

Rother District Council
Local Development Framework

Core Strategy: Market Towns and Villages Landscape Assessment

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Table 1 Landscape Quality Evaluation Criteria

Quality Classification	Evaluation Criteria
Exceptional	<p>Sources: Modification of criteria contained in the Guidelines for Landscape and Visual Impact Assessment (2002) and DMRB Vol. 11. Remote areas are determined according to Remoteness at the Local Scale (ESCC 1997) Tranquil areas are determined according to Tranquil Areas South East Region (CPRE 2005)</p> <ul style="list-style-type: none"> • Rich, distinctive, unique or outstanding natural landscape character • Strong landscape structure, characteristics, patterns and unified combination of landform and landcover; • Good condition – appropriate management for land use and landcover; • Distinct features worthy of conservation; • Unique sense of place; • No detracting features; • Strong sense of tranquillity reflected in extensive 'Most Tranquil Areas' and Areas of exceptional remoteness, possibly some wilderness.
High	<ul style="list-style-type: none"> • Very attractive, semi-natural or farmed landscape with strongly distinctive or unusual features; • Strong landscape structure, characteristic patterns and balanced combination of landform and landcover; • Appropriate management for land use and landcover but potentially scope to improve; • Distinct features worthy of conservation; • Strong sense of place; • Few detracting features; • Sense of tranquillity, smaller zones of Most Tranquil Areas; and areas of remoteness and possible exceptional remoteness
Good	<ul style="list-style-type: none"> • Attractive semi-natural or farmed landscape with some distinctive features; • Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident; • Scope to improve management for land use and landcover; • Frequent features worthy of conservation; • Sense of place; • Some detracting features; • No 'most tranquil areas'; and possible areas of remoteness, rarely exceptional remoteness.
Ordinary	<ul style="list-style-type: none"> • Commonplace landscape with limited distinctiveness; • Distinguishable landscape structure, characteristic patterns of landform and landcover often masked by land use; • Scope to improve management for land use and landcover; • Some features worthy of conservation; • Frequent detracting features; • No relatively tranquil areas; and no areas of remote landscape.
Poor	<ul style="list-style-type: none"> • Dull landscape which has lost most of its natural features; • Weak or degraded landscape structure, characteristic patterns of landform and landcover are often masked by land use; • Mixed land use evident; • Lack of management and intervention has resulted in degradation; • Frequent dominant detracting features; • Disturbed or derelict land requires treatment; • Relatively Least tranquil areas; and no areas of remote landscape.

Table 2 Landscape Value Evaluation Criteria

Value	Typical Criteria	Typical Scale	Typical Examples/Features
Very High	Very attractive and rare Exceptional landscape quality	International or National	World Heritage Site, National Park, AONB or key elements/features within them. Relatively most tranquil area (CPRE) Accessible wildlife areas of international or national value. Providing setting for internationally valued buildings or cultural features.
High	Very attractive or attractive scenic quality and in part rare High / good landscape quality.	National, Regional, District or Local	National Park, AONB, Areas of Great / Special Landscape Value, Greenbelt (or similar designation) or key elements within them. Accessible wildlife areas of national value. Providing setting for Listed Buildings or nationally important cultural features.
Medium	Typical and commonplace or in part unusual Good / Ordinary landscape quality	Regional, District or Local	Generally undesignated but value expressed through local cultural associations or through demonstrable use. Accessible wildlife areas of local value.
Low	Monotonous, degraded or damaged; Ordinary/ Poor landscape quality.	District or Local	Certain individual landscape elements or features may be worthy of conservation and landscape would benefit from restoration or enhancement.

Table 3 Landscape Character Sensitivity to Change Evaluation Criteria

Sensitivity to Change	Evaluation Criteria
High	A landscape sensitive to a proposed type of change, which would result in significant effects on landscape character, features or elements.
Moderate	A landscape capable of accepting limited change, of the type proposed, with some effects on landscape character, features or elements.
Low	A landscape capable of accommodating considerable change, of the type proposed without effects on landscape character, features or elements.

Table 4 Visual Sensitivity Evaluation Criteria

Visual Sensitivity	Evaluation Criteria
High	Views can be gained from visual receptor groups with a High sensitivity to the proposed type of visual change i.e. several residential properties, access land, footpaths, informal recreational users. High visitor numbers. Sensitivity will be higher in designated landscapes. Long views across the area with few natural visual barriers i.e. landform, trees, hedges and woods. Usually little scope for mitigating potential visual impacts.
Moderate	Views can be gained from visual receptors with a moderate sensitivity to the proposed type of visual change i.e. recreational establishments, hospitals, schools, community uses, roads, railways and equestrian. Moderate visitor numbers. Some long views, some natural visual barriers to contain development. Usually moderate scope for mitigating potential visual impacts.
Low	Views can be gained from visual receptors with a low sensitivity to the proposed type of visual change i.e. commercial properties, farms and industrial sites. Low visitor numbers. Few long views, contained landscape with frequent visual barriers to contain development. Usually considerable scope for mitigating potential visual impacts.

Table 5 Landscape Capacity Evaluation Summary - County Landscape Character Area (CLA) 40 – Battle – Figure 1

Local Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities and Comments	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>B1 Saxon Hill Farm/Claverham (CLA 10-Combe Haven Valley) This area has a strong sense of place. It is typically a heavily wooded rolling rural landscape. There are few detractors apart from the busy road into Battle and distant pylons on the opposite ridge. Feature open pastures divided by neat hedges and extensive deciduous woodland. Remote countryside experience as move away from road. Ribbon development extending along main road out of Battle town. Detached houses, some historic (north lodge and old hospital). Large gardens extending down to rolling valleys and AONB countryside.</p>	High	High AONB	Moderate - High	High	As managed pasture land. Manage and maintain hedges Conserve Pasture. Woodland – ancient semi-natural in particular. Hedges and hedgerow trees. Comments The woodland is valuable and sensitive as ASNW and would be vulnerable to increased urban access. Open fields are part of the character. Limited capacity – some potential infill but retaining some open views from the ridge is important.	Low/moderate. The tree structure is already significant and open areas need to be retained as green fields. There could be some scope to strengthen garden boundaries. However open views from built up areas to countryside are valued.	Low - None	None
<p>B2 Almonry Farm (CLA 10-Combe Haven Valley) Strong sense of place. Rolling and well wooded countryside. Close to the urban edge of Battle town but this does not detract from character. Features – views to Battle Abbey. Fine houses including converted oasts. Accessible from residential areas and town centre. Small housing estates set out along the ridge and accessible from main North Trade Road. Neat and compact. Long gardens create a soft edge to the countryside and green character.</p>	High	High AONB	Moderate - High	High	Well managed pasture. Accessible informal recreation areas. Conservation Informal recreation areas. Woods (ASNW) pasture and shaws. Comments Limited potential outside the development boundary. Remote countryside as move away from the road.	Low. Some scope to strengthen garden boundaries to the built up edge. However it is not desirable to enclose all views from residents to the countryside.	Low - None	None
<p>B3 Battlefield (CLA 10 - Combe Haven Valley) Very strong sense of place. Open Greenfield landscape with scattered trees and tree belts or shaws. Parkland character with mature parkland trees. Open grassland. More open and flatter than countryside to the west. Parkland character – historic landscape.</p>	High – Very High	High AONB	High	High	Area should be managed as pasture and for visitors Conservation Conserve parkland character of Battlefield. Trees and shaws. Comments Very vulnerable to change as historic landscape in AONB.	Low. Very sensitive landscape.	None	None

Local Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities and Comments	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>B4 Glengorse/Telham (CLA 10 - Combe Haven Valley) This area has a strong sense of place. Broad rolling countryside as setting for town and Battle Abbey from some aspects.. Some large fields and areas of paddocks around Glengorse. Few detractors. Woodland and open pasture are characteristic with a well wooded appearance and open pasture between. There has been some loss of historic field pattern. Enclosed urban edge. Very quickly in countryside away from town and road noise.</p>	Good - High	High AONB	High/ Moderate close to urban edge	High/ Moderate close to urban edge	<p>Manage as farmland Some larger fields and horse paddock areas have had hedges removed.</p> <p>Conservation Conserve deciduous woods, trees and shaws. Restoration Lost hedgerow structure.</p> <p>Comments The areas of Moderate capacity are close to the built up edge of ribbon development on the ridge. This would be in areas which are enclosed by existing woodland areas and tree belts Any development further out would require substantial woodland planting to contain it in this area of remote countryside.</p>	Moderate/low. Some scope to strengthen garden edges on ridge. Scope to plant hedges and shaws/tree belts form new urban edge with woodland tree planting. This would screen long views out.	Low - Moderate	None
<p>B5 Starrs Green This area lacks sense of place. It is characterised by houses with long gardens falling from the ridge northwards to a wooded valley. The area is enclosed from the north by Roughland Wood. The settlement is ridge top ribbon development on A2100 between Battle and Hastings. There are few distinctive features and no major detractors.</p>	Ordinary – Good	High AONB	Low	Low	<p>Manage as gardens.</p> <p>Conservation Conserve woodland.</p> <p>Comments AONB – landscape. Longer gardens are outside the built up edge. Some limited scope for infill between houses. Avoid creation of crowded cul-de-sacs as this would detract from the character of the area.</p>	Moderate Some scope to strengthen garden boundaries and road frontage with trees and hedges.	Moderate	None
<p>B6 Blackfriars Oast This area has a strong sense of place. It is comprised of enclosed land between Marley Lane and Roughland Wood. It is typically attractive rolling countryside with horse paddocks. There is a loss of historic field structure where removed. It is the setting for a feature oast and old farm buildings. A typical historic farm settlement on the edge of the suburban expansion of Battle. Historically this would have been an isolated farm unit.</p>	Good	High AONB	Moderate	Moderate	<p>Well managed as pony paddocks. Some loss of historic structure.</p> <p>Conservation Hedgerows. Feature buildings. Restoration Restore lost field pattern.</p> <p>Comments Some scope in more enclosed areas. The setting of the historic buildings and oast is sensitive. Resist gentrification.</p>	Moderate. Scope to replace lost field structure with tree and hedges. Some open green field character should be retained as the setting for farm and oast.	Moderate	Low

Local Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities and Comments	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>B7 Marley Lane Sewage Works (CLA 11 Brede Valley) The area has a sense of place. Rolling countryside with mixed uses, pasture for horses and some arable farming. Detractor – sewage works but this is well concealed in a wooded stream valley. Some lost hedgerows and loss of historic field patterns. A feature in this area is an ancient track with hedge bank and coppice trees.</p> <p>Suburban extension to the north east of the town. Typical 1970s cul-de-sacs. Green and leafy and well contained by wooded stream valley and ancient hedgerows.</p>	Good	High AONB	Moderate	Moderate	<p>Manage as farm land accessible to the urban area</p> <p>Conservation Conserve tree cover. Ancient hedgerows. Mature deciduous trees. Ancient track and hedge banks and coppice.</p> <p>Restoration Restore lost field pattern</p> <p>Comments Some capacity in more enclosed areas and close to the built up area.</p>	<p>Moderate.</p> <p>Some scope to replace lost field boundaries and plant new woodland.</p>	Moderate	Low
<p>B8 Lake Meadow/ Little Park Farm (Part CLA 10 - Brede Valley) Very strong sense of place. Steep sided bowl landscape of open countryside to the north of the town. Accessible countryside to the town and highly valued. The historic town is a feature. No detractors. Edge of Battle Conservation Area. High quality tight knit town centre.</p>	High	High AONB	High	High	<p>Manage as farm land and recreational land accessible to the urban area.</p> <p>Conservation Conserve hedges, trees and pasture. Green character.</p> <p>Comments High quality countryside setting to the historic town centre. Little capacity for change.</p>	<p>Low</p> <p>Little scope as stable character and distinctive. The edge of the town is part of the setting. Long views in and out should not be obscured.</p>	Low - None	None
<p>B9 The Old Mill This area has a very strong sense of place. These historic meadows are the remnants of the ancient field pattern.</p> <p>The settlement pattern is of fairly recent housing development which surrounds the old mill and scattered historic buildings on ancient routes.</p>	High	High AONB	High	High	<p>Retain as well managed amenity land and public open space.</p> <p>Conservation Public access. Trees, hedges and meadow.</p> <p>Comments The area is Valued as historic meadows and the setting for old mill. The area is valued as established Green Infrastructure. Little to no capacity as irreplaceable.</p>	<p>Low</p> <p>There would be little scope as this space should remain as open meadow.</p>	None	None

