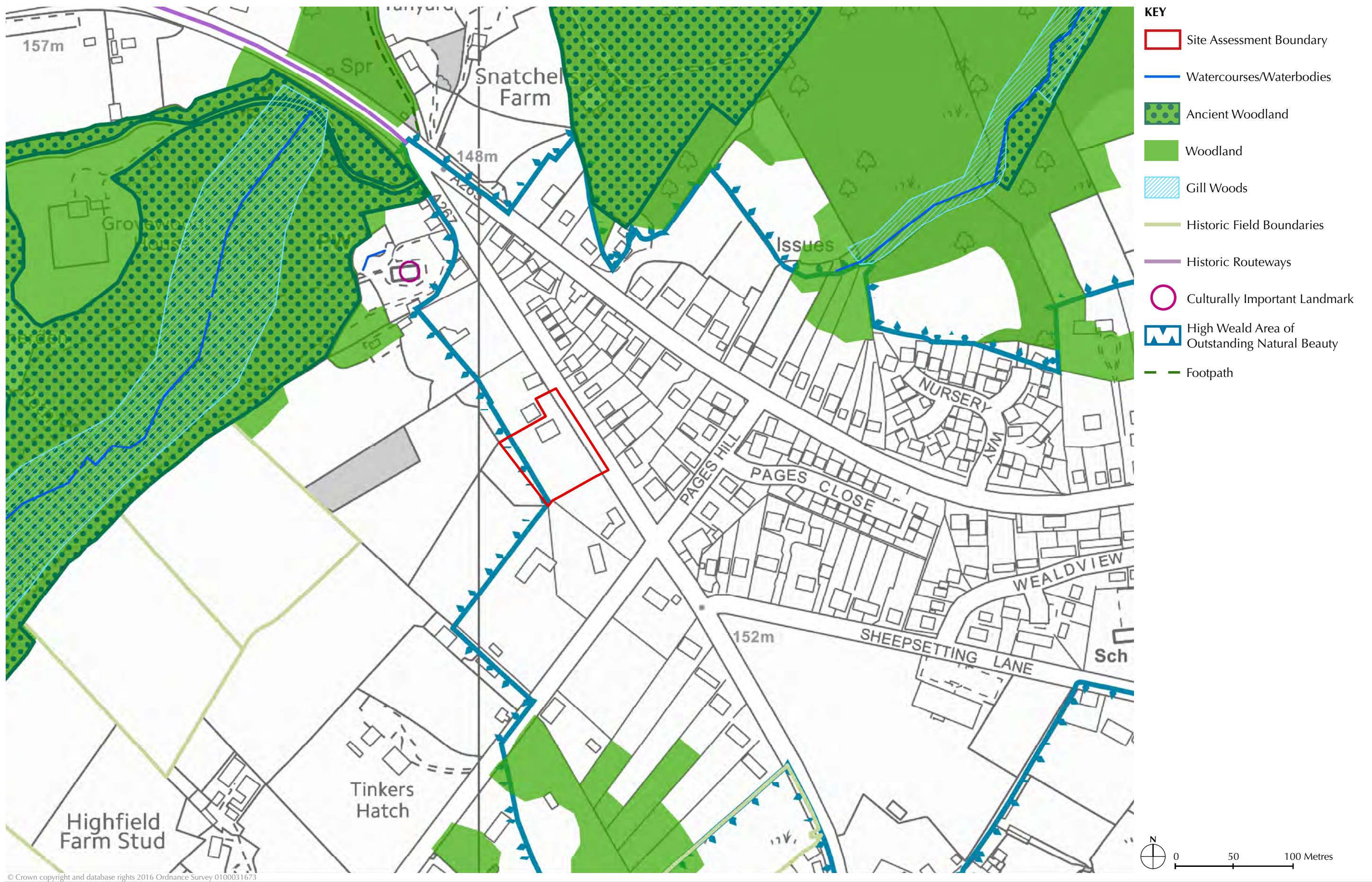
**4. Restore/enhance landscape features**

*Reason:* To enhance landscape features by removing any non-native/invasive species along the boundary and replace with a native species-rich hedge to provide improved connectivity for wildlife into the wider countryside, particularly southwards.

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

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

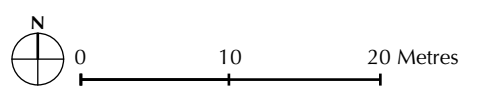








- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
- Landscape Target Notes (refer to text for details):**
- ⊙ Landscape Qualities/Features to be Safeguarded
  - ⊙ Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	569/1210
<b>Site Address:</b>	Land at Leonard's Field, Sandy Cross, Heathfield
<b>Site Size: (ha)</b>	0.57
<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 8.1</b>, the Site lies on the southern edge of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying to the rear of a row of existing residential properties this is a small site. The Site comprises a single undeveloped field of grass surrounded by vegetation on all sides and is within the High Weald AONB.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.23a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields enclosed by thick hedgerows and shaws.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Networks of footpaths run from the ridge-top into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long views to the south over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is locally visible from neighbouring properties and the public byway. Key views from visual receptors are shown on <b>Figure 8.23a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the public byway (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.23a</b>. The Site's ZVI is limited locally to the immediate area north, south and east of the Site. Further east beyond the Site the ZVI becomes extensive, stretching the length of Heathfield Park and including parts of Old Heathfield.</p> <p>Key views into the Site are marked on <b>Figure 8.23a</b> and typical views are illustrated by the photographs in <b>Figure 8.23c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.23b** and illustrated on **Figure 8.23c**. Located close to the ridge on the edge of Heathfield the Site consists of a steeply sloping single undeveloped field of semi-improved grassland and bracken. It slopes downhill towards the north-east. The Site is part of a very coherent wider landscape that is highly characteristic of the High Weald AONB, with sunken historic routeways and numerous farmsteads set within anciently enclosed field systems. The Site has a strong sense of tranquillity and feeling of remoteness in places.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The strong landscape structure of mature hedgerows, sunken lanes and Ancient Woodland contributes to High Landscape Sensitivity overall.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
<b>Strength of Place</b>	<b>Strong</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>High</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 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 north-eastern part of the Site is most sensitive; it lies adjacent to a sunken historic routeway which is highly 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 8.23b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries within and around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the north-east. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Local vernacular building styles

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

#### 3. Rural character of byway

*Reason:* This is a known sunken 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, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.23b**.

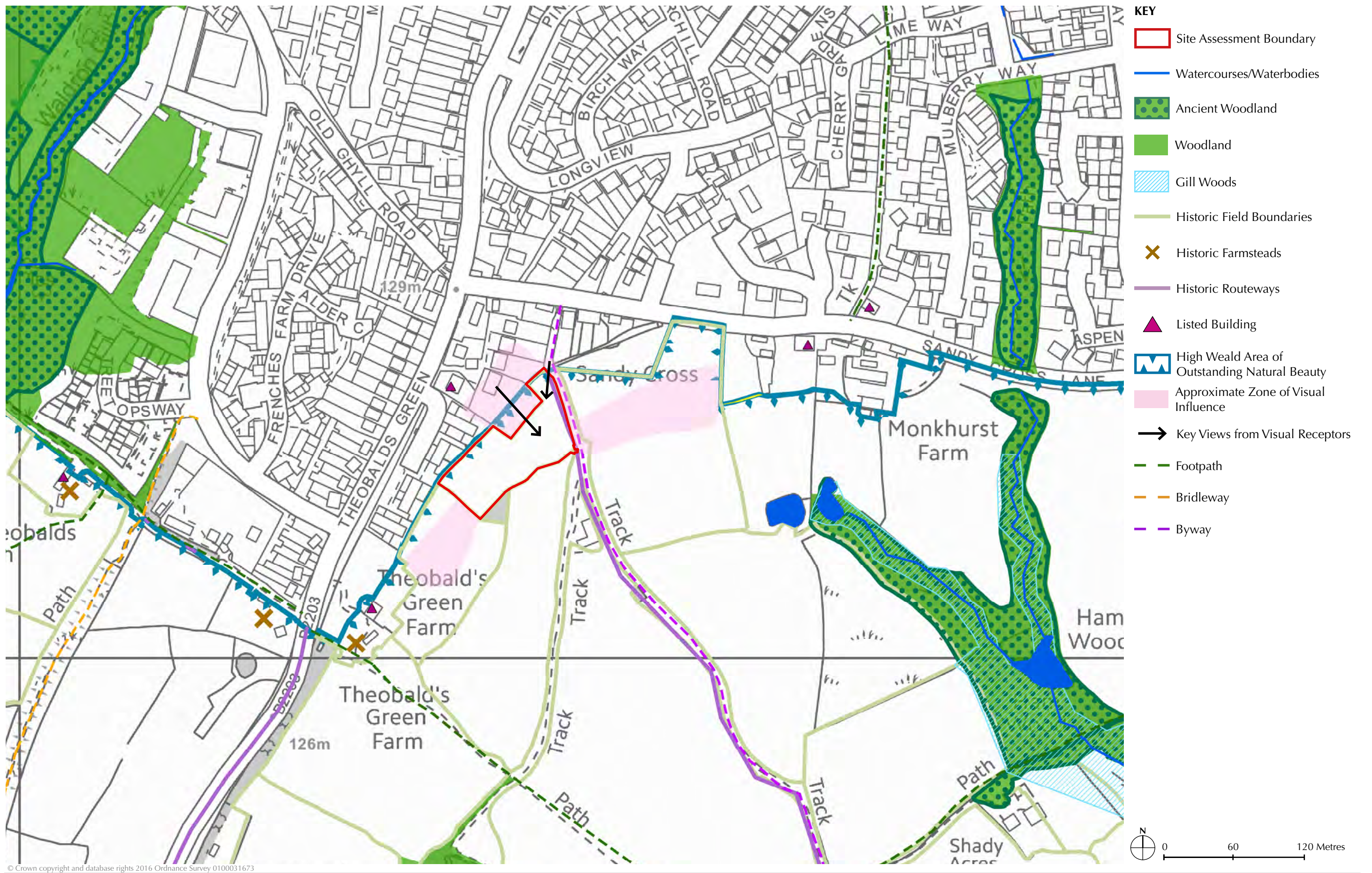
#### 4. Restore/enhance landscape features

*Reason:* To enhance landscape features which are characteristic of the High Weald. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife and support the ecological functioning of the hedgerows, particularly along the north-west boundary – in line with targets in the High Weald AONB Management Plan.

