

VOLUME 1
Stage 1 Introduction to the High Level Landscape Assessment for the
8 No. Potential housing allocation Sites in Hurst Green
HG 6 (HG39), HG11, HG22 (HG43), HG30, HG 38, HG40, HG42, HG45

hla 397 R01
Hurst Green



Client: Hurst Green Parish Council

By Harper Landscape Architecture LLP
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1.0 Introduction

- 1.1 This report is prepared to support the Hurst Green Neighbourhood Development Plan which is being prepared in the context of the adopted Rother Local Plan Core Strategy 2014 and saved policies from the Local Plan 2006. The Rother Local Plan Core Strategy sets a target for the delivery of 5,700 dwellings in the District over the Plan period to 2028 and suggests that within Hurst Green there are Sites with the potential to deliver 75 homes.
- 1.2 This report is Stage 1 of two Stages of the Landscape Assessment for 8 No. Sites located in Hurst Green Parish for potential future housing development. Stage 1 is a High Level Assessment and Stage 2 is a Detailed Assessment of short-listed Sites selected from the work produced in Stage 1. Stage 2 is a separate and exclusive submission to the Stage 1 Report.
- 1.3 This Stage 1 Report has been produced by Harper Landscape Architecture LLP (HLA), during September, October and November 2020. It was commissioned by Hurst Green Parish Council on the 18th September 2020.
- 1.4 The work has been prepared through desktop and on-Site Assessment work. The 8 No. Sites that this work focusses on were selected by Hurst Green Parish Council (HGPC) as a result of the recommendations of two previous reports prepared by AECOM Limited and Alison Eardley Consulting. The AECOM Report is titled *Hurst Green Neighbourhood Plan Development Plan Site Options and Assessment* April 2019 (referred to as the AECOM Report) and is a planning report commissioned by HGPC. The Alison Eardley Consultancy report (referred to as the Alison Eardley Report) is titled *Hurst Green Neighbourhood Plan Site Assessments Summary Report* August 2020 and is also a planning report which draws together the Assessment data prepared up to August 2020 and which built on the AECOM Report, highlighting the planning history of the Sites and reflecting the informal comments received from Rother District Council (RDC) and the High Weald Area of Outstanding Natural Beauty (AONB) Unit. The AECOM and the Alison Eardley Reports concluded that further Landscape Assessment work was required and this informed *the Brief* August 2020 for the work included in this report.
- 1.5 The work has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment. Whilst this is true the Stage 1 work is not a fully detailed LVIA and the Assessment has used the principles set out in the GLVIA to inform the Sensitivity and potential landscape capacity of each Site as required for this High Level of Assessment.
- 1.6 This Stage 1 Report is divided in to three Volumes titled as follows.
 - Volume 1 Introduction to Stage 1 High Level Landscape Assessment for the 8 No. Potential Sites, HG 6 (HG39), HG11, HG22 (HG43), HG30, HG 38, HG40, HG42, HG45 (Reference: hla 397 R01).
 - Volume 2a Stage 1 High Level Landscape Assessment of the 3 of 8 No. Potential Sites, HG6 (HG39), HG11 and HG22 (HG43), (Reference: hla 397 R02a).
 - Volume 2b Stage 1 High Level Landscape Assessment of the 5 of 8 No. Potential Sites, HG30, HG 38, HG40, HG42, HG45, (Reference: hla 397 R02b).
 - Volume 3 Stage 1 High Level Landscape Assessment Conclusions and Recommendations of the 8 No. Potential Sites, HG30, HG 38, HG40, HG42, HG45, (Reference: hla 397 R03).

2.0 Company and Author

2.1 Company

- 2.11 Harper Landscape Architecture LLP (HLA) has operated as a Chartered Landscape Architecture consultancy since 2008. The business is a Limited Liability Partnership (LLP) and a registered practice of the Landscape Institute (LI).

2.2 Author

- 2.21 Nick Harper is a Chartered Landscape Architect with a BA(hons) degree in Landscape Design, a Post Graduate Diploma (hons) in Landscape Architecture and he is a full Chartered Landscape Architect Member of the Landscape Institute (CMLI) since 1995. Nick is a Partner of the business of HLA. Nick has also been a lecturer in landscape architecture at Greenwich University and a member of a number of Design Review Panels.
- 2.22 Nick has good experience of LVIA in relation to landscape capacity and potential residential development in sensitive locations including many schemes in the High Weald AONB and has given landscape evidence as an expert witness at a number of Public Inquiries and Planning Hearings.
- 2.23 Nick has 31 years professional experience and prior to setting up HLA had positions as, a Principal at Hyder Consulting, an Associate at Chris Blandford Associates and a Senior Landscape Architect with Battle McCarthy and the London Borough of Enfield.