Local Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities and Comments	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>B10 North of Virgins Lane (Part CLA 11-Brede Valley) This area has a strong sense of place. There are long and well established gardens, allotments and small holdings. These form an edge to very high quality AONB landscape. Few detractors. Some characteristic feature trees. The settlement pattern is of ribbon development along an ancient lane. This is modern development in a leafy setting.</p>	High	High AONB	Moderate High	High	<p>Manage as gardens or amenity land where relevant and farm land beyond this.</p> <p>Conservation Conserve important trees and hedges.</p> <p>Comments Potential for Infill between houses only. Character of established gardens. Value of mature trees and garden character. This creates a soft edge to the AONB countryside difficult to replicate.</p>	<p>Low</p> <p>There would be little scope to change the edge of the built up area as it has a stable character. The long views should be retained and extensive new planting would obscure them.</p>	Low	None
<p>B11 Stream Farm, Kelklands This area has a strong sense of place. It is typically rolling countryside of pasture with well established hedgerows and hedgerow trees. Residential edges overlook the area. Mature trees and hedges are a landscape feature. A large phone mast intrudes as a landscape detractor.</p> <p>This is the edge of the built up area of Battle. Characteristic long gardens to some large houses in a garden setting on south side of the area – ribbon development extends along Netherfield Road.</p>	Good-High	High AONB	Moderate - High	Moderate -High	<p>Manage as farm land on the urban edge with public access on footpaths.</p> <p>Conservation Mature trees and hedges. Especially on the urban edge.</p> <p>Restoration Field pattern where lost.</p> <p>Comments There may be some capacity close to the urban edge. Possibly in large gardens and plots to south of Kelklands. Not in open fields beyond which are part of the Brede Valley.</p>	<p>Moderate.</p> <p>Close to urban edges the planted structure of trees and hedges could be strengthened. Views out are part of the character. Large scale planting could obscure this</p>	Low	None
<p>B12 North of N. Trade Road, Kelkwood The area has some sense of place. It is characterised by the wooded ridge on the north side of North Trade Road. The area has scattered ribbon development. Features include North Lodge and the old hospital. There are some pine plantations which area characteristic.</p> <p>The area has scattered ribbon development. There are larger houses in bigger gardens than on south side of North Trade Road. More recently some tight infill estates have been built in cul-de-sacs.</p>	Good	High AONB	Moderate	Low - Moderate	<p>Manage as gardens, plantation and woodland. There are some plots which are overgrown and not managed.</p> <p>Conservation Trees. ASNW. Treed character along A271 road into Battle. Fine houses in landscape setting.</p> <p>Comments There would be some capacity as infill. This needs to be of a high quality and in character with the existing development. The countryside becomes more remote away from the road.</p>	<p>Moderate.</p> <p>Some scope to enhance and strengthen the existing wooded and garden character.</p>	Moderate	Low

Table 6 Landscape Capacity Evaluation Summary - County Landscape Character Area - 39 Rye – Figure 2

Local Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>R1 Playden West This is the area of land which slopes from Leasam Lane Southwards. It is typically pasture enclosed by treed hedges and scattered woodland. There are some more open slopes. A feature of this part of Rye is the raised cliff. The area has a strong sense of place. There is more modern ribbon development along ridge top track. This is an historic track and access to the listed Leasam House and Farm. Areas of open fields which are not in the AONB do act as a buffer between the built up edge and AONB.</p>	High	High AONB AONB buffer	Moderate - High	High	Continue to manage as low intensity farming and grazing land. Conservation Hedges. Trees and woods. Restoration Lost hedges where fields have been enlarged. Comments Encroachment of new development onto the open slopes would impact on AONB countryside. The countryside outside AONB is a landscape buffer.	Low There would be some scope to redefine the urban edge and create a woodland buffer to the AONB countryside. It would not be desirable to enclose long views out.	Low	None
<p>R2 Playden This is rolling countryside with well a defined field pattern in characteristic rectangular plots. The Historic landscape character is evident together with ancient field structure and hedges. Sunken lanes cut through the greensand of the raised cliff. The area has a strong sense of place. Features include the raised cliff and some vernacular buildings. Ancient tracks which would have run down to the river have been truncated by new build. There are historic settled plots between these ancient tracks. Saltcote Street probably gave access to the river and is now a dead end.</p>	Good	Medium – High	Moderate - High	Moderate	The area should be managed as small scale farming with sheep and other grazing. The Garden and small holding character should be maintained Conservation Trees and hedges. Character of historic field structure. Comments Should be considered in the more enclosed areas only. Any proposed development should not intrude into historic character of the area and field pattern.	Moderate. There would be some scope to strengthen the field boundaries. The historic field pattern must be retained. Large woodland blocks would not be in character.	Moderate	None

Local Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>R3 River Floodplain (Part CLA 26 Rye Winchelsea Area) This is the flat landscape on river meadows surrounding the Rivers Rother and Brede. The area is occupied by grass areas in mixed use. There are wide areas of grazed pasture on the floodplain. This area is the riverside setting for the historic town on Rye Citadel. Flood banks are characteristic features lining the river banks. This area is the floodplain surrounding the confluence of the Brede and Rother rivers. There is scattered development of farm buildings, boat yards and some residences. There are typical urban edge uses such as small holdings and public open spaces including the cricket and recreation ground. Rye Town sits above the area on the Citadel and is a historic Cinque Port.</p>	Good	High	High	High	<p>The area should be managed for open uses such as recreation and grazing. There is some horse culture and intrusive fencing associated with an Ostrich Farm. These areas could be tidied up Conservation Open character of floodplain. Grazing marshes. Comments The character of the area is strong where not interrupted by urban edge type uses and would be vulnerable to change. Potential would be limited to brown field sites only; however the entire area is in the floodplain. Any proposals would need to have regard for the setting of the historic citadel town and the open character of the landscape south of the river.</p>	Low Extensive planting would be out of character in the open landscape. Remove and enhance intrusive uses.	Low – Moderate.	Low
<p>R4 Gibbett Marsh, Marley Lane These are more enclosed areas on urban fringe. The larger meadows are grazed. Other more enclosed areas have varied uses. Landscape features include a windmill and Martello Towers, the setting of these would be sensitive to change. The area is characterised by riverside settlement. Areas of open fields which are not in the AONB do act as a buffer between the built up edge and AONB.</p>	Good	Medium - High Part AONB AONB buffer	Moderate - High	High	<p>Well managed farmland. Some small holding type uses. Manage and retain Allotments. Conservation Open character of river side meadows. Restoration Lost landscape structure. Comments Development could be considered in the enclosed areas close to built up edges only where not AONB buffer. There is no potential for development in the open riverside grazing areas (some of which is SSSI).</p>	Moderate scope on the urban edges where there would be potential to strengthen built up edges. Low to no potential for new planting on the open marshes.	Low-Moderate	Low
<p>R5 Udimore Road (Part CLA 13 Lower Rother Valley) Open grazed fields at the rear of ribbon development on Udimore Road. The area has a pleasant character with extensive views to the surrounding ridge. There are some hedgerows and scattered mature trees. The housing is typically post war ribbon development. Areas of open fields which are not in the AONB do act as a buffer between the built up edge and AONB, but are not of AONB character or quality.</p>	Good	Medium – High Part AONB	Moderate	Moderate	<p>The area is generally well managed pasture. There has been some loss of hedgerow and field structure. Conservation Hedgerows and hedgerow trees. Restoration Lost hedgerows. Comments Development would be acceptable close to the built up edge. A strong landscape framework would be needed to minimise impact from views on the Leasam ridge and on the AONB.</p>	Moderate. There would be some scope to mitigate new development by replanting lost hedgerows and strengthening tree belts.	Moderate	Low

Table 7 Landscape Capacity Evaluation Summary - County Landscape Character Area 6 Upper Rother Valley – Villages, Figures 3 - 11

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
BROAD OAK (Straddles border with CLA 11. Brede Valley) – Figure 3								
<p>BO1 South of Village This area forms the crest of the north slopes of the Brede Valley. The area is characterised by open pastures and gardens falling away from built up ridge. The settlement pattern is of ribbon development along the ridge.</p>	High	High AONB	High	High	<p>Manage as farmland and address urban influences. Encourage more positive management of under use and derelict land Conservation Trees, hedges. Long views out. Restoration Lost field structure.</p> <p>Comments Any development should be limited to infill within the development boundary.</p>	<p>Low Very little scope as this would change the open character of the ridge.</p>	None-Low	Low
<p>BO2 North and East The land to the north and east of the village is typically open rolling countryside with open pastures interrupted by woodland. There are public footpaths giving access to the wider countryside and long views to the north. The north extension to the village is in Cul-de-sacs of modern development extending north from ridge. There are large houses and gardens as ribbon development along Forge Lane.</p>	High	High AONB	High	High	<p>Manage as farmland and address rural fringe influences. Address loss of field structure. Conservation Conserve hedges and pasture. ASNW – woodland.</p> <p>Comments The open exposed nature of this countryside would make it vulnerable to change. Where it is more enclosed the slopes are too steep to develop.</p>	<p>Low There is little scope as it would not be desirable to plant large areas of woodland and block open views.</p>	None-Low	None
<p>BO3 Granary Farm This area of flatter land forms a ridge top plateau. The village development extends as ribbon development along the road. Fields to north are enclosed by woodland. Some fields are bounded by tall hedges and hedgerow trees.</p>	Good	High AONB	Moderate	Moderate	<p>Manage as a buffer zone between woodland and village. Manage hedgerows and tree belts, especially where these may help to screen potential development. Mnage semi-natural ancient woodland Conservation Hedges. Woodland. Mature oaks.</p> <p>Comments Development would need to be supported by a strong landscape framework. Consideration needs to be given to protecting semi-natural ancient woodland from encroachment.</p>	<p>Moderate. There would be some scope to strengthen field boundaries and the built up edge with planting.</p>	Moderate	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change		
							Housing	Business	
BURWASH (on border with CLA 8 Dudwell Valley) - Figure 4									
<p>Bur 1 Burwash School This area is the sloping countryside which falls away from Burwash Ridge. It has a very strong sense of place. The steep green fields are enclosed by historic hedged field boundaries. Characteristic features include significant mature oak trees and an oast house. This area is the setting for the historic church and Village Conservation Area.</p> <p>Burwash is a ridge top settlement. Ribbon development is strung along the ridge. This is typical of the local historic settlement pattern with focal centres at Burwash, Burwash Weald and Common.</p>	High	High AONB	High	High	<p>Well managed farmland with pasture. There is a public open space adjacent to church for informal recreation.</p> <p>Conservation Hedges. Historic field pattern. Meadows. Mature trees.</p> <p>Comments Limited to within the development boundary. Even then the area is very sensitive as there are long views in and a Conservation Area. High quality development may be acceptable as long as it is in keeping with the local vernacular.</p>	Low There would be little scope for significant mitigation. The strong landscape character and historic field pattern could be compromised by extensive new planting.	None-Low	None	
<p>Bur 2 Greenfield Road This area is typically gently rolling pasture with a strong field structure. Mature hedges enclose most of the pastures. The open fields fall to narrow stream valley. The area has a distinctive sense of place.</p> <p>Burwash is a ridge top settlement with ribbon development strung along the ridge. This is the historic settlement pattern with focal centres at Burwash, Burwash Weald and Common. More modern development can be found along Ticehurst Road.</p>	High	High AONB	High	Moderate	<p>Well managed pasture should continue under the existing regimes and species rich meadows encouraged.</p> <p>Conservation Hedges. Stream valley vegetation.</p> <p>Comments Any proposed development would need to be restricted to development boundaries.</p>	Low Some scope to enclose the edges of ribbon development. Open fields are part of the character and large scale woodland planting would detract.	Low-Moderate	Low-None	
<p>Bur 3 Strand Meadow This area is a mix of scrubby enclosed fields and more open pasture. The area is publicly accessible on footpaths. There are some steep fields. The area has some sense of place with few features or detractors. The historic field pattern is obscured by encroaching scrub. The built development is a modern housing extension to old settlement.</p>	Good-Ordinary	High AONB	Moderate	Low	<p>There is some lack of management in the stream valley where there is informal public access. This area needs to be positively managed as accessible green infrastructure.</p> <p>Comment Especially in more enclosed areas. Development should be considered close to the built up edges only. Landform and value as green infrastructure may limit potential.</p>	Moderate There would be some scope to strengthen the boundary between built up edge and the countryside.	Moderate	Low	