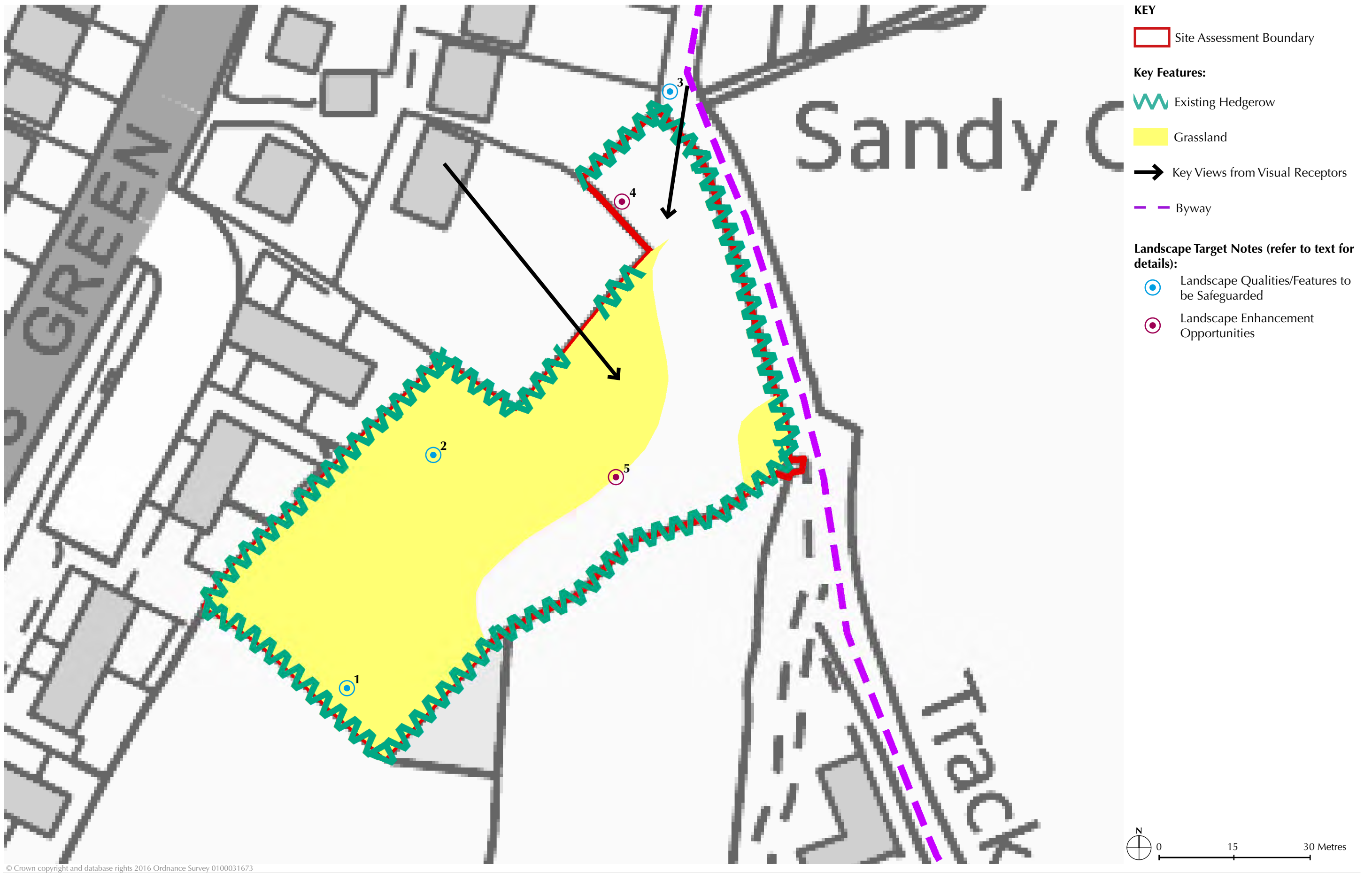
#### 5. Positive management of key landscape features

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













**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>	Heathfield
<b>Site Reference Number:</b>	578/1210
<b>Site Address:</b>	Land North of Holbrook Barn, Cross-in-Hand, Heathfield
<b>Site Size: (ha)</b>	0.61
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies adjacent to existing residential development on the south-western edge of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). A small settlement of Holbrook House accessed via the A267 the Site is part of Holbrook, which lies separate to Heathfield. The Site comprises an existing residential development and associated mature gardens. It is surrounded by mature hedgerows and trees and is mostly lawns. The northern part of the Site borders open fields around the Heathfield Children's Centre. The Site's south-eastern edge borders existing residential properties. The south-eastern and south-western boundaries are adjacent to the High Weald AONB.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.24a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Ancient Woodland, particularly on the valley sides.</li> <li>• Narrow historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is locally visible as it is overlooked by neighbouring properties. Key views from visual receptors are shown on <b>Figure 8.24a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the A267 (glimpsed views only) (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.24a</b>. The Site's ZVI is very limited to just a few neighbouring properties on the south-eastern side. Thick boundary vegetation restricts any inter-visibility in the north-west.</p> <p>Key views into the Site are marked on <b>Figure 8.24a</b> and typical views are illustrated by the photographs in <b>Figure 8.24c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.24b** and illustrated on **Figure 8.24c**. Located on the slopes of a valley on the south-western edge of Heathfield, the Site has a gently undulating topography. It comprises a property and large garden of mature trees, ornamental shrubs and lawns situated away from the settlement of Heathfield close to Holbrook House and associated buildings. The Site borders an area of green open space and is bounded by mature trees and hedgerows. There is a moderate sense of tranquillity at this site, affected by traffic noise from the A267.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 5, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 5 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The linear pattern of stream corridors, settlements and footpaths within this area are considered to be distinctive and contributes to High Landscape Sensitivity. Pockets of Ancient Woodland are sensitive landscape features and further contribute to the value of the landscape.'*

### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Moderate Landscape Capacity** due to its moderate sensitivity and moderate/high landscape value. Its moderate sense of remoteness/tranquillity, and private amenity value as a garden for the adjacent dwelling gives the Site a moderate/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 8.24b**.

**1. Site boundaries and their vegetation**

*Reason:* The Site boundaries of native trees and hedgerows are mature and contribute to green infrastructure by providing links through the Site and beyond it to key landscape features to the south, such as hedgerows and woodland. 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 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. Local vernacular building styles**

*Reason:* The Site is located adjacent to 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 potential 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 8.24b**.

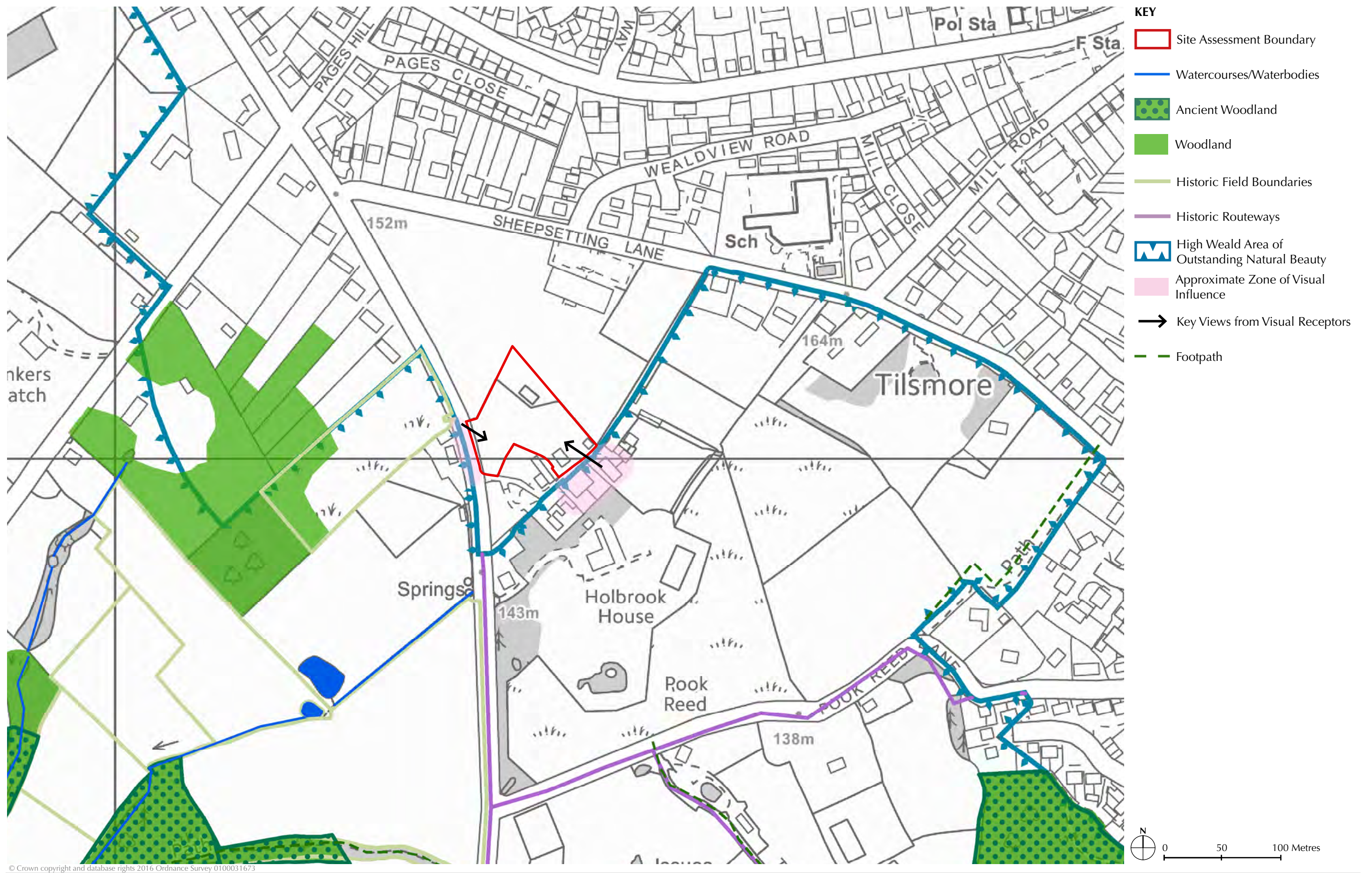
**4. Restore/enhance landscape features**

*Reason:* To enhance the species poor hedgerows; allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife.

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

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

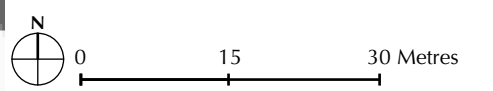








- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
  - ➔ Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Heathfield
Site Reference Number:	595/1210
Site Address:	Rothershaw, Cross-in-Hand Road, Heathfield
Site Size: (ha)	0.4
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Adjacent
Location and Description	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying on the northern side of the A265 the Site comprises a long access way and two small fields and some trees and woodland. The Site is set back behind existing residential properties situated along the A265 and Nursery Way. The High Weald AONB abuts the Site on the western and northern boundaries.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.25a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on the slopes of the valleys.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long panoramic views to the north over the High Weald.</li> </ul>	
Visual Context	
<p>The Site is well-enclosed by boundary vegetation and visually contained particularly in the north by the surrounding woodland.</p> <p>Typical views of the Site are shown on <b>Figure 8.25c</b>.</p>	
Site Landscape Character	
<p>The landscape features within the Site are mapped on <b>Figure 8.25b</b> and illustrated on <b>Figure 8.25c</b>. Located close to the edge of the ridge, the Site gently slopes towards the north. It comprises a single residential property and surrounding gardens, mainly lawns with mature hedgerow and trees around the Site boundary.</p>	



**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Landscape Sensitivity and Capacity Assessment:**

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

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to the existing urban edge gives a more limited sense of remoteness/tranquillity, and it has private amenity value as a garden for the adjacent dwelling, giving the Site a moderate landscape value.

Significant variations in landscape sensitivity within the Site:

None.

**OUTLINE LANDSCAPE MITIGATION**

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

This section should be read in conjunction with the target notes shown on **Figure 8.25b**.

- 1. Site boundaries and their vegetation**  
*Reason:* The existing particularly native trees and hedgerows around the Site contribute to green infrastructure by providing connectivity for wildlife and they 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 it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.
- 3. Local vernacular building styles**  
*Reason:* The Site is potentially visually prominent on the ridge and in close proximity to 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 8.25b**.

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

*Reason:* As a result of the Site's location on the edge of the settlement and its proximity to semi-natural features and habitats to enhance landscape features by removing any non-native/invasive species. In particular along the Site boundary, replace with a native species-rich hedgerow to provide improved connectivity for wildlife into the wider countryside, particularly southwards.