3.0 Scope and structure of report

3.1 Scope of the report

- 3.11 This Volume 1 of the Stage 1 High Level Landscape Assessment Report for the 8 No. Sites located in Hurst Green for potential future housing development is put forward to inform the generic background information that applies to the 8 No. Sites so as to avoid repetition in Volumes 2a and 2b. It is structured as follows, Section 4.0 describes Landscape relevant Planning Policy, Section 5.0 describes the Landscape Character and Visual Assessment Methodologies, Section 6.0 describes the Local, National, Regional, District and Parish Landscape Character Assessments and Section 7.0 is the Bibliography.

3.2 The 8 No. potential Sites

- 3.21 The Sites are located in Hurst Green and Silver Hill are shown on Figures 1 and 2 (Reference: hla 397 01 and 02). The Landscape Assessment for each of the Sites is in two Volumes 2a and 2b and they are listed as follows.

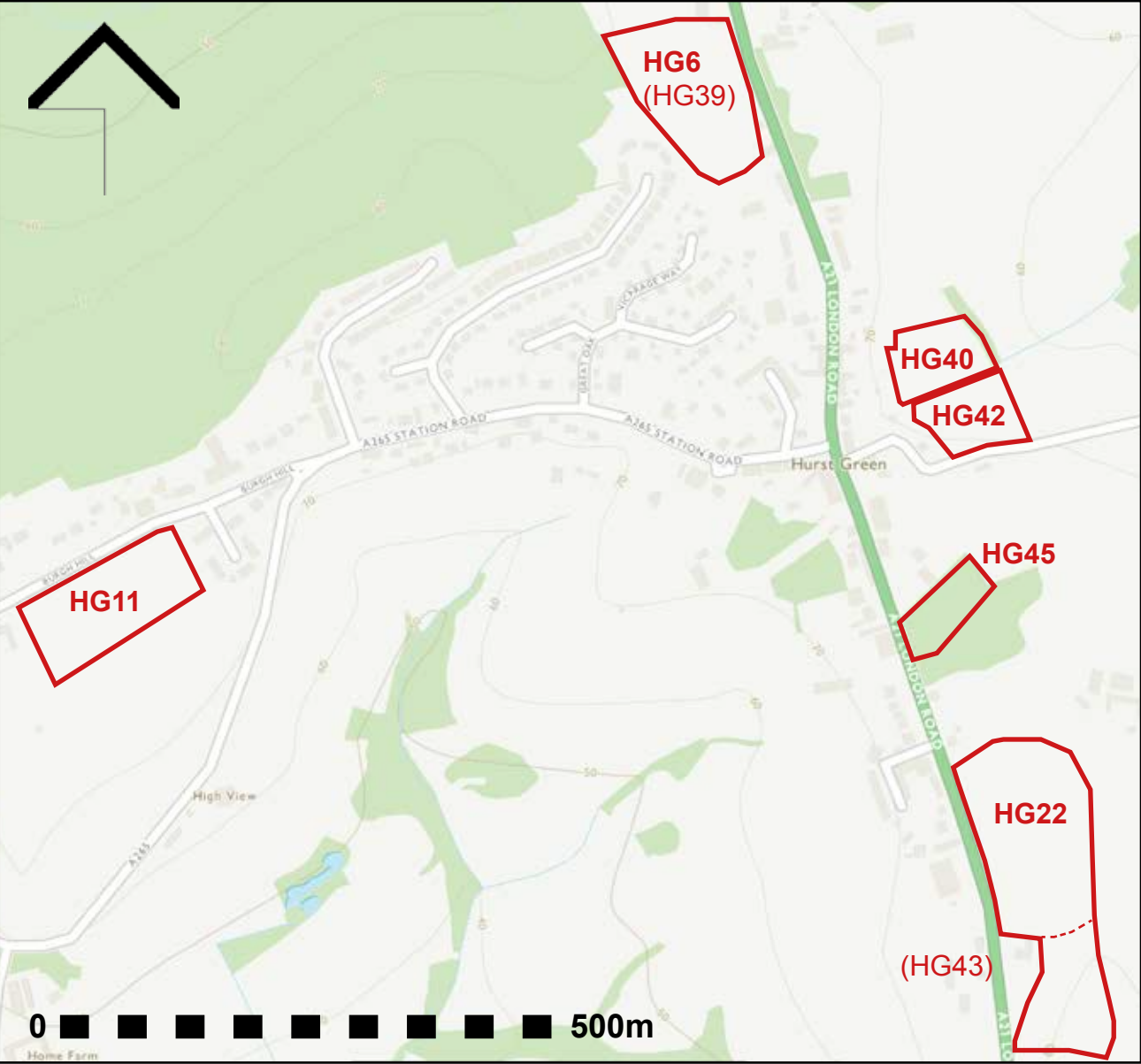
Volume 2a:

- HG6 The Field Opposite the Lodge TN19 7QP;
- HG11 Cooks Field, Burgh Hill TN19 7PB; and
- HG22 (HG 43) Land opposite Hurst Green School TN19 7QD.