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>Bur 4 Burwash West This area is of open slopes which fall away from the village to the north, west and south. The large gardens are enclosed by trees and hedges and back on to open farmland. The area is under mixed arable land and pasture. There is a very strong sense of place. The historic core of the village is strung along the High Street Conservation Area.</p>	High	High AONB	High	High	<p>Well managed farmland. Conservation Trees. Hedges. Historic character and setting to village.</p> <p>Comments This would be close to the built up edges only. No development would be acceptable outside the development area. The landscape would be very sensitive to change due to the historic character and open slopes beyond.</p>	Low There would be little scope for change as the character is sensitive. Large scale planting or enclosure would be out of character.	Low	None
BURWASH COMMON (on border with CLA 8 Dudwell Valley) – Figure 5								
<p>BC1 Burwash Common North These are open slopes falling away from the Burwash Ridge. There are large open fields in places which are enclosed by woodland to north. The area has a sense of place. Wooded ghyll valleys are characteristic. The open recreation ground is a setting to some fine houses and their gardens. The settlement pattern is ribbon development along an ancient route on the west-east ridge. There is no defined focus of the settlement. Scattered farmsteads sit just off the ridge.</p>	High	High AONB	High	High	<p>There has been some loss of historic field pattern. Large arable fields extend northwards. Conservation Woodland. Hedges. Open slopes. Restoration Lost field structure.</p> <p>Comments The open slopes and characteristic settlement pattern would be sensitive to change. There may be some capacity within the development boundary only and it would be important to maintain the gap between settlements.</p>	Low There would be little scope for extensive woodland planting. The existing open slopes should be retained.	Low	None
<p>BC2 Burwash Common South This area is more intimate and enclosed than the area to the north (BC1). It is typically rolling countryside dissected by frequent tracks and lanes (drove roads). There is a patchwork of small paddocks with a distinct field pattern. The area is dissected by wooded ghyll valleys. There are more roads and tracks running south from ridge than on north side of ridge.</p>	Good – High	High AONB	Moderate	Moderate	<p>Some rural fringe influences need to be managed. Paddocks and fences have replaced hedges in places. Conservation Hedges. Trees. Wooded ghylls.</p> <p>Comments This would be mainly confined to development boundaries. There may be some limited scope for infill but not extending into more open lower slopes.</p>	Moderate Some scope to strengthen landscape structure. Extensive planting would be out of character.	Low-Moderate	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change		
							Housing	Business	
ETCHINGHAM – Figure 6									
<p>E1 North and West of Village The area is characterised by large open fields to north of village which are under intensive agriculture. The loss of field structure where hedgerows have been removed has had an impact on the historic landscape character. There are remnant hedgerows, trees and ponds. The area lacks sense of place. A footpath crosses the area at the western end and most of it is fairly inaccessible on public rights of way. Fast traffic on the High Street detracts from and severs the village.</p> <p>This is a fairly modern village grown up adjacent to station and is typical ribbon development.</p>	Ordinary - Good	High AONB	Moderate - High	Moderate - High	<p>Intensive agriculture has removed landscape features. Manage as farmland and seek to reduce intensity of use and restore lost landscape structure.</p> <p>Conservation Woodland and remaining hedges. Mature trees. Farm ponds.</p> <p>Restoration Lost field pattern and landscape structure.</p> <p>Comments The lack of landscape structure would make the character of the area vulnerable to change. No development on high ground or north of ridge, or west of The Ashes track.</p>	Moderate. There would be some scope to replace lost landscape structure and strengthen the village edge. Blocks of woodland planting could be used to link existing trees and woods. Existing tree belts are essential mitigation which should be retained and p[rotected	Moderate.	Low	
<p>E2 Willow Close and South of Village This area is the land which slopes to the south of the village and surrounding river valley landscape. The area is prone to flooding. It is characterised by flat open fields with stream side vegetation. The area has some sense of place. It has an attractive riverside landscape.</p> <p>Fast traffic on High Street detracts from the village. This is a fairly modern village which has grown up adjacent to station and is typical ribbon development.</p>	Good	High AONB	High	Moderate – High	<p>Continue management as well managed farmland. Restore lost landscape structure.</p> <p>Conservation Streamside. Vegetation. Trees and hedges.</p> <p>Restoration Lost landscape structure – field boundaries</p> <p>Comments The open nature of this area would make it sensitive to change and development would need to be restricted to the village edge</p>	Low. There would be some scope to strengthen lost landscape structure with tree belts, especially along field boundaries. There is scope to redefine the village boundaries with the countryside. Large scale woodland planting would not be in character.	Low	None	

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
FLIMWELL (on border with CLA 6 Bewl Water Area) - Figure 7							Housing	Business
<p>F1 Flimwell The landscape surrounding the ribbon development of village is comprised of fields sloping away from the village. It is mainly meadow pasture often enclosed by woodland. There is a wooded landscape to north and south. Features in the landscape are weather boarded cottages, mature oak trees and clumps of pine trees. A main detractor is speeding traffic.</p> <p>The settlement is of ridge top development lining old route ways. The village has developed around a very busy crossroad on the A21.</p>	Good	High AONB	Moderate	Moderate	<p>Some areas lack management as they are no longer farmed. Consider positive management for these areas.</p> <p>Conservation Trees. Hedges. Woods.</p> <p>Comments More enclosed areas close to village edges. Development should avoid open slopes. West of the A21 there would be greater scope for infill development on the north side than on the more open slopes to the south. Avoid open slopes adjacent to the A21.</p>	Moderate. Some scope to join up tree belts and woodland and redefine village edges with planting.	Moderate	Low
HURST GREEN – Figure8								
<p>HG1 East of the A21 Much of the landscape surrounding the village is comprised of enclosed paddocks close to the village edge. Locally distinctive feature include white weather boarded houses set back from the road in long gardens. A main detractor is the relentless traffic on A21 which severs the village west from east. Well treed hedgerows and tree belts enclose parts of the built development from the wider countryside. Good quality farmland extends beyond the village boundaries. The rural fringe is less well managed near the village with some urban fringe influences in places.</p> <p>The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs.</p>	Good	High AONB	Moderate	Moderate Low close to built up edge	<p>There are some unmanaged plots close to the built up area. There is evidence of a loss of historic landscape structure close to village. Hedges have been removed.</p> <p>Conservation Mature trees. Open meadows outside built up edge and hedges.</p> <p>Restoration Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.</p> <p>Comments Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the east.</p>	Moderate. There could be some scope to strengthen planted edge to countryside. Mitigation measures could replace lost tree belts and use planting to strengthen the village edge.	Moderate	Moderate close to A21 Low elsewhere