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

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

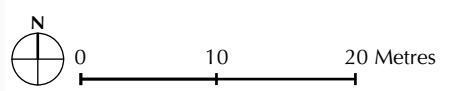








- KEY**
- Site Assessment Boundary
- Key Features:**
- W Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
  - Tree Preservation Order(s)
- Landscape Target Notes (refer to text for details):**
- ⊙ Landscape Qualities/Features to be Safeguarded
  - ⊙ Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	597/1210
<b>Site Address:</b>	Land at Heatherlea, Newick Lane, Heathfield
<b>Site Size: (ha)</b>	2.13
<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 8.1</b>, the Site lies to the north-east of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Adjacent to Newick Lane the Site is within the High Weald AONB and comprises a single parcel of land adjacent on two sides to industrial units. The Site includes an existing property in a garden setting with separate buildings, trees and scrub. To the north the Site overlooks open countryside.</p>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.26a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium to large tracts of woodland, much of which is Ancient Woodland and typically found on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• Winding historic rural lanes forming dense patterns of narrow, ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Designed parkland landscape.</li> <li>• Small-scale ancient landscape of irregular pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• The settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads, some of which have diversified.</li> </ul>	
<b>Visual Context</b>	
<p>Despite local restrictions in views, long-distance views northwards are possible from within this Site and the Site is visible from neighbouring roads and properties. Key views from visual receptors are shown on <b>Figure 8.26a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Workers within neighbouring business units (Low Sensitivity)</li> <li>• Users of Newick Lane (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.26a</b>. The Site's ZVI is limited to immediate neighbouring fields to the north only. In other directions the ZVI is highly restricted by the neighbouring industrial estate to the south and east and the boundary vegetation along Newick Lane to the west.</p> <p>Key views into the Site are marked on <b>Figure 8.26a</b> and typical views are illustrated by the photographs in <b>Figure 8.26c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.26b** and illustrated on **Figure 8.26c**. Located just north of a small industrial estate (the Burwash Road Business Area) the Site is generally level. It comprises a single small field of grass with buildings, bounded by trees and scrub and a neighbouring plot including a recent detached residential property set within a garden, laid mostly to lawns. The Site includes a historic field boundary (shared with the field to the north) which the Site boundary doesn't follow. The Site lies adjacent to Newick Lane a typical historic routeway bounded by trees and hedgerows. The Site has a moderate sense of tranquillity which is affected at times by noise from the industrial units along the southern boundary.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</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 development 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 (Landscape Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 8.26b**.

#### 1. Field boundaries and their vegetation

*Reason:* Field boundaries around the Site are historic (although the Site boundary does not follow the historic field boundary) 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 hedgerows and wider countryside to the north, whilst reinforcing historic landscape character. They also help to visually contain the Site; their retention would help to meet objectives and targets in the AONB Management Plan.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also help to visually contain the Site, particularly from the road and neighbouring properties. The trees along the southern and eastern boundaries are recognised as important through their Tree Preservation Order (TPO). The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 3. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the potential 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.

#### 4. Rural Character of Newick 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. features such as kerbs, lighting, widening, speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.26b**.

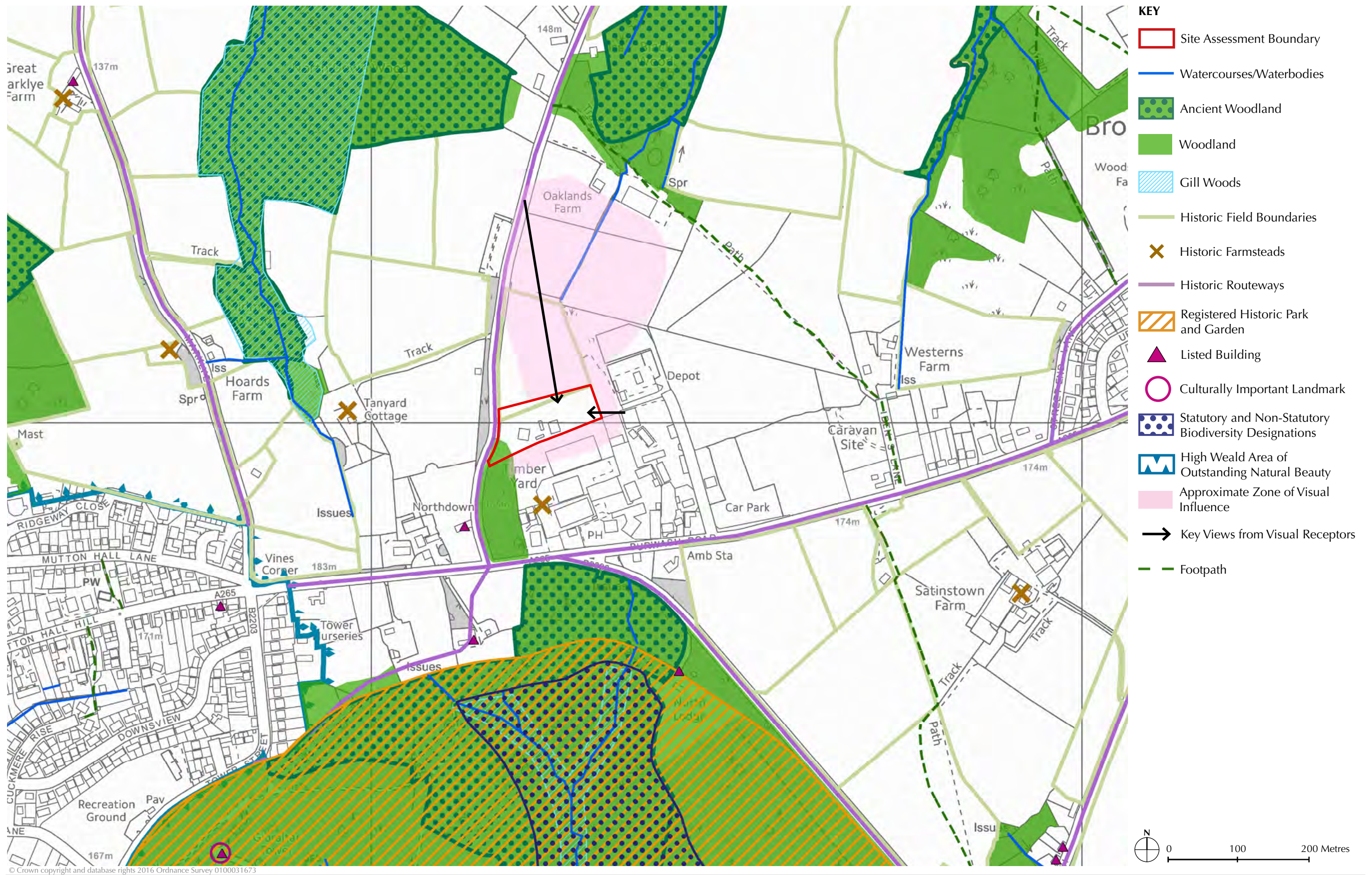
#### 5. Restore/enhance landscape features

*Reason:* Along the northern edge of the Site there is a historic field boundary, this offers the opportunity to restore this hedgerow following High Weald AONB Guidance. This restoration should use locally appropriate native species to improve connectivity; ensure the long-term protection of the field pattern and its character and help to visually contain the development in views from the north.

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

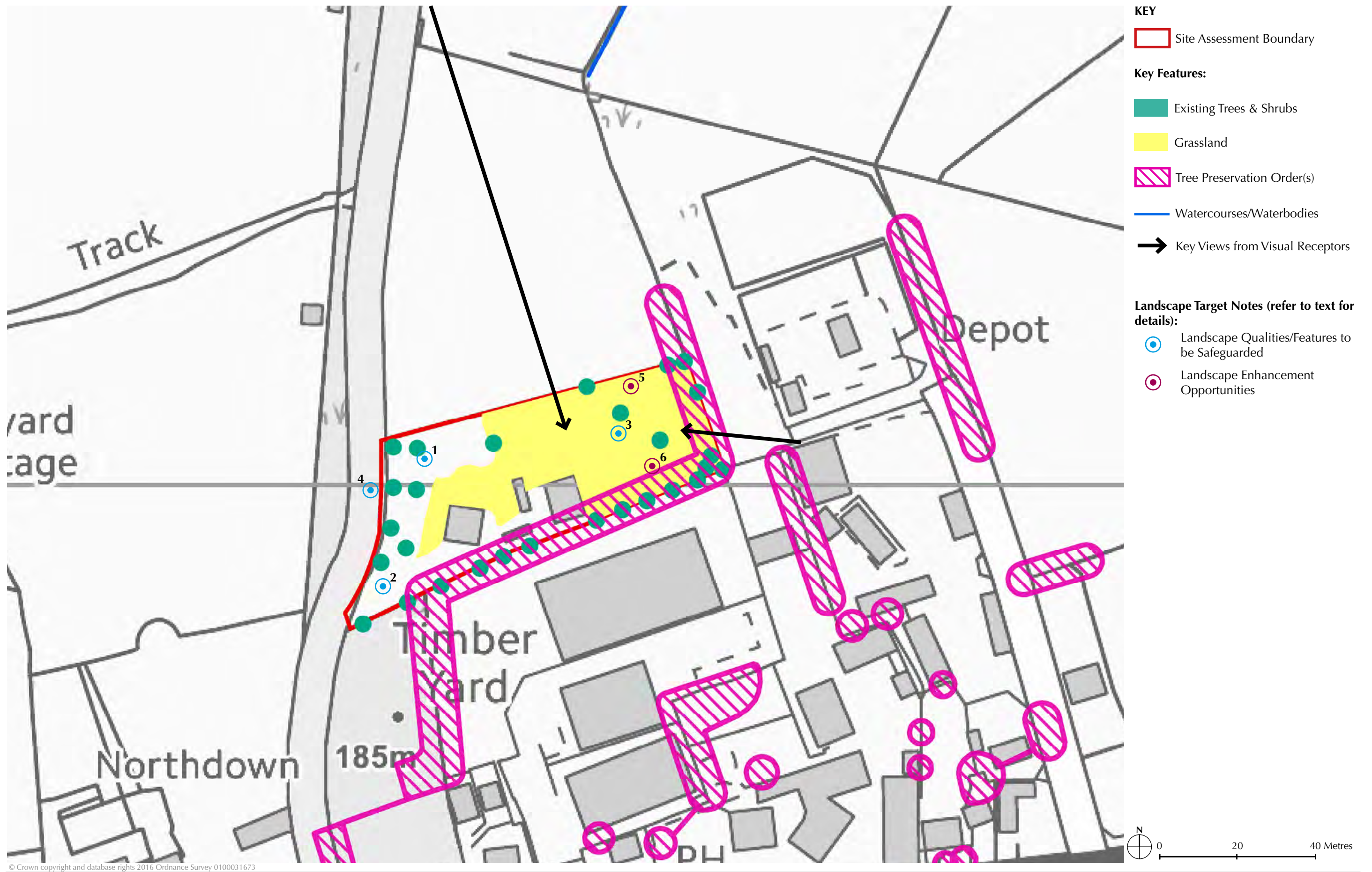
*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.





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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>	Heathfield
<b>Site Reference Number:</b>	644/1210
<b>Site Address:</b>	Land at and Adjacent to Tilsmore Wood, Heathfield
<b>Site Size: (ha)</b>	0.81
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Part within/part adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-west of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying on the northern Site of the A265 the Site comprises a single field surrounded by woodland some of which is Ancient Woodland and separated by thick shaws. The majority of the Site is within the High Weald AONB, the far south-eastern part being adjacent.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.27a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on the slopes of the valleys.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Heathland or heathy woodlands.</li> <li>• Networks of footpaths run from the ridge-top into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield</li> <li>• Opportunities for long panoramic views to the north over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>Views in to the Site are possible from immediate neighbouring properties and local access routes. Key views from visual receptors are shown on <b>Figure 8.27a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the public footpath (High Sensitivity)</li> <li>• Users of the A265 (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.27a</b>. The Site's ZVI is very limited to the immediate surroundings along the Site's west and south-west boundary only. As a result of its location within a heavily wooded area and the local landform further extensive views are not possible from this site.</p> <p>Key views into the Site are marked on <b>Figure 8.27a</b> and typical views are illustrated by the photographs in <b>Figure 8.27c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.27b** and illustrated on **Figure 8.27c**. Located close to the ridge at the far north-western extent of Heathfield, the Site is largely level. It comprises a single small, irregular shaped field of grass surrounded by thick shaws and Ancient Woodland and trees. Part of the Ancient Woodland lies within the Site's boundary at the north-east corner. The Site is highly characteristic of its wider landscape and typical of the High Weald, with its complex of small-scale irregular fields and numerous scattered historic farmsteads, and Ancient Woodland. There is a limited sense of tranquillity at this Site which is significantly affected by persistent traffic noise from the A265.

## 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 (2014). This Assessment evaluated LSA 6 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. Patches of Ancient Woodland further contribute to landscape value. The woodland and stream corridors contribute to a strong landscape structure, resulting High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
<b>Strength of Place</b>	<b>Strong</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>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 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 part of the Site within the High Weald AONB is the most sensitive. Ancient Woodland within the Site and the area adjacent to it is also the most 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 8.27b**.