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>HG2 South of Station Road This area is characterised by open slopes falling away from the edge of the village to the south. Locally distinctive features include white weather boarded houses and other vernacular buildings strung along Station Road. Well treed hedgerows, parkland trees and tree belts enclose parts of the built development from the wider countryside. Good quality farmland extends beyond the village boundaries. The rural fringe is less well managed near the village with some urban fringe influences in places.</p> <p>The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs.</p>	Good	High AONB	Moderate - High	High	<p>There is evidence of a loss of historic landscape structure close to the village and where hedges have been removed in places.</p> <p>Conservation Mature trees. Tree belts and hedges.</p> <p>Restoration Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.</p> <p>Comments Some development may be acceptable close to built up area, within the existing development boundary and in character with existing development, but not encroaching on open countryside to the south.</p>	Low There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. However, this could obscure valued long views out to the south and careful design would be advisable.	Low	None
<p>HG3 North of Station Road This part of the village has had the most recent development in densely developed cul de sacs. Locally distinctive features include white weather boarded houses along the A21 and set back from the road in long gardens. A main detractor is the relentless traffic on A21 which severs the village west from east. This area is enclosed to the north by Burgh Wood. A few open fields and large gardens remain undeveloped between the wood and the built up edge of the village. There are footpaths from the village giving access to the woodland.</p> <p>The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs.</p>	Ordinary -Good	High AONB	Low	Moderate	<p>Some unmanaged plots close to built up area need to be brought in to positive management. Need to manage public access to woodland.</p> <p>Conservation SNAW woodland. Open meadows outside built up edge. Tree belts and hedges.</p> <p>Restoration Bring land management back into grazing.</p> <p>Comments Within built development boundary. Some development would be acceptable close to built up area and in character with existing development, but not where this would encroach on the wildlife and amenity value of the SNAW.</p>	Low There would be little scope to plant more trees in this heavily wooded area.	Moderate	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
ROBERTSBRIDGE – Figure9								
<p>R1 Grove Farm These open fields to the east of the village are severed from the countryside by the A21 Robertsbridge bypass. This area is a mix of school playing fields and grazed farmland. There are some detracting features such as farmyard clutter. A footpath crosses to the countryside beyond and across the bypass. The area is enclosed by maturing roadside planting.</p> <p>These are Fields on the edge of the village settlement. Farm buildings, guide hall and modern school.</p>	Good	High AONB	Low	Moderate	<p>There is some urban fringe clutter which could be tidied up. Generally the area is well managed as pasture or school fields.</p> <p>Comments There is scope to redefine the village edge in this location. A green corridor should be retained between A21 and the village edge. This higher part of the area is more visible from distant views.</p>	<p>Moderate.</p> <p>To create new field structure and strengthen character. Enclose or remove intrusive farm buildings.</p>	Moderate	Moderate
<p>R2 Browns Bridge This area has a sense of place. It is accessible meadows to the rear of the residential area with some footpaths and informal access. The area is used by local people for informal recreation and is good green infrastructure. The lower areas are prone to flood and it is rich with wildlife including stream side vegetation and hedges to back gardens. Some industrial sheds overlook the area near the railway.</p> <p>This is a green valley through the village which has remained undeveloped and is the railway and stream corridor. This area separates the older part of village from more modern part developed around the railway.</p>	Good	High AONB	Moderate - High	Moderate - High	<p>The paddocks and meadows should be cut or grazed to encourage biodiversity.</p> <p>Conservation Meadow habitat. Stream side vegetation.</p> <p>Comments Develop within the development boundaries only This is valued green infrastructure through the village centre. There would be little scope for infill development which would not detract from this The area which is prone to flood would have no capacity.</p>	<p>Moderate</p> <p>There would be some scope to plant trees and hedges. However it would not be desirable to enclose views across the valley.</p>	Low	Low
<p>R3 Darvell, South of Village This is an area of sloping farmland falling from the built up ridge. There are open slopes with more enclosed areas at the bottom of the valley. The area is crossed by footpaths and is accessible from the village.</p> <p>he development is typically ribbon development which has grown from the railway. The Darvell community settlement has become established around a farmstead and oast.</p>	Good – High	High AONB	High	Moderate – High	<p>Manage as farmland and accessible countryside with informal open space where appropriate</p> <p>Conservation Hedges. Trees, field pattern.</p> <p>Restoration Lost field structure.</p> <p>Comments This area forms the setting for the village and further development on these southern slopes would intrude into High Weald countryside.</p>	<p>Low</p> <p>Some moderate scope to replace lost field boundaries.</p>	Low - None	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change		
<p>R4 Bugsell Lane This is the open countryside slopes falling away from the developed ridge to the north of the village. This is countryside which is Accessible from the village on footpaths and tracks. Robertsbridge Community College sits on the ridge. This is very pleasant High Weald countryside which needs to be protected from encroaching development.</p> <p>The development pattern is of scattered farmsteads. There is ridge top development along the lanes and tracks. This part of the village is the modern suburban extension of the village developed since the coming of the railway.</p>	High	High AONB	High	High	<p>Well managed farmland. There has been some gentrification of historic farmsteads.</p> <p>Conservation Hedges. Field pattern. Pasture.</p> <p>Restoration Lost hedges and field boundaries.</p> <p>Comments Further development northwards would encroach on the open High Weald countryside.</p>	Low.	Some scope to strengthen village edge. The balance of woodland and open pasture is part of character.	Low – None	None
<p>R5 Cricket Ground This is the valley floodplain between Robertsbridge and Northbridge Street. It is pleasant pasture land accessible from the village via several footpaths and includes the cricket ground and public open space. It provides important Green Infrastructure to the village. There are some detracting influences including warehouses, a substation and fenced pony paddocks.</p> <p>This area is the floodplain gap between the main village settlement and Northbridge Street.</p>	Good	High AONB	High	Moderate - High	<p>Manage as grazed farmland. Manage intrusion of horsey culture features such as fences.</p> <p>Conservation Pasture and wet meadows. Willow and alder wet scrub.</p> <p>Restoration Lost landscape structure.</p> <p>Comments It is important to retain the gap between Robertsbridge and Northbridge Street settlements. The character of the area is as open flood plain and further development would encroach into the green infrastructure around the village.</p>	Low.	There would be some scope to plant wet woodland and streamside trees/scrub. Openness is part of the character	Low – None	Low-None
<p>R6 Northbridge Street This is an area of enclosed pastures and meadows on the edge of the village settlement. It is enclosed by hedges and some trees belts. The area provides the setting for the old mill buildings. There are some historic cottages in local vernacular style. A footpath crosses the western end by the river.</p> <p>Northbridge Street is a hamlet on the road into Robertsbridge.</p>	Good	High AONB	Moderate	Moderate	<p>Continue to manage as pasture and retain remnant hedgerows.</p> <p>Conservation Hedges. Trees.</p> <p>Restoration Lost hedgerows.</p> <p>Comments Development would only be acceptable close to the village edges.</p>	Moderate.	There would be some scope to strengthen the edge of the village in views to the High Weald beyond.	Moderate	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
STONEGATE – Figure10								
<p>ST1 St Peter’s Churchyard The area surrounding the village is very pleasant pastoral landscape. The countryside forms a Rural setting to the village with the church and school as a backdrop. There is a strong field structure with well maintained hedgerows. Mature oaks along the boundaries of fields are a particular feature as are flower rich meadows.</p> <p>The settlement is nucleated around the cross roads. There are some older listed buildings as ribbon development along the roads. The relatively modern church may be the site of an older church. The area is characterised by generally large houses in large gardens. This is a commuter settlement which has grown around the nearby station.</p>	High	High AONB	High	High	<p>Manage the existing landscape structure and protect biodiversity of managed pasture.</p> <p>Conservation Mature trees. Hedges. Unimproved flower rich pasture.</p> <p>Comments Any development proposals should be restricted to infill within the built up edge and development boundaries.</p>	<p>Low.</p> <p>There would be limited scope as the historic character of fields and hedges is intact. Wholesale planting could detract from the local character. There may be some scope around the village edges but long views across the Weald are valued and should not be enclosed.</p>	Low – None.	None
<p>ST 2 Limden Lane This is countryside similar to ST1. These north facing slopes fall away from the village. The area is dissected by winding lanes. It is generally more enclosed due to taller hedgerows and a scattering of small woods.</p> <p>The village settlement is nucleated around the road cross roads. There are some older listed buildings spread out as ribbon development along the roads. The more modern church may be site of an older church. The area is characterised by generally large houses in large gardens. This is a commuter settlement which has grown around the nearby station.</p>	High	High AONB	Moderate	Moderate	<p>Manage the existing strong landscape structure particularly tall hedges and small copses.</p> <p>Conservation Trees, woods and hedges.</p> <p>Comments Development could take place only in the enclosed fields close to existing village only.</p>	<p>Moderate</p> <p>Some scope to extend woodland and wooded hedgerows close to village edges.</p>	Low – Moderate.	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
TICEHURST on border with CLA 6 Bewl Water Area) – Figure 11							Housing	Business
<p>T1 North of Village This is the area of countryside to the north of the village. It is enclosed farmland with mixed arable and pasture. There has been some loss of landscape structure where intensive agriculture has created large fields with hedges removed. Modern farm buildings detract from the visual amenity of the area. There is some sense of place. Remnant orchards are characteristic. This is a historic nucleated village settlement around the church and cross roads. The ancient Coaching Inn and Market Cross are in the heart of the village.</p>	High -Good closer to village	High AONB	Moderate	Moderate	<p>Manage as farmland and accessible countryside. Conservation Hedges. Trees. Rural character.</p> <p>Comments Development could be acceptable close to the village edges in a well defined landscape structure. This would need a strong landscape structure as a buffer to the wider countryside.</p>	<p>Moderate.</p> <p>Replace lost field structure and strengthen woodland edge to countryside</p>	Moderate	Low
<p>T2 Orchard Farm These are the open slopes which fall away from the village to the south. There are some more enclosed areas where wooded ghyll valleys enclose areas to the west. The meadows are enclosed by hedges and woods. The area has a strong sense of place as a setting for the village.</p> <p>Historic settlement around church and road cross roads.</p>	High	High AONB	Moderate	High	<p>Manage the urban fringe to improve the appearance of intrusive and derelict development on the western edge of the area around the electricity sub station and disused coach business. Conservation Woodland. Open character on open slopes.</p> <p>Comments Development would be acceptable close to the built up edges only. This would need to be in a strong landscape structure and with buffer areas to the countryside.</p>	<p>Moderate</p> <p>There would be some scope to strengthen the landscape structure to the village edge, especially where the landscape is degraded by lack of management and neglect. Enclosing all open views would not be desirable.</p>	Low – Moderate.	Low – Moderate

Table 8 Landscape Capacity Evaluation Summary – County Landscape Character Area 9 Darwell Valley and 8 Dudwell Valley – Villages, Figures 12 - 14

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
DARWELL VALLEY - BRIGHTLING – Figure 12								
<p>B1 Village Hall This is a ridge top village surrounded by fine High Weald countryside. Special features are the churchyard and Mad Jack Fuller’s tomb folly. The area has a very strong sense of place and pleasant rural countryside surrounds.</p> <p>This is a historic village settlement centred on the church.</p>	High	High AONB	High	High	<p>Managed as farmland with mixed arable and pasture. Manage areas of historic parkland as appropriate.</p> <p>Conservation Landscape features. Parkland trees, hedges. Follies.</p> <p>Restoration Lost field structure.</p> <p>Comments Development opportunities would be limited to small pockets of infill. Proposals would need to be in character with the local vernacular</p>	<p>Low.</p> <p>Due to the strong character and sense of place it would not be appropriate to introduce major change or extensive new planting.</p>	None-Low	None
DARWELL VALLEY - NETHERFIELD - Figure 13								
<p>N1 Playing Fields This is the countryside surrounding the ridge top village. It is open agricultural landscape to the west, south and east. There are areas of woodland to the north enclosing large fields with some hedges and tree belts.</p> <p>Settlement is a ridge top village centred on a cul-de-sac with mainly post war houses. There are some older buildings in scattered farmsteads and along main roads.</p>	Good	High AONB	High – Moderate	High	<p>Manage as less intensive farming. Manage farmland and woodland as appropriate.</p> <p>Conservation Tree, belts, woodland and hedges.</p> <p>Restoration Lost field structure.</p> <p>Comments Capacity would be limited to infill within the existing developed areas. There may be some scope in larger enclosed plots and brownfield land.</p>	<p>Moderate.</p> <p>Some scope to strengthen landscape structure, replace lost field boundaries and link up existing woodlands.</p>	Low	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
DUDWELL VALLEY DALLINGTON <i>- Figure 14</i>								
<p>D1 Dallington This area is of rural farmland on either side of the hamlet development of which is strung along the B2096. There are open fields to the south of the road which fall away from a slight plateau. The landscape to the north of road is more enclosed. There are focal points at road junctions, such as the pub. There are some large fields where hedges have been lost to intensive agriculture.</p> <p>The development pattern is of ribbon development scattered along the ridge top road and two roads running south. Focal points are spread out, the school and church are separate from the Post Office and pub.</p>	High	High AONB	High	High	<p>Manage as farmland. Reduce the scale of large fields and control intensive agriculture.</p> <p>Conservation Hedgerows, trees, woodland.</p> <p>Restoration Lost field structure.</p> <p>Comments Development opportunities would be limited to small scale infill which would need to be in character with the existing settlements at road junctions and typical ribbon development.</p>	Low. There would be some scope to replace lost field structure. This approach may not be adequate to mitigate any thing other than small scale development.	None- Low	None

Table 9 Character Area Landscape Capacity Evaluation Summary – County Landscape Character Area 10 Combe Haven Valley – Villages Figures 15 - 16