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

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

#### 2. Ancient Woodland

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

#### 3. Field boundaries and their vegetation

*Reason:* Field boundaries contribute to the unique field patterns characteristic of the High Weald. The trees and hedgerows 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 within and adjacent to the Site. They also help to visually contain the Site and contribute to the wooded/tree-lined character of the settlement edge.

#### 4. Existing trees

*Reason:* Existing and particularly mature trees within and around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the woodland along the railway, and into the settlement through gardens to the north. They also contribute to the wooded/tree-lined character of the settlement edge and help to visually contain the Site.

#### 5. Local vernacular building styles

*Reason:* The majority of 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 8.27b**.

#### 6. Restore/enhance landscape features

*Reason:* Restore field boundary vegetation characteristic of the High Weald AONB around the Site considering key links to the countryside to the north. Focus for hedgerow or shaw restoration should be where the Site is exposed in views from the footpath and road to ensure green infrastructure links for people and wildlife are maintained and enhanced. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species).

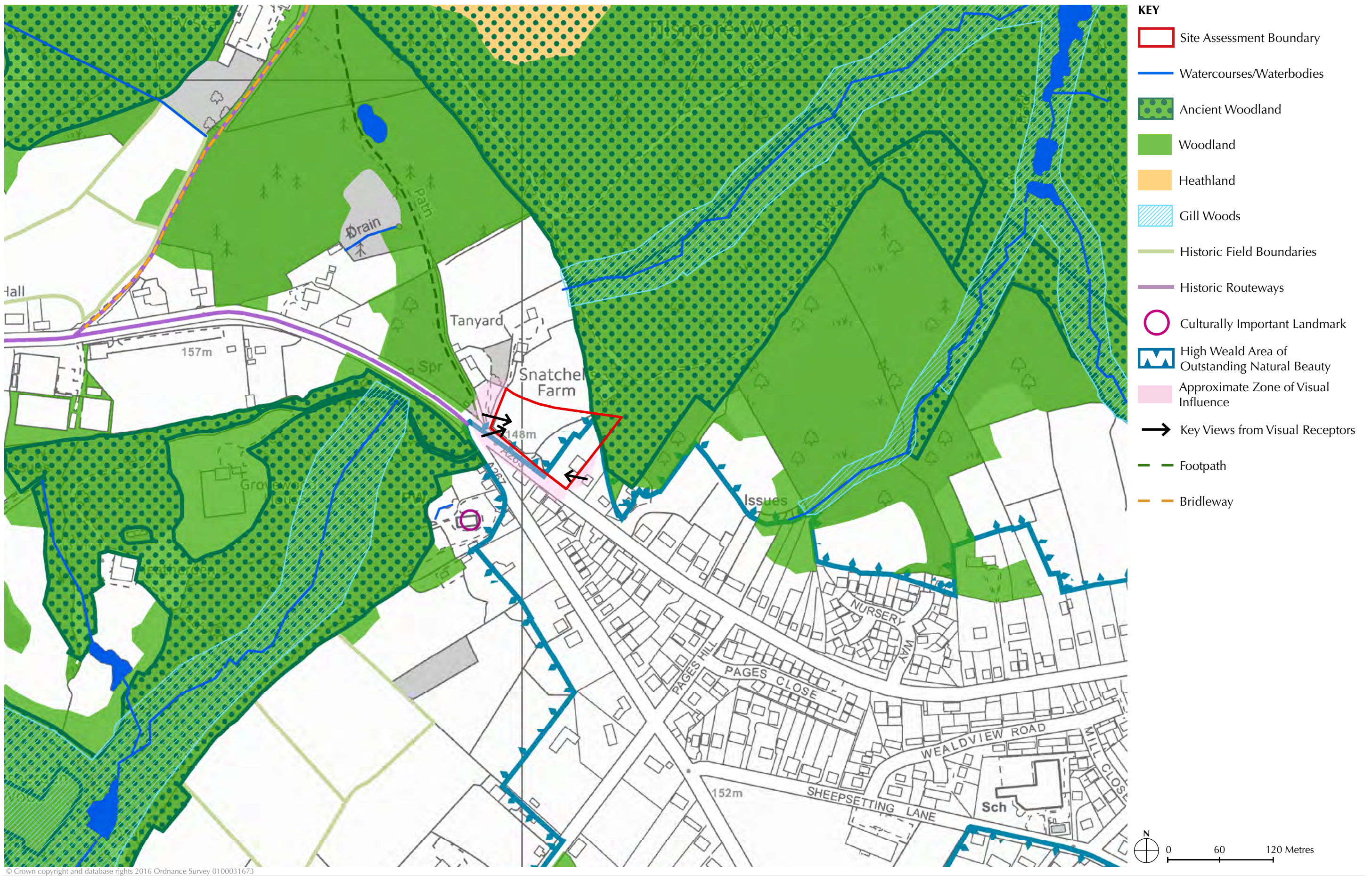
#### 7. Provide links to existing footpath

*Reason:* To ensure green infrastructure links to the wider countryside are made easy for people from the Site.

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

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













**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	681/1210
<b>Site Address:</b>	Land at the Old Saddlery, Heathfield
<b>Site Size: (ha)</b>	0.11
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies adjacent to existing residential development on the south-western edge of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). A small settlement of Holbrook House accessed via the A267, the Site is part of Holbrook, which lies separate to Heathfield. The Site comprises an existing group of residential buildings and associated mature gardens. It is surrounded by mature hedgerows and trees and is mostly lawns. The northern part of the Site borders open fields around the Heathfield Children's Centre. The Site's south-eastern edge borders existing residential properties.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.28a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of irregular-shaped pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Ancient Woodland, particularly on the valley sides.</li> <li>• Narrow historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• The wooded or tree-lined ridge-top settlement edge of Heathfield.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is overlooked by a number of properties, from where views to the Site are possible. Key views from visual receptors are shown on <b>Figure 8.28a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the A267 (glimpsed views only) (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.28a</b>. The Site's ZVI is very limited to just a few neighbouring properties to the north-east. Boundary vegetation restricts significant inter-visibility with road users; however some glimpsed views may be possible.</p> <p>Key views into the Site are marked on <b>Figure 8.28a</b> and typical views are illustrated by the photographs in <b>Figure 8.28c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.28b** and illustrated on **Figure 8.28c**. Located on the slopes of a valley on the south-western edge of Heathfield, the Site has a gently undulating topography. It comprises a property and large garden of mature trees, ornamental shrubs and lawns situated away from the settlement of Heathfield, close to Holbrook House and associated buildings. The Site borders existing properties gardens and parking areas and is bounded by mature trees and hedgerows. There is a moderate sense of tranquillity at this site, affected by traffic noise from the A267.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 6, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 6 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The linear pattern of stream corridors, settlements and footpaths within this area are considered to be distinctive and contributes to High Landscape Sensitivity. Pockets of Ancient Woodland are sensitive landscape features and further contribute to the value of the landscape.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate/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 moderate sense of remoteness/tranquillity, and private amenity value as a garden for the adjacent dwelling gives the Site a moderate/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 8.28b**.

#### 1. Site boundaries and their vegetation

*Reason:* The existing trees and hedges around the Site boundary contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features whilst reinforcing local character. They also help to visually contain the Site.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees within and around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features. They also contribute to the wooded character of the settlement edge and help to visually contain the Site. They should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

#### 3. Local vernacular building styles

*Reason:* The Site is located adjacent to 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 8.28b**.

#### 4. Restore/enhance landscape features

*Reason:* Opportunity to remove non-native/invasive species along the boundary and replace with a native species-rich Site boundary to provide improved connectivity for wildlife into the wider countryside, particularly southwards, and filter views of the Site along the boundary.

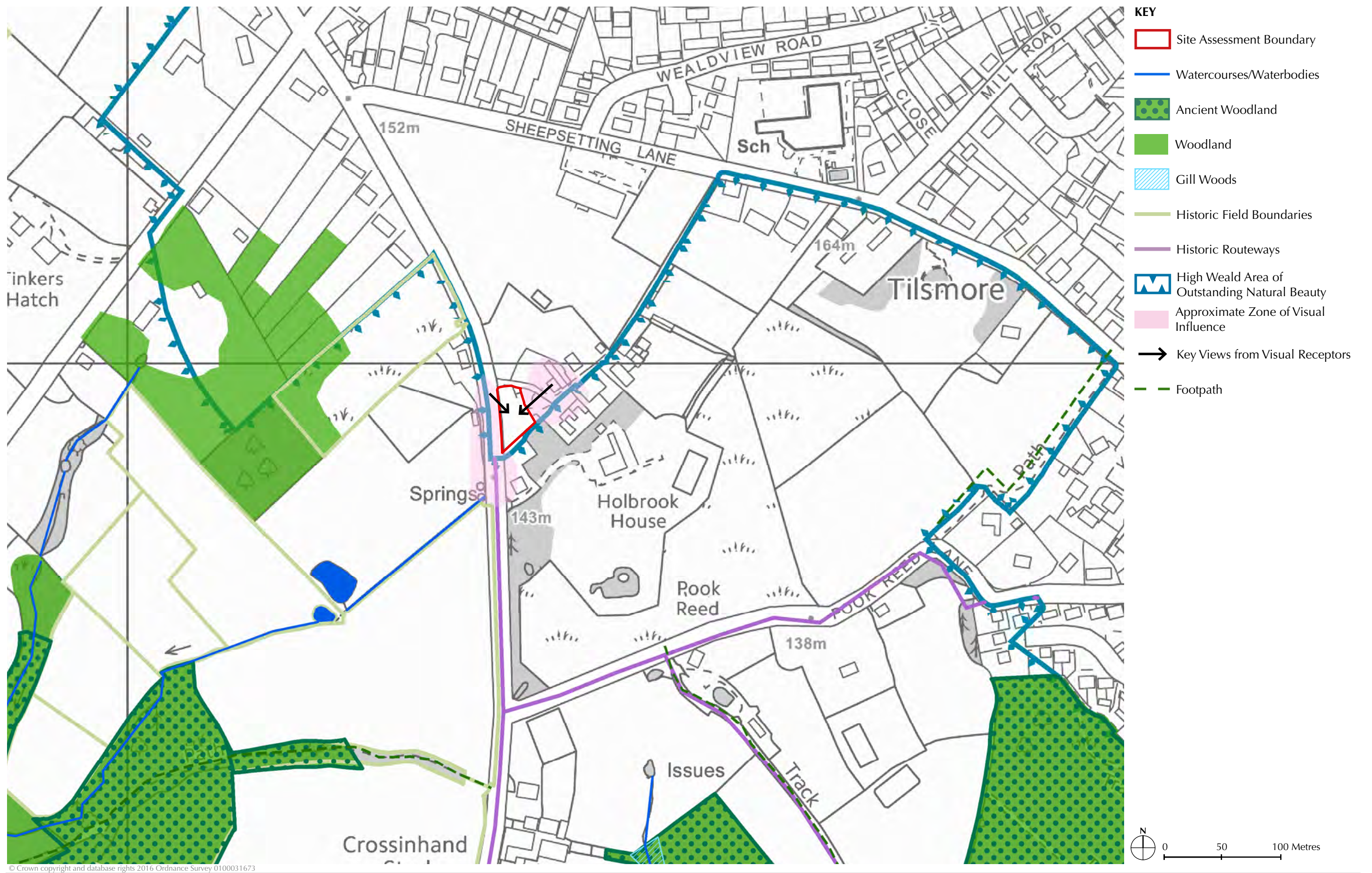
#### 5. Restore/enhance landscape features

*Reason:* Restore/enhance Site boundary vegetation, in particular where the Site is adjacent to existing properties or gardens to ensure green infrastructure links for people and wildlife are maintained and enhanced. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would also help to screen internal views.

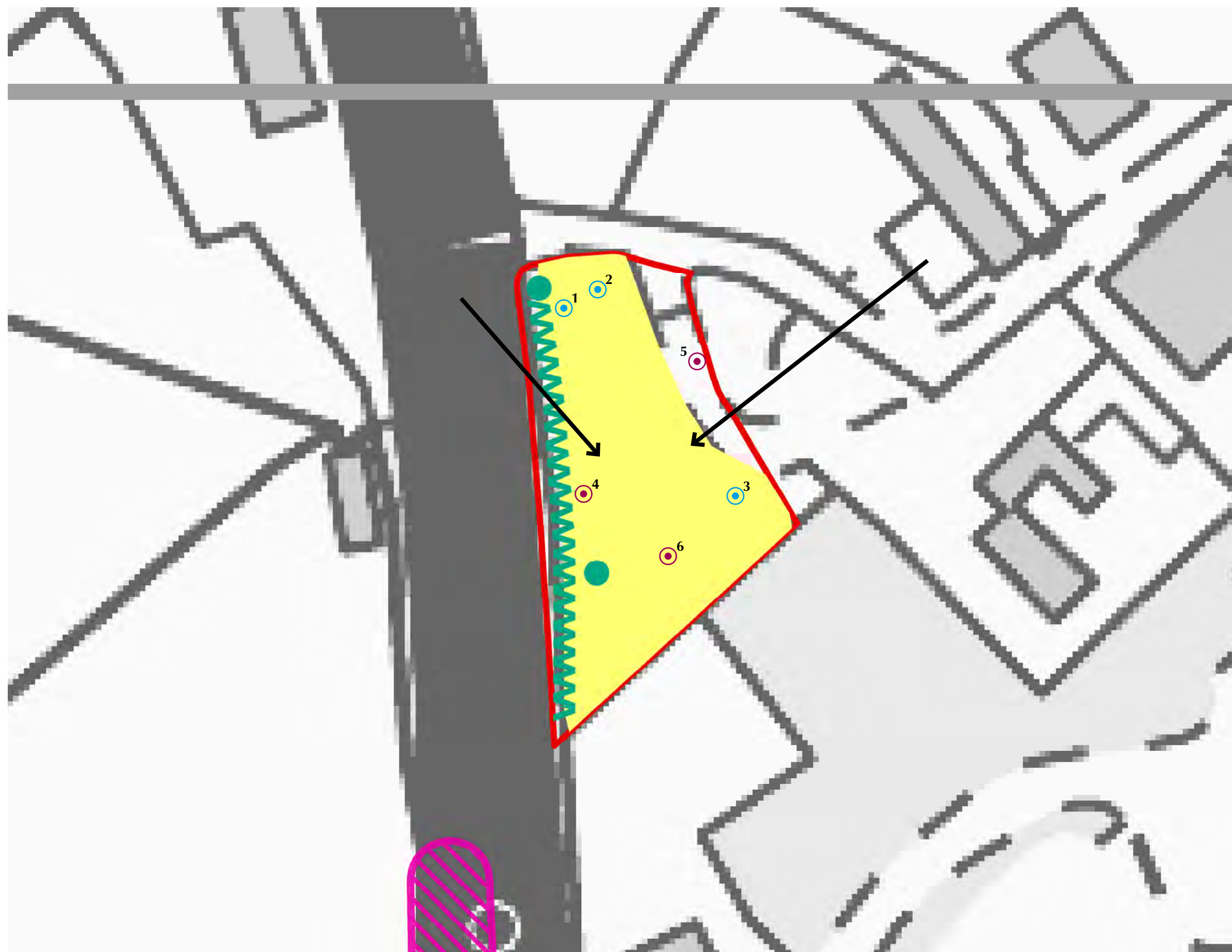
#### 6. Positive management of key landscape features

*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.









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

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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	734/1210
<b>Site Address:</b>	Land at Monkhurst Farm, Sandy Cross, Heathfield
<b>Site Size: (ha)</b>	13.6
<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 8.1</b>, the Site lies in open countryside on the southern edge of Heathfield a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Lying off Theobald's Green (B2203) this large Site comprises three fields of grass surrounded by hedgerows and shaws. The Site is within the High Weald AONB and a number of public footpaths run 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 8.29a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient irregular-shaped fields and meadows enclosed by thick hedgerows and shaws.</li> <li>• Large tracts of woodland, much of which is Ancient Woodland, particularly on the slopes of the valleys.</li> <li>• Designed historic parkland landscapes.</li> <li>• Ancient gill woodlands surrounding narrow and often deep, stream corridors with their source close to the ridge-top.</li> <li>• Dense pattern of scattered historic farmsteads strongly associated with north-south orientated historic routeways.</li> <li>• Networks of footpaths run from the ridge-top into valleys.</li> <li>• Wooded or tree-lined ridge-top settlement edge of Heathfield.</li> <li>• Opportunities for long-distance views to the south over the High Weald.</li> </ul>	
<b>Visual Context</b>	
<p>Towards the south-west and south-east local views are possible and extend long-distances. Beyond the Site towards the north-east views become extensive and cover much of Heathfield Park, a nationally designated Historic Park and Garden as well as Old Heathfield and the residential area in between. Key views from visual receptors are shown on <b>Figure 8.29a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of public footpaths (High Sensitivity)</li> <li>• Users of public byways (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.29a</b>. The Site's ZVI is extensive and far-reaching. It is limited locally in the north-east and north west by topography, woodlands and the existing settlement edge of Heathfield.</p>	



Key views into the Site are marked on **Figure 8.29a** and typical views are illustrated by the photographs in **Figure 8.29c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.29b** and illustrated on **Figure 8.29c**. Located on the southern edge of Heathfield the Site has a gently undulating topography. The Site is rural in nature, comprising three fields of grass surrounded by thick hedgerows and shaws. The Site is currently used as arable land and amenity grassland. The southern edge of the Site is adjacent to Ancient Woodland and other parts of the Site border open fields and farmsteads. All fields are surrounded by hedgerows and the whole Site is part of a very coherent wider landscape that is highly characteristic of the High Weald AONB, with sunken historic routeways and numerous farmsteads set within anciently enclosed field systems.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 3, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 3 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The strong landscape structure of mature hedgerows, sunken lanes and Ancient Woodland contributes to High Landscape Sensitivity overall.'*

#### 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, the coherent ancient landscape pattern and good condition, and the presence of a PRoW passing through the Site give it a very high landscape value.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site is the most sensitive, it includes and is adjacent to Ancient Woodland, and gill woodlands are particularly sensitive. The north-eastern part of the Site is also the most sensitive; it lies adjacent to a sunken historic routeway which is highly 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 8.29b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries within and around the Site are historic and contribute to the unique ancient field patterns of this landscape. The shaws and trees which mark these boundaries both within and around the Site contribute to green infrastructure by providing links through and beyond the Site to key landscape features such as the Ancient Woodland to the south. These features also help to visually contain the Site and their retention would help to achieve targets in the High Weald AONB Management Plan.

#### 2. Retain Ancient Woodland

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

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

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

#### 4. Local vernacular building styles

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

#### 5. Public footpaths through the Site

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

#### 6. Rural character of byway

*Reason:* This is a known sunken 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, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.

#### 7. Rural character of B2203

*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, lighting and associated suburban features) on rural lanes and historic routeways is a target in the High Weald AONB Management Plan.



## Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.29b**.

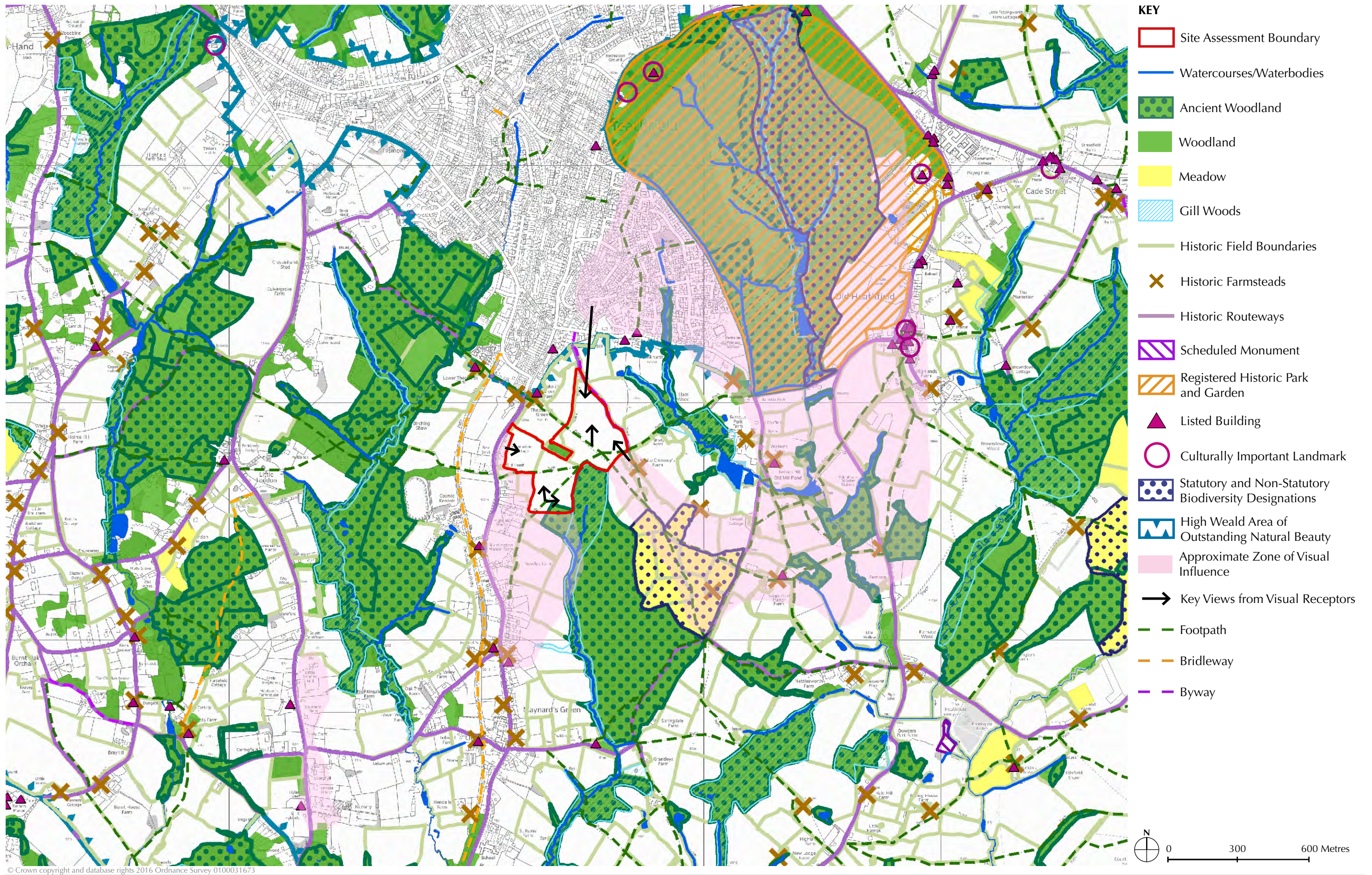
### **8. Restore/enhance landscape features**

*Reason:* To enhance features which are characteristic of the High Weald. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to create hedgerows around the Site providing improved connectivity for wildlife, and filtering views of the Site.