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
CATSFIELD – Figure15								
<p>Cat 1 Chequers Farm This area has a strong sense of place enhanced by a fine old farm house and village school. The surrounding landscape is of rural countryside with large angular fields. Fences have replaced some hedgerows to create large fields. There are some fine tree belts and hedges along lanes into the village. The tall church steeple is a distinctive local feature and focal point.</p> <p>The settlement is a compact village on a three-way cross roads. There are some older properties but most are more recent. The village is centred on the focal, more modern, church steeple. The old parish church and manor are on the outskirts of village.</p>	Good – High	High AONB Part	High	High	<p>Manage as farmland with reduced intensity. There appears to be some loss of field pattern but real evidence of this needs more research into on historic character assessment.</p> <p>Conservation Mature trees and hedges.</p> <p>Restoration Hedges where appropriate as part of historic character.</p> <p>Comments The lack of a strong field pattern structure would make this area vulnerable to significant change. The compact nature of this settlement would make it difficult to develop into green field countryside without detracting from the nucleated character of the village.</p>	Low There would be some scope to replace lost hedgerow structure.	Low - None	None
<p>Cat 2 Flats Wood This is an area of lower lying pastoral landscape to the south of the village. Some large open fields where hedgerow structure has been lost, but the intensity of agricultural use is lower than in CAT1. The area has a strong sense of place as a pleasant open stream valley and a setting for the village.</p> <p>The settlement is a compact village on a three-way cross roads. There are some older properties but most are more recent. The village is centred on the focal, more modern, church steeple. The old parish church and manor are on the outskirts of village.</p> <p>The area is a buffer to the wider AONB to the east and development at Flats Wood and Woodlands.</p>	Good	Medium AONB buffer	Moderate - High	Moderate - High	<p>There has been some loss of field pattern structure to agricultural uses. The landscape is generally well managed pasture.</p> <p>Conservation Woodland. Hedgerows and mature trees. Meadow and open stream valley.</p> <p>Restoration Field boundaries and lost landscape structure.</p> <p>Comments The area would be vulnerable to change due to loss of landscape structure. The compact village character needs to be retained. Any proposed development would need to respect this and would be limited to brown field land and infill and not encroaching on the open stream valley which should be retained as a setting for the village and AONB buffer.</p>	Moderate. There would be some scope to replace lost field boundaries and create new tree belts.	Low - Moderate	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>Cat 3 Broomham The area is in the AONB, apart from the extreme southern end, but is not of high quality. It is an enclosed area of mixed uses –including playing fields, and pony paddocks. There has been some loss of landscape structure due to the loss of field pattern and hedges. There are strong treed hedges and areas of woodland enclosure, some parkland trees, feature pines and poplar belts. The area has some sense of place and local distinctiveness. The settlement is a compact village on a three-way cross roads. There are some older properties but most are more recent. The village is centred on the focal, more modern, church steeple. The old parish church and manor are on the outskirts of village.</p>	Good	High / Medium Mostly in AONB	Low -Moderate	Low – Moderate	<p>Manage loss of landscape structure in the form of field boundaries and hedges. Reduce impact of pony paddocks and fences. Replace inappropriate planting which in some areas detracts from rural character.</p> <p>Conservation Mature trees and woodland. Especially tree belts.</p> <p>Restoration Restore lost landscape structure. Replace lose hedgerows.</p> <p>Comments The area has been influenced by intensive uses such as pony paddocks. The character is not stable and could be enhanced with new Green Infrastructure.</p>	Moderate There would be scope to replace lost tree and hedgerow structure. There are opportunities to enhance the amenity and recreational value of this area	Moderate	Low

CROWHURST – Figure16								
<p>Cr1 Crowhurst Church This is an area of fine rolling countryside with a strong sense of place and as a setting for the parish church. It is a Pastoral landscape with enclosing deciduous wood to north strong field pattern with hedges and mature trees. Strong sense of place The settlement pattern is of scattered farmsteads and large houses in a garden setting scattered along windy lanes. The focal point is around the church and ruined abbey.</p>	High	High AONB	High	High	<p>This is an area of well managed pastoral farmland. There has been some loss of hedges which could be addressed.</p> <p>Conservation Hedges and ASNW woodland. Mature trees. Landscape setting for church.</p> <p>This is a landscape with stable character where there are no opportunities for any significant change. It has a strong sense of place and is a historic part of Crowhurst settlement.</p>	Low. Extensive woodland planting would detract from character.	Low – None	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>Cr2 Station Road This is an area of farmed countryside. It has a strong landscape structure with a distinct pattern of fields and hedgerows. There are more detractors than in C 1 including modern farm buildings and some horse paddocks. The area has a strong sense of place.</p> <p>The settlement pattern is typically of scattered farms with modern ribbon development on Station Road.</p>	Good - High	High AONB	Moderate - High	High	<p>The heavily grazed areas and pony paddocks with fences need to be managed to replace hedges and reduce overgrazing.</p> <p>Conservation Agricultural character. Mature tree belts and hedges.</p> <p>Restoration Replace lost hedges.</p> <p>Comments The existing ribbon development is well contained by trees and woodland. Further development would detract from character and create sprawl.</p>	Moderate There would be some scope to strengthen field boundaries. The open farmed landscape is characteristic and extensive planting would not be in character.	Low	None
<p>Cr3 Powdermill Valley This is a broad valley with houses on the valley slopes and open recreational uses on the valley floor. There are large houses in gardens on valley sides. The area has some sense of place.</p> <p>The later village development is ribbon development along the road. The area is well contained and restricted by landform.</p> <p>Although adjacent to the AONB this area is not of the character and quality.</p>	Good	Medium	Moderate	Moderate	<p>The condition and management is reasonable as recreational fields and managed gardens. Woodland should be retained and managed as a buffer to AONB.</p> <p>Conservation Trees, hedges, garden features.</p> <p>Comments This is the core of the village and is generally well contained in the valley landscape. Any proposed development would need to have well defined edges and be contained close to the existing built up area.</p>	Moderate There would be some scope to strengthen landscape structure and replace lost field boundaries.	Moderate	Low

Table 10 Landscape Capacity Evaluation Summary – County Landscape Character Area 11 Brede Valley – Villages, Figures 17 - 25

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
BATCHELORS BUMP – Figure 17								
<p>BB1 A259 This is an area of farmland and gardens which fall away from the ridge. It is characterised by small fields enclosed by hedges. There is a wooded stream valley at the base of the slope.</p> <p>There is ribbon development along the main A259 which is mainly modern houses with large gardens. Gardens and paddocks create a buffer to the AONB countryside.</p>	Ordinary - Good	High AONB	High	High	<p>Some areas lack management and have become scrubby. There is some visual intrusion from garden uses. Farmed areas are pasture.</p> <p>Conservation Hedges. Stream vegetation.</p> <p>Comments There would be no capacity on the open slopes or away from the A259. Moderate – ribbon development may be acceptable close to the road. However open long views out should be retained from the A259.</p>	Low. The open character of the pasture farmland should be preserved. Some scope to strengthen urban edge, but need to maintain views out.	Low	None
BREDE AND CACKLE STREET - Figure 18								
<p>BC1 East of Village This is an area of pleasant green countryside surrounding the village. This part of the village has high quality built development with vernacular character. Historic field patterns are in evidence with strong hedgerows and mature trees. The village has a strong sense of place. The village is a small hamlet strung along the lanes which form a triangular cross of lanes. The area has strong local vernacular. The village is perched above the river valley.</p>	High	High AONB	High	High	<p>Current management is very good with well maintained grazed pasture with intact and well managed hedgerows.</p> <p>Conservation Trees and woodland. Hedges.</p> <p>Comments This area has a strong character. The existing settlement pattern would be eroded with any significant scale of new development.</p>	Low There would be little scope as large scale planting would detract from existing character.	Low	Low -None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>BC2 Cackle Street West Key features of this area are mature trees and enclosing tree belts. There are more enclosed fields on the village fringe and some scrubby areas with urban edge influences. The area is enclosed by mature tree belts. The area is a buffer to the AONB countryside. Key detractors are large industrial type farm buildings. The area has some sense of place. The settlement pattern is Ribbon development with long field behind and small holding type settlement.</p>	Good - High	High AONB	Moderate	Moderate	<p>Some areas lack management especially on small holdings and where there is encroaching scrub.</p> <p>Conservation Hedges. Mature tree belts.</p> <p>Comments This would be close to village edges only and not encroaching into more open fields further away from village edge.</p>	<p>Moderate.</p> <p>Some scope to replace lost hedgerow structure.</p>	Moderate	Low- Moderate
<p>BC3 South of Cackle Street This is an area of gentle valley slopes overlooking Brede Valley. It is characterised by open meadows with good field structure. A feature of the area is that it is the setting for the church. The area supports hedges and mature trees / woodland. There is a strong sense of place. The settlement has grown on the edge of the valley and away from the flood plain.</p>	High	High AONB	High	High	<p>There has been some loss of hedges and fences have replaced these as field boundaries.</p> <p>Conservation Hedges. Mature trees and woodland setting for hamlet and church.</p> <p>Comments The character of this area would be very sensitive to change.</p>	<p>Low.</p> <p>Any significant planting would be out of character.</p>	None	None
<p>BC4 Stubbs Lane This is an area of enclosed meadows close to village edge. There is a strong historic field structure with tree belts and mature hedges. The area has a strong sense of place with the feature church and vernacular buildings. This is a nuclear hamlet surrounding the church with much local vernacular architecture.</p>	High	High AONB	Moderate – High	Moderate - High	<p>Well managed pastures. The area has generous gardens which are well maintained and high quality.</p> <p>Conservation Hedges. Local sense of place.</p> <p>Comments Development would need to be sensitively located and in keeping with local vernacular.</p>	<p>Low to Moderate.</p> <p>Any mitigation would need to be in character with strong sense of place and local distinctiveness.</p>	Low	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
CHOWNS HILL – Figure 19								
CH1 Hastings Ridge This is an area of mixed heathy scrub and woodland, with a dominance of mature sycamore. There has been recent clearance of scrub and rhododendron. It is non-agricultural land surrounded by houses on Chowns Hill, gardens and the cemetery. The land is very steep. There is a strong sense of place.	Ordinary	High AONB	High	Moderate	The site is relatively unmanaged although some recent evidence of site clearance. Conservation Roadside hedge and bank. Restoration To a positive land use. Comments The levels would be a constraint to high density housing. Some large houses have been constructed on these slopes. Proposed new build should avoid the high crest of the site or potential adverse visual impact on the cemetery.	Low. There would be some scope to plant trees on the ridge top. Although this may obscure long views out from the cemetery.	Low	None
GUESTLING GREEN – Figure 20								
GG1 East OF A259 This is an area of rolling countryside surrounding the main A259 and a hamlet at the junction with Chapel Lane. The farmland is of large rectangular fields surrounded by significant hedges and trees belts. There has been some apparent loss of historic field pattern. The area has some sense of place and some historic vernacular buildings. The settlement is of ribbon development radiating from road junction. It is a small settlement – Historically probably supporting 6 -7 houses.	Good	High AONB	Moderate - High	High	This is well managed farmland. Conservation Hedges, woodland, tree belts and mature trees. Comments This would need to be located close to existing development and avoid spreading into larger fields. The historic size of the settlement would limit potential to expand. North of Chapel Lane only	Low. There would be some scope to replace lost field structure. There is scope to link up existing woodland. The open character would not support extensive new planting in open meadows	Low	Low
GG2 West of A259 These are west facing slopes down to Brede Valley. The area consists of large gardens, school grounds and fields. There are large fields and some loss of historic structure (hedgerows). The large modern farm buildings on the edge of the village detract from the setting. The settlement is of ribbon development radiating from road junction. It is a small settlement – Historically probably supporting 6 -7 houses.	Good	High AONB	Moderate	Moderate-High	This is well managed farmland. Conservation Conserve existing hedges. Woodland. Restoration Lost field structure and hedgerows Comments Development would be acceptable only close to the village edge and where it could be contained by woodland and existing built form. Development would not be acceptable not on more open slopes to the west.	Low to moderate. There would be some scope to strengthen woodland structure on village edge linking with existing woods.	Low - Moderate	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
ICKLESHAM – Figure 21								
I 1 Icklesham South The area is characterised by open slopes falling away from the ridge. There are typically large fields with some loss of hedgerow structure. Some horse paddocks. The area has a strong sense of place. The settlement has a nucleus of development around the older hamlet, church and school.	High	High AONB	High	High	Manage as low intensity agricultural land and reduce loss of hedgerow structure. Conservation Hedges. Open views. Restoration Lost field pattern. Comment Wide open landscape would be vulnerable to change. There may be limited scope in the vicinity of the existing business units but only with a strong woodland structure to the south.	Low. There would be little scope to enclose areas with planting as open views are part of character.	None-Low	Low
I 2 Icklesham North This is largely an agricultural landscape with wide open slopes on the south side of the Brede Valley. There are some more enclosed paddocks bounded by tree belts and strong hedges. The area has some sense of place. The settlement is ridge top and ribbon development. There are some vernacular buildings.	High	High AONB	Moderate	Moderate – High	Well managed farmland, gardens and small holdings. Conservation Hedges. Tree belts. Comments The potential for development would be low to none on the open slopes and moderate in enclosed fields closer to the village. Consideration should be taken with regard to the setting of listed buildings.	Moderate There would be some scope to strengthen the village edges. It would be inappropriate to obstruct open views across valley.	Low – Moderate	Low
SEDLSCOMBE - Figure 22								
S1 Brede Valley South of Village This part of the Brede Valley is pleasant and accessible river valley landscape. The noise of the A21 detracts from the local area. The flat valley floor supports meadows with encroaching scrub. This is part of the flood plain and SSSI. The built development stops at the edge of the valley, this is probably because the area is historically prone to flooding. The Pestalozzi Children's village is on the south slopes of the valley in a parkland setting.	Good	High AONB	High	Moderate	Manage fields which are not grazed. Control spreading scrub. Mnage for maximum biodiversity opportunity. Conservation Historic and wildlife rich meadows. Mosaic of habitats. Trees and hedges. Restoration Grazing. Comments The character of the river valley landscape would be sensitive to change and is flood plain.	Low Little scope for tree planting as the open valley and meadow character should be maintained. SSSI habitat sensitive to change.	None	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>S2 West of Village This is pleasant and tranquil countryside and an area of transition from large gardens and large houses. There are meadows with horse paddock and some loss of field structure due to removal of hedges. There are enclosed gardens with garden vegetation including feature pine trees on the higher ground.</p> <p>There is some historic settlement with large houses in large gardens developed along the main street. This is a nucleated village with a pub and post office and a small green.</p>	Good	High AONB	Moderate	Moderate - High	<p>The area is mainly well managed long back gardens or grazed meadows and paddocks.</p> <p>Conservation Mature trees and hedges. Setting of historic houses.</p> <p>Comment Capacity is limited to infill in the less sensitive plots. Development would not be acceptable beyond the development boundary.</p>	Moderate - Low Some scope to strengthen village edge.	Low - Moderate	None
<p>S3 East of Village This area is typically long gardens and meadow or paddocks adjacent to the countryside. There are historic houses fronting the green with long back gardens. More modern development has extended on the east of the village associated with the recently built school.</p>	Good	High AONB	Moderate	Low- Moderate	<p>There are areas where grazing has been removed and therefore the land is scrubbing over. The area is of high value for public access but this does not detract from local character.</p> <p>Conservation Garden settings. Trees and hedges historic field pattern. Meadows.</p> <p>Comments Moderate capacity would only be within the development boundary. Some of the plots away from the historic village core may have more capacity. The garden settings of historic properties should be protected. Open land to north of the Brede Valley is part of the valley landscape.</p>	Moderate. There would be some scope to replace lost field structure and hedges, but not on open meadows. There is potential to strengthen the built up edges and field structure.	Moderate	Low
<p>S4 North of Village This is an area of rolling countryside with well managed pasture. The open meadow character has well treed field boundaries along roads and tracks. There has been some loss of hedgerow structure.</p> <p>The area is typically countryside to the north of the village with scattered farms along the lane.</p>	High	High AONB	High	High	<p>Well managed farmland.</p> <p>Conservation Hedges. Meadows and mature trees. This is AONB countryside and the rural setting to the village.</p>	Low There would be little scope as extensive planting would change the character of the area.	None – Low	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
THREE OAKS – Figure 23								
<p>TO 1 Maxfield Lane The area has some sense of place. It is a farmed landscape of enclosed fields surrounding houses. There is a sense of enclosure and small scale and remote character. It is heavily wooded with mature trees and hedges. There has been some loss of field structure.</p> <p>The area is mainly modern ribbon development strung along country lanes and has probably grown up around the railway halt. Any older settlement is of scattered farms.</p>	Good-Ordinary	High AONB	Moderate	Low	<p>Bring the less well managed areas and small holdings into positive management.</p> <p>Conservation Hedges. Woodland. Mature oaks and other trees.</p> <p>Restoration Lost field structure – hedgerows.</p> <p>Comments Development would only be acceptable within the development boundary, but with some limited potential on more enclosed sites. The characteristic and historic development pattern should not be compromised.</p>	Moderate There would be some scope to strengthen field boundaries and plant woodland to “join up” existing woods.	Moderate	Low
WESTFIELD - Figure 24								
<p>W1 Moorhurst / Highlands This is well managed open countryside with open fields bounded by low hedgerows. There are typically straight field boundaries and rectangular plots. The fast A28 road detracts. This is pleasant and accessible countryside. There are some modern houses in large small-holding plots.</p> <p>The settlement pattern is of scattered settlement radiating from the village along main roads. There are some older farm settlements but development is typically modern buildings in rectangular small holding plots.</p>	Good	High AONB	Moderate	Moderate	<p>Well managed pasture with close cut hedges.</p> <p>Conservation Hedges.</p> <p>Comments The area could accommodate some limited change but only close to the existing village boundaries and in a strong landscape structure. The quiet rural lanes are part of character and too much development would increase traffic and detract from this.</p>	Moderate There would be some scope to redefine the village edge and strengthen field boundaries.	Moderate	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>W2 West brook / Hop Pole Castle This area is of countryside surrounding the village. It is very similar to area 1 but more rolling countryside. The gardens create a soft edge to the countryside. The area has a local sense of place.</p> <p>The settlement pattern is a suburban cul-de-sac extension to the historic core of the village.</p>	Good	High AONB	High	Moderate – High	<p>Well managed farmland.</p> <p>Conservation Pastoral character. Mature trees and hedges.</p> <p>Restoration Lost hedgerows.</p> <p>Comments There would be little capacity as the modern development has already extended into the countryside. Further encroachment would impact on the AONB landscape.</p>	Low. There may be some scope to soften the built up edge with planting, however significant new tree belts would not be in character with the AONB landscape.	Low	Low
<p>W3 New Cut This is a wooded valley with a stream in a steep ghyll. The houses and gardens are in small cul-de-sacs which extend into the area. It is difficult to access by car. There is a sense of place offered by the small scale and windy lanes with no footpaths.</p> <p>There are feature vernacular buildings strung along windy lanes.</p>	Good	High AONB	Moderate	Low	<p>There are well managed gardens and a less well managed wooded valley. This is part of the character.</p> <p>Conservation Conserve woodland and stream valley.</p> <p>Comments The area has a distinctive character. The narrow un-adopted lanes would not cope with increased vehicular traffic. The Heavily wooded valley would be vulnerable to change.</p>	Low As the area is already well wooded and further enclosure would not be appropriate.	Low	Low
<p>W4 Church Place Farm This is countryside on the edge of the village. It is typically pasture enclosed by woodland. The field boundaries are managed hedgerows. Landscape F features include the fine vicarage and surrounding garden. There are fine Lime trees and the area has a strong sense of place.</p> <p>There is a church and vicarage away from the village centre. Inter war Council housing is set in a characteristic cul-de-sac, with gardens, neat hedges and trees.</p>	Good	High AONB	Moderate	Moderate	<p>Well managed green pasture.</p> <p>Conservation Hedges. Deciduous woodland. Managed pasture. Parkland setting to vicarage.</p> <p>Comments This area is an older part of the village and the setting for the church and vicarage. The character would be vulnerable to change.</p>	Low There would be little scope as the area is stable in character.	Low	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>W5 Fish Ponds This is a village fringe landscape of scattered farmsteads, small holdings and pony paddocks. It is typified by enclosed pastures. There are some detracting farm buildings and well treed tall hedges and enclosing shaws. There is a locally strong sense of place. This is valued as accessible countryside adjacent to the village. The settlement is along an ancient lane with some older farm settlement.</p>	Good	High AONB	Moderate	Low	<p>Mnage urban / village fringe influences. E.g. tatty barns, buildings and fences.</p> <p>Conservation Trees, woods and hedges. Open pasture.</p> <p>Comments Development could only be in a strong landscape framework and close to the village edge. The important Green Infrastructure role of this area should not be underestimated as an accessible buffer between village and the AONB countryside.</p>	Moderate There would be some scope to strengthen field boundaries. Some open pasture should be retained as part of the character of the area.	Moderate	Low

WESTFIELD LANE – Figure25								
<p>WL1 Westfield Lane south and north This is an area of large houses in large garden settings. There are mature feature trees as remnant woodland. Most of the houses back on to SNAW. A key detractor is the busy A28. The area has some sense of place. The area is ribbon development along the A28. It is high quality suburban Arcadia with large gardens and established trees. The long gardens and associated vegetation, notably mature trees and woodland do act as a buffer to the surrounding AONB countryside.</p>	Good - High	High part AONB and AONB buffer	Moderate	Low	<p>Mature garden landscapes are generally Well managed. Manage trees and woods which provide a buffer to the AONB</p> <p>Conservation Arcadia. Mature trees and woodland. Established garden character.</p> <p>Comments The Arcadian character would be sensitive to intensive development. Proposed development would need to retain a buffer to the ASNW. Development potential is limited due to the many significant, mature trees in gardens and on the boundaries. There would be some capacity but not beyond the enclosing woodland framework and not encroaching into open green fields and countryside</p>	Low. Existing woodland and tree belts provide mitigation. Otherwise there would be little scope in open green fields.	Moderate	Low

Table 11 Landscape Capacity Evaluation Summary – County Landscape Character Area 12 High Wealden Coast, Villages, Figures 26 - 28