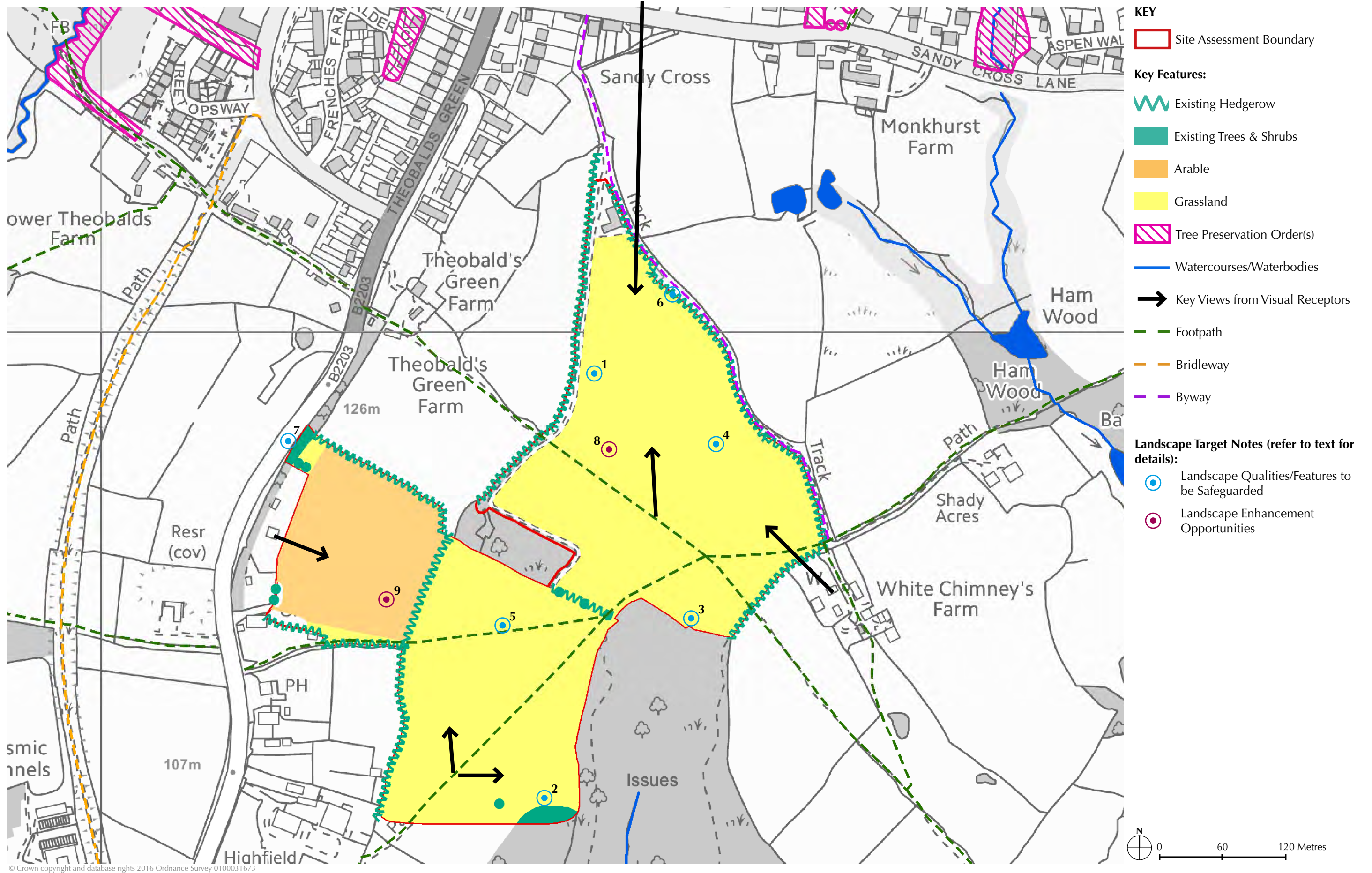
### **9. Positive management of key landscape features**

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













**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	798/1210
<b>Site Address:</b>	The Old Half Moon, Burwash Road, Heathfield
<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 8.1</b>, the Site lies to the north-east of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Situated just off the Burwash Road, opposite Newick Lane, the Site lies within an area of sparse residential properties set within large plots. Heathfield Park, a Historic Park and Garden is located at the southern boundary of the Site, which is within the High Weald AONB. It comprises a small field of grass, wooded access track, bounded by mature trees, hedgerows and woodland. The Site lies adjacent to a listed building just beyond its south-western boundary.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.30a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Small-scale ancient landscape of pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Ancient Woodland as large blocks, much of which is typically on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• Dense patterns of narrow, winding historic rural lanes; ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Designed parkland landscape of Heathfield Park.</li> <li>• Scattered settlement patterns of historic farmsteads some of which have diversified and expanded.</li> </ul>	
<b>Visual Context</b>	
<p>Whilst opportunities for views into this site are fairly restricted, views from surrounding properties are possible. Key views from visual receptors are shown on <b>Figure 8.30a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the Burwash Road (A265) (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 8.30a</b>. The Site's ZVI is limited to local views only towards the west and south, primarily as a result of its location between Burwash Road (A265) to the north and the wooded Heathfield Park to the south.</p> <p>Key views into the Site are marked on <b>Figure 8.30a</b> and typical views are illustrated by the photographs in <b>Figure 8.30c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.30b** and illustrated on **Figure 8.30c**. Located on the same ridge of high ground as Heathfield the Site is steeply undulating, situated at the head of a small valley, which falls to the south through Heathfield Park, a registered Historic Park and Garden. The Site comprises a single irregular-shaped field of semi-improved grassland, bounded by mature hedgerows, trees and Ancient Woodland. Characteristic of the wider landscape context of the High Weald AONB, it lies directly adjacent to a Grade II Listed building. The Old Half Moon, once an inn and originally a 17<sup>th</sup> Century timber-framed property, with later additions. The Site is predominantly enclosed, but there is some inter-visibility with the listed building, where the Site contributes to its setting. It has a moderate sense of tranquillity, affected by the traffic noise from the Burwash Road (A265).

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to 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 existing urban edge and a busy road gives a limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB, its contribution to the setting of a listed building, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The parts of the Site which experience inter-visibility with the listed building is most sensitive as it contributes to the buildings setting. The eastern part of the Site is also most sensitive as it lies directly adjacent to Ancient Woodland. All Ancient Woodland is sensitive as a result of the species and heritage assets it supports.



## OUTLINE LANDSCAPE MITIGATION

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

This section should be read in conjunction with the target notes shown on **Figure 8.30b**.

**1. Maintain a buffer to Ancient Woodland**

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

**2. Field boundaries and their vegetation**

*Reason:* Field boundaries around this Site are historic and contribute to the unique ancient field patterns characteristic of the High Weald and would be in accordance with targets in the AONB Management Plan. The trees and hedgerows 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 east and help to visually contain the Site.

**3. Existing trees**

*Reason:* Existing trees particularly those that are mature, contribute to character and provide green infrastructure and restrict views towards the Site, they should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

**4. Local vernacular building styles**

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

**5. Setting of the listed building**

*Reason:* The need to respect the setting and significance of the listed 17<sup>th</sup> Century timber-framed inn (the Old Half Moon), adjacent to the eastern boundary of the Site, through Site layout and design.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.29b**.

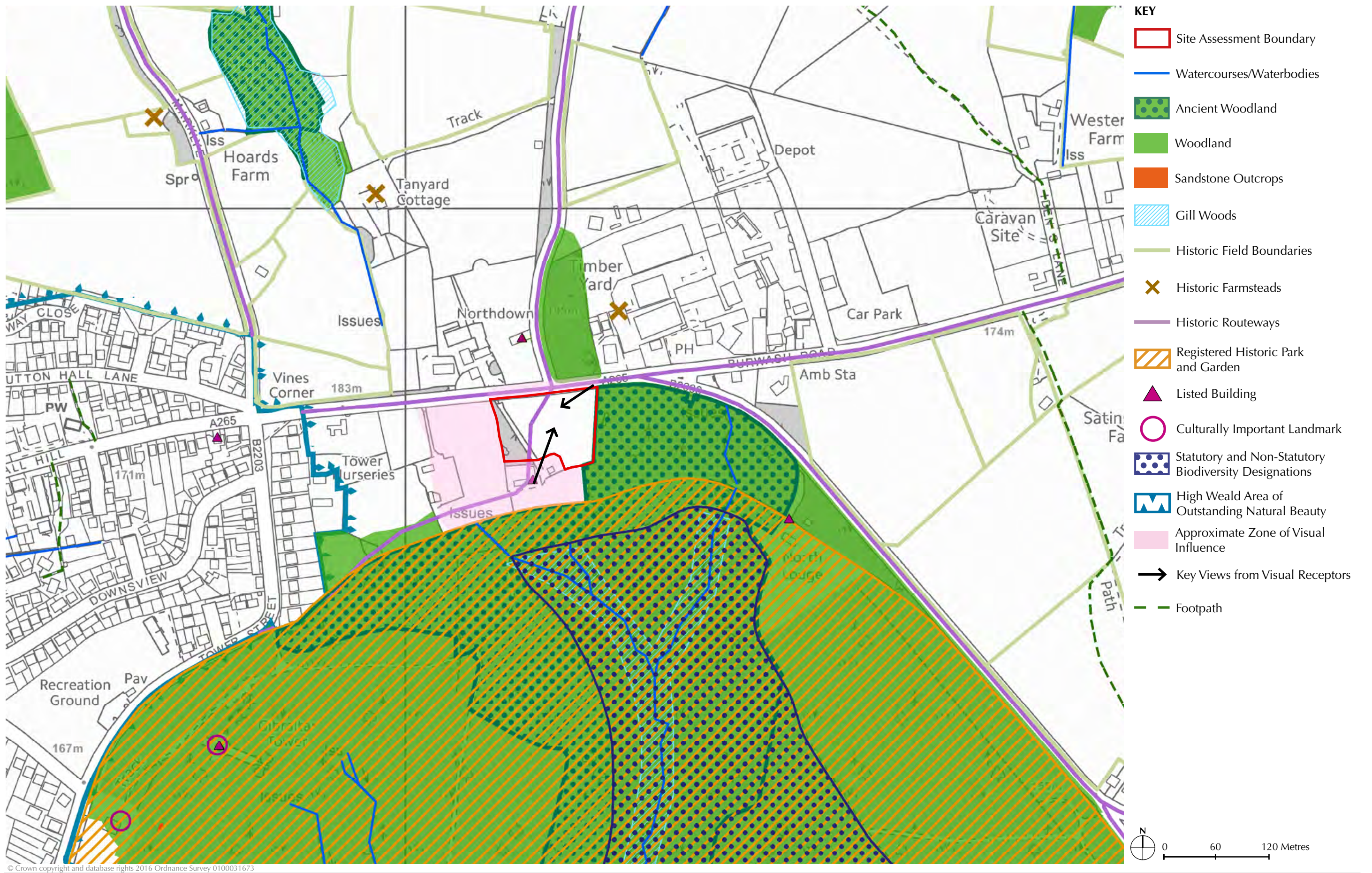
**6. Restore/enhance landscape features**

*Reason:* To enhance landscape features which are characteristic of the High Weald AONB and complementary to the listing of the Old Half Moon. Allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide improved connectivity for wildlife particularly from north to south and filter views through the Site in accordance with targets in the AONB Management Plan.