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
CLIFF END – Figure 26								
<p>CE1 Old Marsham, Farm This is an area of farmland surrounding a nucleated development at the base of the cliff. There are typically large garden plots with big gardens around houses. Open grazed fields surround the houses. The stream valley is a local landscape feature. Speculative development has spread along the coast road. There are some older buildings and scattered farms.</p>	Good	High Moderate where developed	Moderate	Moderate	Well managed as farmland pasture. Conservation Hedges. Meadows. Character of Stream Valley. Restoration Lost hedgerows and field structure. Comments There is little scope in the open fields due to views from Pett. There would be scope for infill in the areas of large gardens.	Moderate. There would be some scope to strengthen field boundaries. The established character would not benefit from extensive planting.	Low – Moderate	None
FAIRLIGHT COVE – Figure 27							Housing	Business
<p>F1 Stonelynk Farm This is countryside falling away from the cliff top development. There are some larger fields where hedgerows have been removed. The area is mainly pasture with some arable farming. There are scattered hedgerows and tree belts. The woodlands and shaws provide enclosure. The area has a strong sense of place. The settlement is of Modern development spreading from the main coastal historic route way towards the cliff top.</p>	Good	High AONB	Moderate - High	Moderate - High	There is some lack of management in plots close to the village edges. These areas could be brought in to positive management. Conservation Woodland and shaws. Remaining hedges. Open character of cliff tops. Restoration Lost hedges and landscape structure. Comments Fairlight Road is currently the barrier to dense development. Any significant expansion to the north of this would intrude into the AONB countryside. Some infill in more enclosed fields to the east of Fairlight Cove may be acceptable in a strong landscape structure. A major constraint is the eroding coast.	Low – moderate. There would be some scope to strengthen the landscape structure with new tree belts and hedges.	Low	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>F2 Warren Farm These more enclosed areas are to the west of Fairlight where the land dips into a natural bowl. There are pastures with a distinct field pattern and woodland and scrub in patches. The settlement is of dense modern development to the edge of the woodland. Public paths give access to Hastings Country Park.</p>	Ordinary - Good	High AONB	Moderate	Moderate	<p>Some less well managed and overgrown farmland at Warren Farm. Manage as accessible farmland.</p> <p>Conservation Hedges. Trees. Meadows.</p> <p>Restoration Positive land management.</p> <p>Comments This would be limited to pockets close to the urban edge and should avoid intrusion onto the cliff top or country park. A major constraint is the eroding coast.</p>	<p>Moderate.</p> <p>There would be some scope to strengthen the built up edge. Extend woodland and tree belts but need to retain open character.</p>	Moderate	Low
PETT FRIARS OAK – Figure28								
<p>P1 Pett Village This is an area of farmland falling away from the ridge top settlement to the north and south of Pett Road. There are large open fields, mainly under pasture. There has been some loss of landscape structure. The key feature is a ridge top settlement and church.</p> <p>Settlement is of ribbon development on the ridge top road. There is a Central church and some older buildings.</p>	Good - High	High AONB	Moderate - High	High	<p>Well managed farmland.</p> <p>Conservation Hedges, woods.</p> <p>Restoration Lost field boundaries.</p> <p>Comment This would be limited to infill to ribbon development. The open slopes and ridge top character would make it difficult to integrate dense development.</p>	<p>Low.</p> <p>The open character of this area would not accommodate extensive woodland planting.</p>	Low	None

Table 12 Landscape Capacity Evaluation Summary – County Landscape Character Area 13 Lower Rother Valley – Villages, Figures 29 - 37

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
BECKLEY / FOUR OAKS – Figure 29								
<p>B1 Yew Tree Cottages This is a farmed landscape on either side of the long linear village of Beckley and Four Oaks. It is a generally enclosed landscape of varying quality. A key feature is weather board houses, mature oak trees in woods and field boundaries. There is ribbon development along an ancient route way and straddling a road junction at Four Oaks.</p>	Good – High	High AONB	Moderate - Low	Moderate - Low	<p>Manage as farmed pasture with sheep and horses. Manage neglected plots where scrub encroaching.</p> <p>Conservation Mature trees – oaks. Woods and hedges.</p> <p>Restoration Lost field structure – hedges.</p> <p>Comments There is potential for development in some of the enclosed fields, but on a small scale only and in character with the ribbon development. It is desirable to retain the existing gaps between settlements and retain the Green Infrastructure and landscape buffer to the countryside.</p>	Moderate. There would be some scope to strengthen field boundaries and create a wooded buffer to the countryside.	Moderate	Low
<p>B2 Coombs This is an area of large open fields to the east of Four Oaks. It is more open than most of B1, but similar in character. The area is typically ribbon development along an ancient route way which is also straddling a road junction at Four Oaks.</p>	Good – High	High AONB	Moderate	Moderate	<p>Generally good managed farmland. Some neglected areas. Where scrub encroaching.</p> <p>Conservation Woodland. Mature trees and hedges.</p> <p>Restoration Lost field structure.</p> <p>Comments The open landscape is sensitive to change. There may be potential for some infill close to the existing roads and built up area, which may be acceptable.</p>	Low – Moderate. There would be some scope to strengthen the edges to the village and replace lost hedges.	Low	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
BODIAM – Figure30								
<p>BO1 Dokes Field These are the valley slopes rising from the Rother Valley some are part of the floodplain. There is a strong historic landscape structure. There are two schools with associated parkland and playing fields.</p> <p>This is a scattered settlement along the main road. Apart from the castle, church, rectory and scattered farms it is mainly post war development. Key features are the castle and river. The area has a very strong sense of place.</p>	High	High AONB	High	High	<p>Well managed farmland.</p> <p>Conservation Setting of castle. Parkland. Hedges and trees belts.</p> <p>Comments The character of this settlement is retained despite some pockets of more modern development. Any significant new development would detract from local character.</p>	Low. The strong landscape structure would make most mitigation inappropriate.	Low – None	None
EWHURST GREEN – Figure31								
<p>EW 1 Recreation Ground This area has a very strong sense of place. There are large houses in extensive grounds. Ribbon development is spread along the ridgeline. Mature trees on the green, feature oasts, manor houses, white boarded cottages and the church are all part of the historic character.</p> <p>The settlement is of historic ribbon development with many older vernacular buildings and a historic church.</p>	High	High AONB	High	High	<p>Large gardens and parkland are well manage</p> <p>Conservation Mature parkland trees and avenues. Historic character.</p> <p>Comments Any development would need to be in character with historic landscape. This would exclude any significant expansion or infill.</p>	Low. The strong landscape structure would make most mitigation inappropriate.	None- Low	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
IDEN – Figure32								
<p>I1 Iden This is pleasant pastoral countryside around an unspoilt village. Orchards and sheep are characteristic, as are feature vernacular buildings and Kentish orchards.</p> <p>This is a nucleated village which has grown around a cross roads. There is more modern ribbon development on the roads out of the village.</p>	High	High AONB	Moderate -High	Moderate -High	<p>Well managed farmland</p> <p>Conservation Hedges. Orchards.</p> <p>Restoration Lost field structure.</p> <p>Comments There would be some scope close to the village edges. This would need to be in a strong landscape framework to avoid intrusion into the countryside.</p>	<p>Low.</p> <p>There would be some scope around the village edges to create new tree belts.</p>	Low	None
JOHNS CROSS – Figure33								
<p>JC1 Football Ground There are some large arable fields and loss of landscape structure. This is an open landscape surrounding a small hamlet. Very open fields. There are some commercial uses which are typical of an A road as well as some historic buildings. The settlement is of ribbon development on a historic route between London and Hastings. A key detractor is fast traffic and the roundabout.</p>	High	High AONB	High	High	<p>Manage loss of hedgerows and reduce size of large arable fields</p> <p>Conservation Mature trees. Hedges.</p> <p>Restoration Lost field structure.</p> <p>Comments There would be some limited scope within the existing built up areas, but not encroaching on open slopes.</p>	<p>Low.</p> <p>There would be some scope to improve the visual appearance of existing intrusive uses and scope to replace lost hedgerows.</p>	Low	Low
MOUNTFIELD – Figure34								
<p>M1 Solomons Lane This is a low lying meadow area which is enclosed by woodland on the valley slope to the south. The area is a stream valley and part flood plain as well as a recreation ground. A key detractor – is noise from the A2100. A key Feature is the group of pine trees and some vernacular buildings. Settlement is of Ribbon development. It is a historic hamlet, but modern development is along the lanes and has possibly grown around gypsum mine.</p>	Good – High	High AONB	High	Moderate -High	<p>The area is not grazed at present but supports well maintained meadow and hedges.</p> <p>Conservation Manage as pasture. Hedgerows. River valley vegetation and wet meadows.</p> <p>Comments The area is important as Green Infrastructure between the road and houses. It is flood plain and habitat.</p>	<p>Low.</p> <p>The open valley landscape would be sensitive to change or extensive planting.</p>	None-Low	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>M2 Hoath Hill These are enclosed fields close to the ribbon development of the village. The area is of meadows with well treed hedgerows. It has a strong sense of place.</p> <p>The settlement is of Edwardian / Victorian houses as ribbon development on the straight lane.</p>	Good	High AONB	Moderate - High	High	<p>Manage as farmland</p> <p>Conservation Manage as meadow. Conserve hedges and trees.</p> <p>Restoration Lost field boundaries.</p> <p>Comments The character of the area would be sensitive to change and the area is visually sensitive.</p>	Low There may be some scope to replace lost hedges, but extensive planting would not be appropriate as open meadows are part of the character.	None – Low	
<p>M3 Mountfield Villas This is an area of enclosed fields with arable crops. Back gardens are enclosed by neat hedges. The settlement is of ribbon development in an historic hamlet, but with modern development along the lanes which has possibly grown around the gypsum mine. Typically Edwardian/Victorian houses as ribbon development on the lane.</p>	Good / Ordinary	High AONB	Moderate / Low	Moderate / Low	<p>Reduce the Intensity of arable farming.</p> <p>Conservation Manage as farmland.</p> <p>Restoration Restore lost hedgerows.</p> <p>Comments There would be some scope to develop in this area as this area is more enclosed and is backed on to by houses.</p>	Moderate. There would be some scope to strengthen the edge of the development and restore lost field structure.	Low- Moderate	None
NORTHAM – Figure35								
<p>N1 Church Lane This is relatively unspoilt farmland close to the village edge. Typically there are large fields but a strong landscape structure with tree belts and tall hedges. Features are the church, windy lanes, vernacular buildings, Frewin College and parkland. A main detractor is the electricity substation. The area has a strong sense of place. Settlement is of an Historic village with some very important vernacular buildings and more modern extensions to the north.</p>	High	High AONB	Moderate - High	Moderate - High	<p>Well managed farmland. Manage Parkland associated with large houses.</p> <p>Conservation Parkland. Trees and tree belts. Woods and hedges.</p> <p>Comments This area is the setting for several listed buildings and the Conservation Area. There may be some scope to infill within the development boundaries or in more enclosed fields close to the village edges. Any development would need to be in character with the local vernacular and Conservation Area.</p>	Low. Extensive planting would impact on local landscape character. There may be some scope to strengthen field boundaries.	Low - Moderate	Low - None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>N2 The Haven This is a more enclosed landscape around the village fringe. There are some small holdings with pony paddocks, orchards and large gardens. The area has some sense of place. A key detractor is the industrial estate. The settlement is an Historic village with some very important vernacular buildings. There are more modern extensions to the north and modern ribbon development along the lanes.</p>	Good – High	High AONB	Moderate	Moderate	<p>Well managed pasture and paddocks.</p> <p>Conservation Trees and tree belts. Hedges.</p> <p>Restoration Some lost field boundaries.</p> <p>Comments These more enclosed areas are less sensitive than N1. Any proposed development would need to be close to the village edges. Business uses would only be acceptable in association with existing established business areas.</p>	<p>Moderate.</p> <p>There may be some scope to plant woodland and tree belts to link with existing trees and hedges. Strengthen the built up edges with the countryside create new woodland to link with existing.</p>	Moderate	Low-Moderate
<p>N3 Dixter Lane This is the Landscape which falls away from the village edge to form the south slopes of the Rother Valley. It is an attractive landscape as the setting for the village edge and notably Great Dixter. The settlement is of the Historic village and there are some very important vernacular buildings. There are modern extensions to the village to the north and more modern ribbon development along the lanes. There are scattered farms. Features are Great Dixter, long views and a strong sense of place.</p>	High	High AONB	High	High	<p>Manage land use and farmland and improve appearance of pony paddocks and fences.</p> <p>Conservation Woods, hedges and meadows.</p> <p>Restoration Some lost hedgerows.</p> <p>Comments There would be some limited scope for development in enclosed pockets and between houses, but not on the open slopes.</p>	<p>Low.</p> <p>There would be little scope to plant extensive tree cover especially as the open views from properties are valued.</p>	None – Low	None
<p>N4 Northiam South This is an area of pleasant farmed slopes falling away from the village to the south. The area has a strong sense of place. Features include the white weather boarded houses.</p> <p>This is an Historic village with some very important vernacular buildings and more modern extensions to north.</p>	High	High AONB	High	High	<p>This is generally well managed farmland.</p> <p>Conservation Trees. Hedges. Woods.</p> <p>Comments These are wide open landscapes with strong landscape character which would be vulnerable to change.</p>	<p>Low.</p> <p>There would be little scope to change the open character. Planting would obscure long views.</p>	None – Low	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
PEASMARSH – Figure36								
<p>P1 West of Village This is pleasant Wealden countryside. The area has a parkland character with feature trees, Lime avenues, Horse Chestnut and unimproved meadows. There are enclosed fields close to the village and more open fields on rising ground to north and west. The area has a sense of place which is enhanced by feature oast houses and weatherboard cottages.</p> <p>The settlement is of older ribbon development with traditional character along the Main Street. More modern cul-de-sacs are at the heart of village and between School Lane and Main Street.</p>	Good	High AONB	Moderate - High	Moderate - High	<p>Well managed farmland. Small paddocks and parkland. Some loss of hedgerows and field structure</p> <p>Conservation Trees. Woodland. Tree belts.</p> <p>Restoration Lost field boundaries</p> <p>Comments There is scope for limited infill to the characteristic ribbon development. This is limited by the rising nature of the open countryside and development would not be acceptable on the open countryside slopes. Consider the parkland setting of listed Woodside house and other vernacular buildings.</p>	Moderate – low. The area is well treed already. Woodland and tree belts enclose the area. There would be some scope to plant new hedgerows with hedgerow trees, but not extensive tree belts	Low	Low
<p>P2 Central Paddocks This is the central part of the village on either side of the Main Street. The built up area of the village is included as the character extends across the area to the north of the village. The area is characterised by enclosed paddocks which extend out beyond the gardens of the residential development. The paddocks are generally enclosed by tall well treed hedgerows. Weatherboard cottages are local features.</p> <p>The settlement is of older ribbon development with traditional character along the Main Street. There are more modern cul-de-sacs at the heart of village and between School Lane and The Maltings.</p>	Ordinary	High AONB	Low	Low	<p>Some less well managed pockets of land and intensive grazing. Hedges replaced with fence</p> <p>Conservation Trees and tree belts – hedges.</p> <p>Restoration Lost field structure</p> <p>Comments There would be scope to infill with sensitive development and redefine the village boundaries where they interface with the countryside. There may be scope in enclosed paddocks close to the village edge.</p>	Moderate. There would be scope to redefine the village edge to the south. Extend tree belts and link to woodland. Replace lost hedges with tree belts and hedges.	Moderate	Low