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

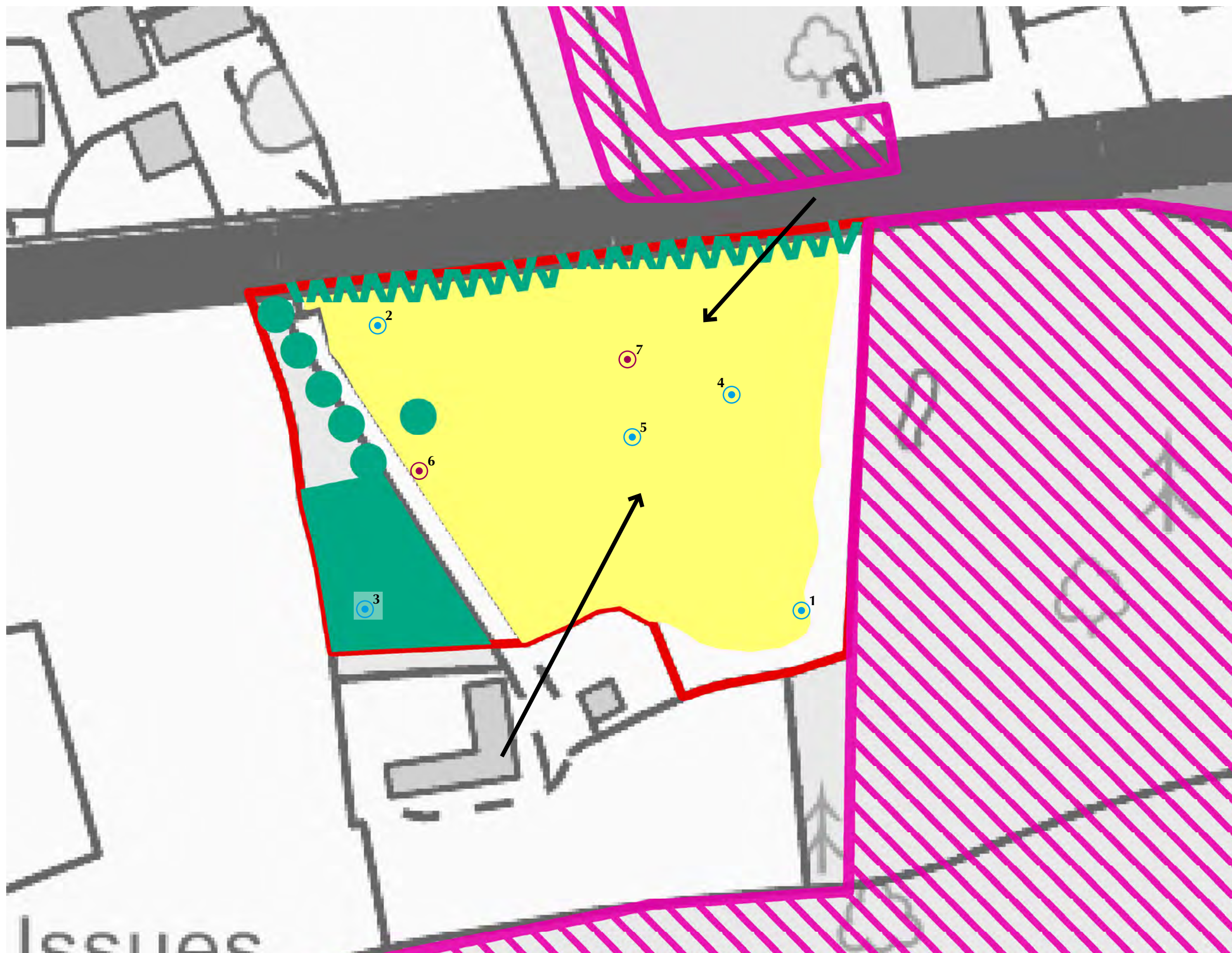
*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, to ensure their character, condition, value and multiple benefits for people and wildlife are retained.



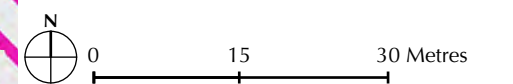


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- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Mature Trees & Shrubs
  - Grassland
  - Tree Preservation Order(s)
  - Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
-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



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	848/1210
<b>Site Address:</b>	Collins Field, Burwash Road, Heathfield
<b>Site Size: (ha)</b>	3.97
<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 8.1</b>, the Site lies to the north-east of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Adjacent to Burwash Road (A265) the Site is within the High Weald AONB and comprises two fields of grassland adjacent a small industrial estate to the west and a camping/caravanning Site to the east. To the north the Site overlooks open countryside and the south its boundary runs along the edge of the A265.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.31a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Designed parkland landscape of Heathfield Park.</li> <li>• Opportunities for long-distance views across the High Weald to the north.</li> <li>• Small-scale ancient landscape of irregular pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• The sometimes prominent settlement edge of Heathfield.</li> <li>• Scattered settlement patterns of historic farmsteads, some of which have diversified. Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium to large tracts of woodland, much of which is Ancient Woodland and typically found on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• Winding historic rural lanes forming dense patterns of narrow, ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> </ul>	
<b>Visual Context</b>	
<p>Visibility of the Site is possible from numerous points around it, including from local public rights of way. Key views from visual receptors are shown on <b>Figure 8.31a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Workers within neighbouring business units (Low Sensitivity)</li> <li>• Users of Burwash Road (A265) (Medium Sensitivity)</li> <li>• Campers/caravanners (High Sensitivity)</li> <li>• Users of the 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 8.31a</b>. The Site's ZVI is limited in the east, west and north to the immediate neighbouring fields and properties. However to the north long-distance views across the High Weald are possible.</p>	

Key views into the Site are marked on **Figure 8.31a** and typical views are illustrated by the photographs in **Figure 8.31c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 8.31b** and illustrated on **Figure 8.31c**. Located just east of a small industrial estate (the Burwash Road Business Area) the Site is gently undulating. It comprises a single field of semi-improved grassland, bounded by trees and hedgerow and part of a neighbouring field (also semi-improved). The Site is part of a coherent wider landscape of small-scale irregular-shaped pastoral fields, which characterise the High Weald. Part of the Site lies adjacent to Burwash Road bounded by trees and hedgerows. The Site has a moderate to strong sense of tranquillity, which is affected at times by some low-level traffic noise.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because, *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to High Landscape Sensitivity.'*

#### Site Landscape Sensitivity and Capacity Assessment:

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

The Site has a **Low Landscape Capacity** due to its high sensitivity and high landscape value. Its location adjacent to existing development gives a slightly 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 and the coherent ancient landscape pattern and good condition, giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.



## OUTLINE LANDSCAPE MITIGATION

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

This section should be read in conjunction with the target notes shown on **Figure 8.31b**.

#### 1. Field boundaries and their vegetation

*Reason:* Field boundaries around 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 hedgerows and wider countryside to the north, whilst reinforcing historic landscape character. They also help to visually contain the Site; their retention would help to meet objectives and targets in the AONB Management Plan.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also 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. 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.

#### 4. Rural character of Burwash Road (A265)

*Reason:* This is a known historic routeway which contributes to both the character of the local area, the approach into Heathfield and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. features such as lighting and associated suburban features) on rural lanes and historic routeways is a target in the AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.31b**.

#### 5. Restore/enhance landscape features

*Reason:* Opportunities exist to restore field boundary vegetation, characteristic of the High Weald around the Site, such as thick shaws, along the Site's south-western boundary in particular. This restoration should use locally appropriate native species to improve connectivity; ensure the Site's character is restored and also to help to visually contain the development in views from the north.

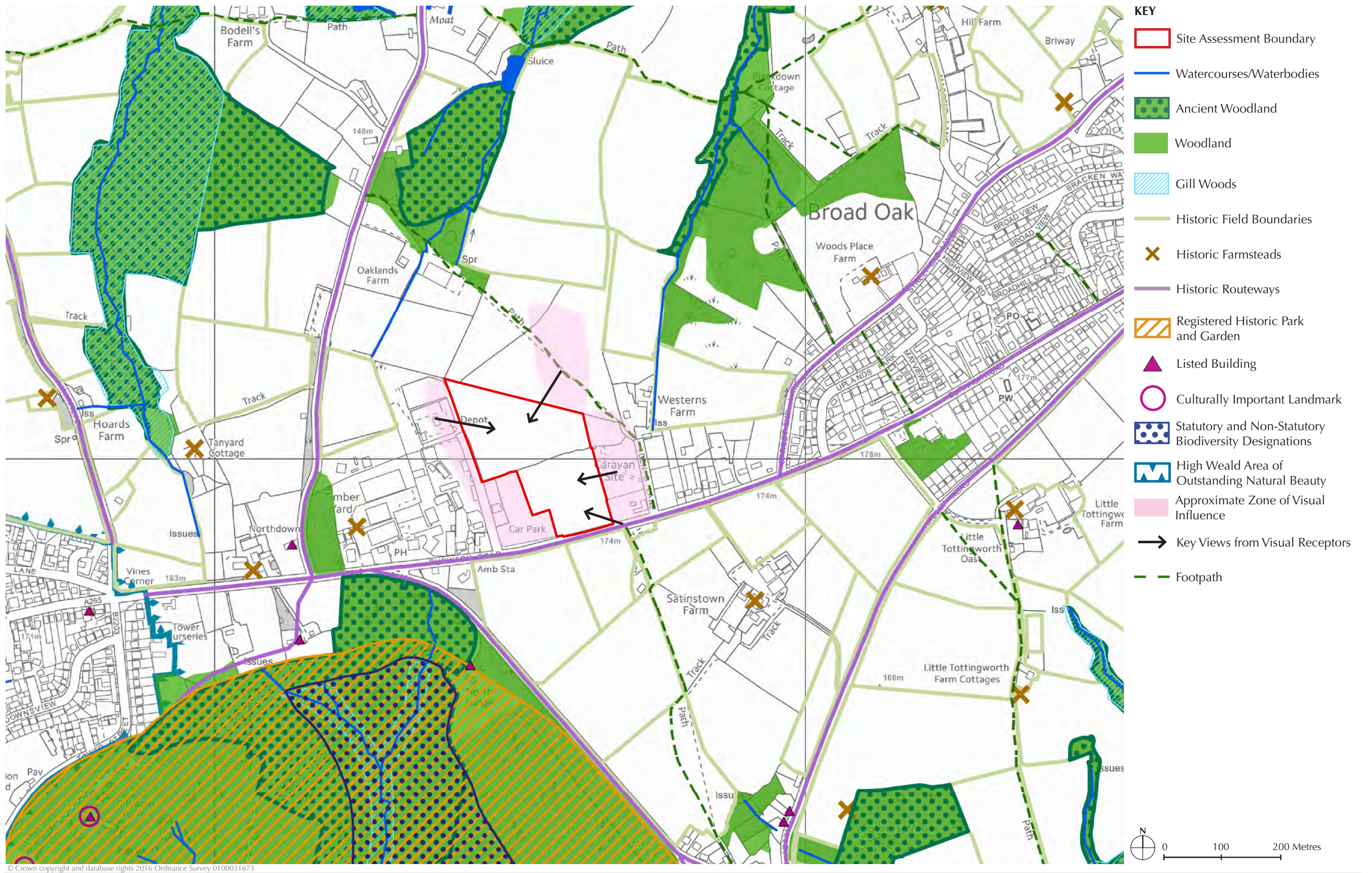
#### 6. Key views into Heathfield

*Reason:* Opportunities exist to enhance the character of the approach in to Heathfield, through characteristic planting. This restoration should use locally appropriate native species to improve connectivity; ensure the Site's character is restored and also to help to visually contain the development in views from the north.

#### 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	
<b>General Information</b>	
<b>Settlement/Area:</b>	Heathfield
<b>Site Reference Number:</b>	865/1210
<b>Site Address:</b>	The Yard, Burwash Road, Heathfield
<b>Site Size: (ha)</b>	0.01
<b>Landscape Assessment Type:</b>	Minimal
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-east of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Adjacent to Burwash Road and the A265 this small Site is within the High Weald AONB and comprises previously developed land within the small industrial estate.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.32a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Medium to large tracts of woodland, much of which is Ancient Woodland and typically found on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• Winding historic rural lanes forming dense patterns of narrow, ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Designed parkland landscape.</li> <li>• Small-scale ancient landscape of irregular pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• The sometimes prominent settlement edge of Heathfield.</li> <li>• Opportunities for long distance views over the High Weald to the north and south-east.</li> <li>• Scattered settlement patterns of historic farmsteads, some of which have diversified.</li> </ul>	
<b>Visual Context</b>	
<p>The Site is generally visually contained in the north and west by existing buildings. The Site is overlooked along its southern boundary by an existing residential property.</p> <p>Typical views of the Site are shown on <b>Figure 8.32c</b>.</p>	
<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 8.32b</b> and illustrated on <b>Figure 8.32c</b>. Located adjacent to Burwash road the Site comprises an area of hard-standing surrounded by close boarded fencing. Currently used as a scrap yard or similar the Site includes an open fronted tin shed along the western boundary. The Site borders an existing residential property to the south and a Highways Depot to the north.</p>	

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Indistinct
Continuity	Recent
<b>Strength of Place</b>	<b>Very Weak</b>
Landform	Insignificant
Tree Cover	Intermittent
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Very Low</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 very low sensitivity and high landscape value. Its location as part of existing development gives a 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 (Landscape Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 8.32b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the character of the lane and help to visually contain the Site, particularly from the road and neighbouring properties. The trees in the south of the Site are also protected by a Tree Preservation Order (TPO). The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 2. Local vernacular building styles

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



## Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 8.32b**.

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

*Reason:* Opportunities exist to restore landscape features around this site, particularly along the boundary with the road and neighbouring properties to help filter views towards the Site. This restoration should use locally appropriate native species to improve connectivity for wildlife and the streetscape of Burwash Road.