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
<p>P3 South and East of Village This is the area of more open countryside which surrounds the village to the south and east. Ribbon development along Church Lane does not detract from the rural character of the area. The area is characterised by Grazed meadow areas with some areas of orchards to the east of the village. Several footpaths run our form the area giving access to the wider countryside.</p> <p>The settlement is of older ribbon development with traditional character along the Main Street. There are more modern cul-de-sacs at the heart of village and between School Lane and The Maltings.</p>	Good	High – AONB	Moderate - High	Moderate - High	<p>Grazed meadows and pastures. Hedges replaced with fences in places</p> <p>Conservation Woodland and trees and tree belts – hedges.</p> <p>Restoration Lost field structure</p> <p>Comments There may be limited scope in enclosed areas and as infill development close to the village edge.</p>	Low There would be scope to strengthen the village edge to the south by extending tree belts and linking existing woodlands. There would be scope to replace lost hedges with tree belts and hedges.	Low	None
STAPLECROSS – Figure37								
<p>S1 Staplecross This is the landscape surrounding an historic hamlet which is perched high on the edge of the valley. It is pleasant, unspoilt farmland with no detractors. The village has a strong sense of place enhanced by the landscape setting. It is a largely intact historic landscape with feature brick and tile hung and white weatherboard cottages. The settlement is a compact hamlet / village at the cross roads of ancient tracks.</p>	High	High AONB	Moderate -High	Moderate -High	<p>Well managed farmland.</p> <p>Conservation Meadows. Woods. Mature trees and hedges.</p> <p>Comments Development potential would be limited to an enclosed area close to the village. This landscape is sensitive as the setting to a small settlement. The character would be degraded by medium or large scale development.</p>	Low. The character is stable and established. Extensive planting would detract.	Low	

Table 13 Landscape Capacity Evaluation Summary – County Landscape Character Area 25 Pevensey Levels, Villages, Figure 38

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<i>NORMANS BAY – Figure 38</i>								
<p>NB1 Normans Bay</p> <p>This is a windswept area of flat coastal landscape with ribbon development along the coast road. It is characterised by self build and chalet type developments. There are pockets of static caravans. The area is characterised by grazed fenced pastures leading down to extensive shingle beaches. It has a strong sense of place</p>	Good – Ordinary	Moderate - High	High	High	<p>Manage areas of urban fringe with intrusive features and fencing</p> <p>Conservation Open character. Shingle vegetation.</p> <p>Comments This would be limited to areas of infill and brown field land associated with existing development.</p>	<p>Low.</p> <p>Extensive planting would be out of character.</p>	Low	None

Table 14 Landscape Capacity Evaluation Summary – County Landscape Character Area 26 Rye and Winchelsea Area – Villages, Figure 39 - 43

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<i>CAMBER – Figure 39</i>								
<p>C1 Farm Lane</p> <p>These are areas of ribbon development on the edge of the village which have encroached on the open marshes This area has the only listed building in Camber. The areas are enclosed and small scale with small front gardens and with rural fringe influences, including paddocks, fences and horsey culture. The area does have a distinct sense of place. The settlement is a Jumble of pre-war chalets and small houses along an unmade track.</p>	Ordinary - Good	Medium -Low	Moderate	High	<p>Some lack of management. Heavily grazed pasture</p> <p>Conservation Open vistas. Meadow character.</p> <p>Comments The lack of structure in this landscape and nature of existing development would make it vulnerable to change. Development would be acceptable preferably only within the development boundary. However there may be scope to improve the village edges with new landscape infrastructure if development were to extend beyond these.</p>	<p>Low.</p> <p>There would be some scope to improve the edge of the built up areas and interface with the wide open marshes.</p>	Low – Moderate	None

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
							Housing	Business
<p>C2 Walland Marsh This area has a strong sense of place. It is low lying flat and very open landscape. There is a vast landscape of huge skies and long views with little vegetation. Drainage ditches fringed by reeds are characteristic. The settlement is typically seaside development of caravan parks and chalets.</p>	High	High	High	High	<p>Generally well managed drained pasture.</p> <p>Conservation Open character. Ditch vegetation. Reeds.</p> <p>Comments The wide open marshes would be very susceptible to change.</p>	<p>Very low.</p> <p>There would be no scope for tree or shrub planting. Any mitigation measures would be out of character.</p>	None	None
EAST GULDEFORD – Figure 40								
<p>EG1 East Guldeford This is a low lying, flat and very open landscape with huge skies. There are some intrusive uses, fenced paddocks barns etc and the fast A259 road. It is an isolated road side settlement with some important vernacular buildings and historic scattered farm settlement.</p>	Good	Moderate	High	High	<p>There are some less well managed areas close to the settlement.</p> <p>Conservation Vernacular buildings. Open character.</p> <p>Comments The lack of landscape structure in this landscape and nature of existing development would make it vulnerable to change.</p>	<p>Low.</p> <p>There would be little scope for planting due to due to the open character. Some planting to enclose existing settlement may be appropriate.</p>	None- Low	None
RYE HARBOUR – Figure41								
<p>RH1 Rye Harbour Road This is an area of open marshland adjacent to the ribbon development of Rye Harbour Road. There are open areas with enclosure provided by scrub and shelter belts. Features are the open marshes, Martello tower and church. Settlement is mainly industrial development between the road and river. The older settlement at the eastern end surrounds the Martello tower and church.</p>	Ordinary - Good	Medium	Moderate	High	<p>There are areas of neglected and unmanaged land.</p> <p>Conservation Open character. Historic settlement and vernacular buildings. Character of historic settlement.</p> <p>Comments This capacity is limited to the disturbed and brownfield sites only. Proposed development should not encroach on to the marshes. It would not be not appropriate to consider developments of mixed residential and industrial uses.</p>	<p>Moderate/low.</p> <p>There may be some scope to strengthen the existing built up edges. Appropriate planting would be native tree species and scrub and to avoid exotics. Landform and mounding could be used in places.</p>	Moderate	Moderate

Village Character Areas	Quality	Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Potential for mitigation	Capacity to accept change	
WINCHELSEA – Figure 42								
<p>W1 Winchelsea Village The village and surrounds have a very strong sense of place. This special settlement is a historic town with many historic buildings and features, such as gateways, straight grid pattern roads and surrounding parkland.</p> <p>This is an historic settlement with a unique grid pattern. At the top of a raised cliff and previously on the coast.</p>	High	High AONB	High	High	<p>Well managed parkland and pasture.</p> <p>Conservation Historic character. Parkland and ancient trees. Setting to listed buildings.</p> <p>Comments Development would only be acceptable within the development boundaries and only of a scale and design which would not detract from the sensitive historic village and surrounding landscape.</p>	<p>Low.</p> <p>There would be little scope as the character of the area is so distinctive.</p>	None-Low	None
WINCHELSEA BEACH – Figure 43								
<p>W2 Winchelsea Beach The area has some sense of place. It is an open landscape of reclaimed marshes. There is scattered development and small holdings and a distinct transition from the built up area to the open marshes. The Caravan parks detract from the areas but are part of the character of the area in recent history.</p> <p>The settlement is of ribbon development associated with the coast road. There are some older farmsteads, but it is mostly plot lands and holiday caravan development.</p> <p>Open areas act as a buffer to the AONB landscape.</p>	Ordinary	Medium AONB buffer	Moderate - High	Moderate - High	<p>There is some lack of management associated with small holdings and paddock. The open areas between the AONB and the beach act as a buffer to the built up areas and need to be managed as such. Manage scrub where this is important and retain open where this is important to character.</p> <p>Conservation Open character.</p> <p>Comments The caravan development is characteristic and could be improved with landscape structure. Replacement with higher density housing development may not be in character with the seaside setting. Any proposed development would need to be carefully designed and sited so not to detract from the open seaside character of the area.</p>	<p>Low.</p> <p>There would be some scope to strengthen built up edges especially to improve the appearance and impact of the caravan parks. Native scrub belts would be appropriate as tree planting would not establish.</p>	Low - Moderate	None