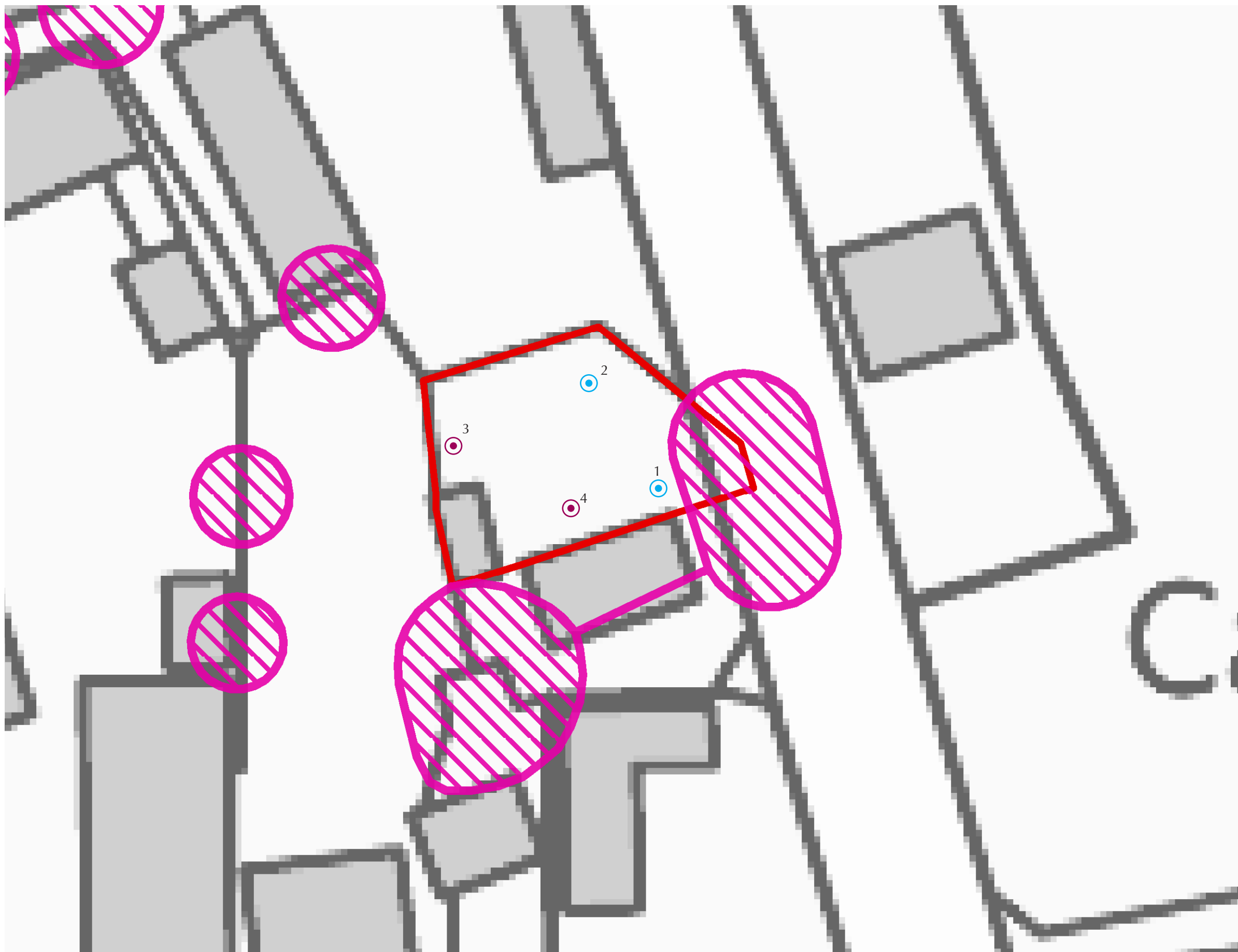
### **4. Positive management of key landscape features**

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



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- KEY**
- Site Assessment Boundary
- Key Features:**
- Tree Preservation Order(s)
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities

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Aerial Image of Site



Typical View into Site



Typical View out of Site



LANDSCAPE AND VISUAL ASSESSMENT	
General Information	
Settlement/Area:	Heathfield
Site Reference Number:	886/1210
Site Address:	Heathfield Ambulance Station, Heathfield
Site Size: (ha)	0.09
Landscape Assessment Type:	Minimal
Site within/adjacent/outside the High Weald AONB:	Within
Location and Description	
<p>As shown on <b>Figure 8.1</b>, the Site lies to the north-east of Heathfield, a significant ridge-top nucleated settlement excluded from, but surrounded by the High Weald Area of Outstanding Natural Beauty (AONB). Adjacent to Burwash Road and the A265 this small Site lies within the High Weald AONB and comprises previously developed land within the small industrial estate. A car park lies on the opposite side of Burwash Road (to the east) and open fields opposite the A265 to the south.</p>	
LANDSCAPE BASELINE	
Landscape Character Context	
<p>The landscape and visual context of the Site is shown on <b>Figure 8.33a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Steeply undulating ridges and valleys, creating an intimate rolling landscape.</li> <li>• Winding historic rural lanes forming dense patterns of narrow, ridge-top roads and sunken tree-lined droveways, tracks and paths.</li> <li>• Small-scale ancient landscape of irregular pastoral fields interspersed with thick hedgerows and shaws.</li> <li>• Medium to large tracts of woodland, much of which is Ancient Woodland and typically found on valley sides.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodland.</li> <li>• The sometimes prominent settlement edge of Heathfield.</li> <li>• Designed parkland landscape of Heathfield Park.</li> <li>• Opportunities for long distance views over the High Weald to the north and south-east.</li> <li>• Scattered settlement patterns of historic farmsteads, some of which have diversified.</li> </ul>	
Visual Context	
<p>The Site is generally visually contained in the north and west by existing buildings. Long distance views towards the south-east are possible from within this site.</p> <p>Typical views of the Site are shown on <b>Figure 8.33c</b>.</p>	
Site Landscape Character	
<p>The landscape features within the Site are mapped on <b>Figure 8.33b</b> and illustrated on <b>Figure 8.33c</b>. Located on the edge of a small industrial estate (the Burwash Road Business Area) the Site is generally level. It comprises a building with garages and most of the Site is hard-standing. It is enclosed by a low, managed hedgerow and accessed via Burwash Road, and is prominent in the approach to Heathfield.</p>	

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

The Site lies within Landscape Setting Area (LSA) 1, as identified in The Wealden Landscape & Settlement Character Assessment (2014). This Assessment evaluated LSA 1 as having a Low Landscape Capacity for accommodating development, because *'This area is situated within the High Weald AONB, resulting in High Landscape Value. The small-scale patchwork of sloping, ancient pastoral fields and pockets of Ancient Woodland are valuable and sensitive landscape features. In addition, key, panoramic long distance views northwards across the High Weald contribute to High Landscape Sensitivity.'*

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Indistinct
Continuity	Recent
<b>Strength of Place</b>	<b>Very Weak</b>
Landform	Insignificant
Tree Cover	Open
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>Low</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 low sensitivity and high landscape value. Its location as part of existing development gives a 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 (Landscape Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 8.33b**.

#### 1. Site boundaries and their vegetation

*Reason:* Site boundaries contribute to green infrastructure by providing existing well-connected vegetation which enables species movements around the Site. If managed differently, they also have the potential to 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 it, particularly along the road. They also help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 3. Rural character of Burwash Road (A265)

*Reason:* This is a known historic routeway which contributes to both the character of the local area, the approach into Heathfield and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. features such as 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 8.33b**.

#### 5. Restore/enhance landscape features

*Reason:* Include tree planting, or allow trees to develop within the existing hedgerow, to help filter views to the Site, enhance the tree-lined character of the A265 and improve connectivity for wildlife. This should use locally appropriate native species both within the Site and around its perimeter.

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

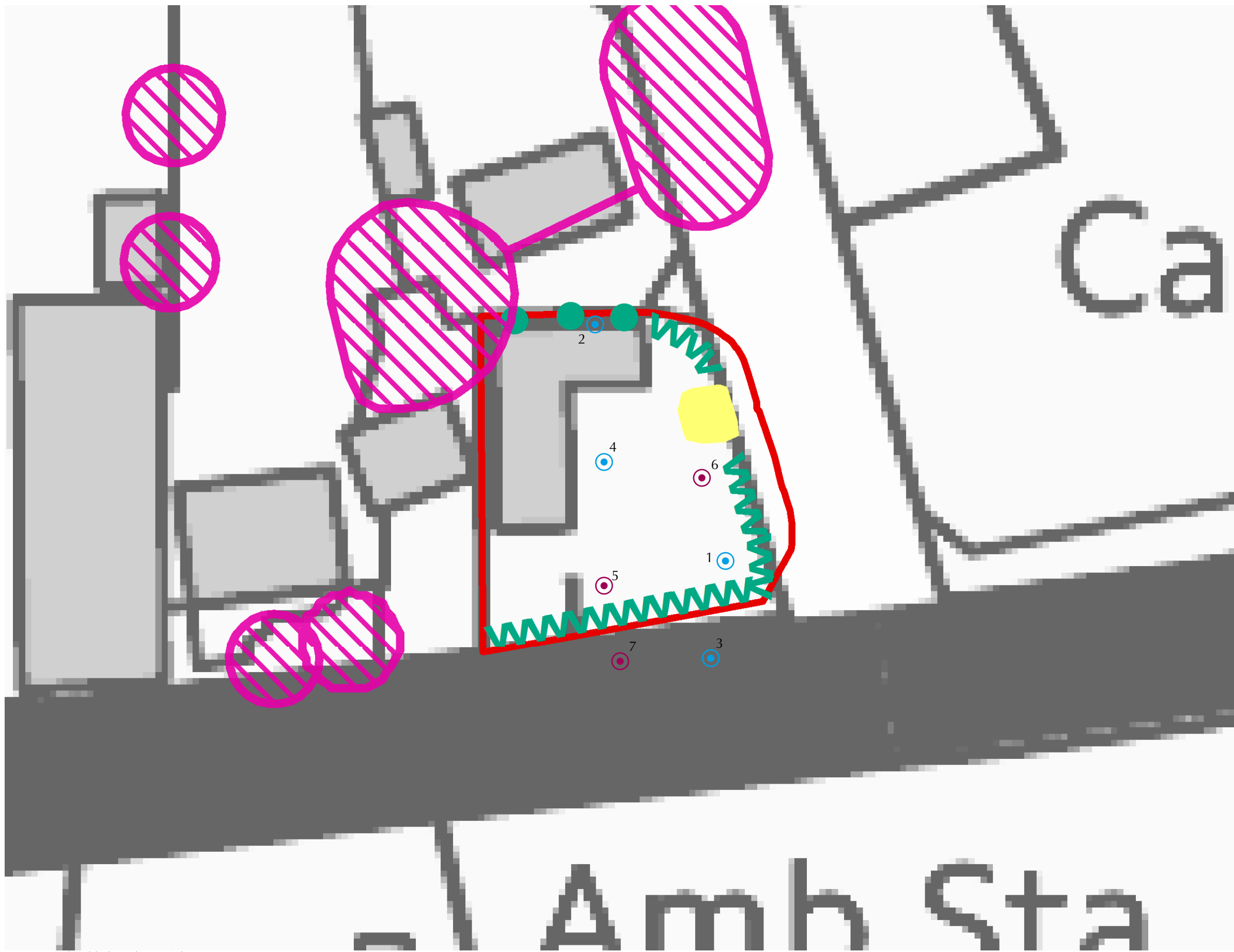
*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.

#### 7. Key views into Heathfield

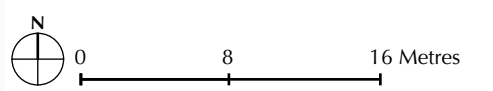
*Reason:* Opportunities exist to enhance the character of the approach in to Heathfield, through characteristic planting of trees or hedgerows. This restoration should use locally appropriate native species to improve connectivity; ensure the Site's character is restored and also to help to visually contain the development in views from the north.







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



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Aerial Image of Site



Typical View into Site



Typical View out of Site