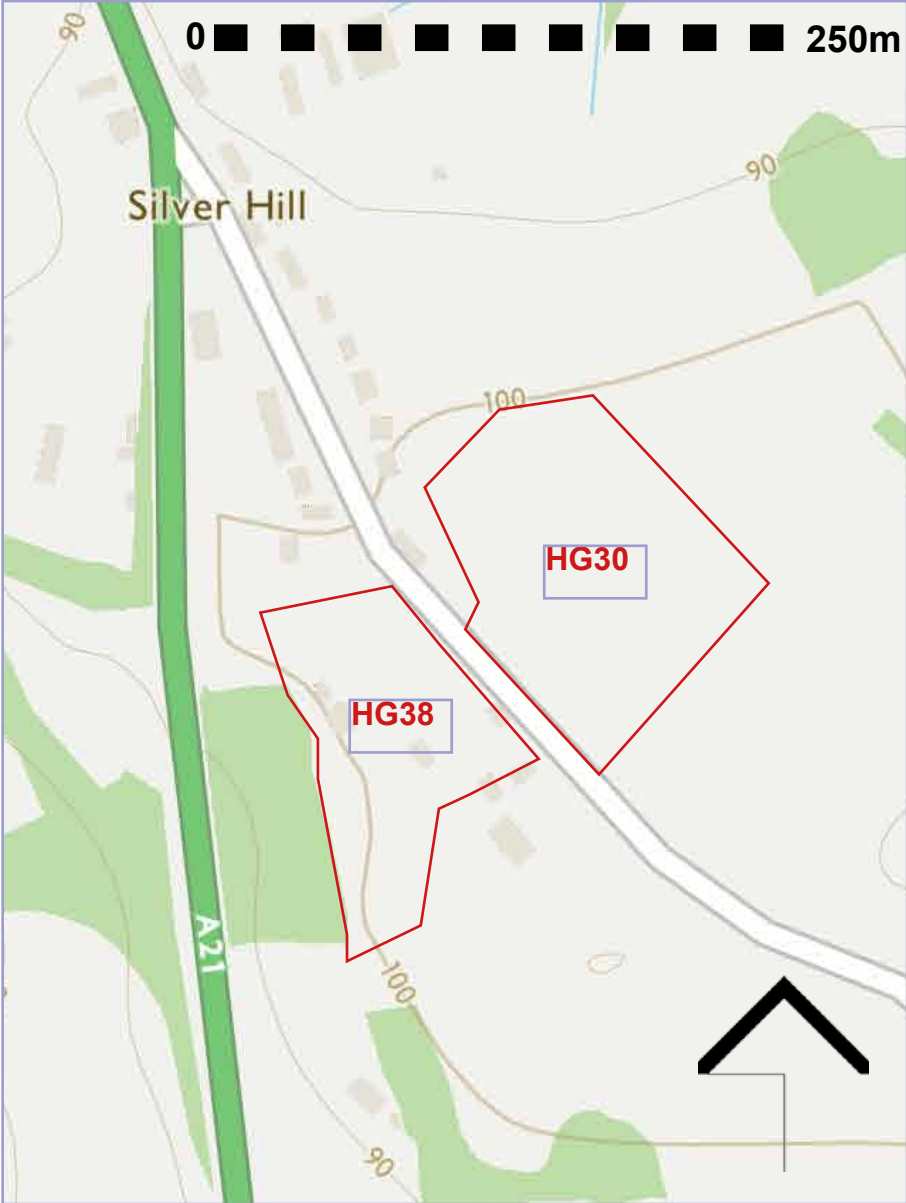
Volume 2b:

- HG30 Land adjacent to Mill Barn TN19 7QD;
- HG38 Windmill Farm TN19 7QD;
- HG40 Land behind Foundry Close TN19 7QW;
- HG42 Land behind Foundry Close TN19 7PN; and
- HG45 Land adjacent to Iridge Place entrance TN19 7PN.

Figure 1 Location plans (Reference: hla 397 01)



Plan showing the location of the 6 No. Potential Sites in Hurst Green

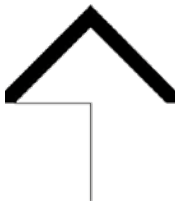


Plan showing the location of the 2 No. Potential Sites in Silver Hill

Figure 2 Aerial photographs (Reference: hla 397 02)



Aerial photograph showing the location of the 6 No. Potential Sites in Hurst Green



Aerial photograph showing the location of the 2 No. Potential Sites in Silver Hill



4.0 Landscape relevant planning policy

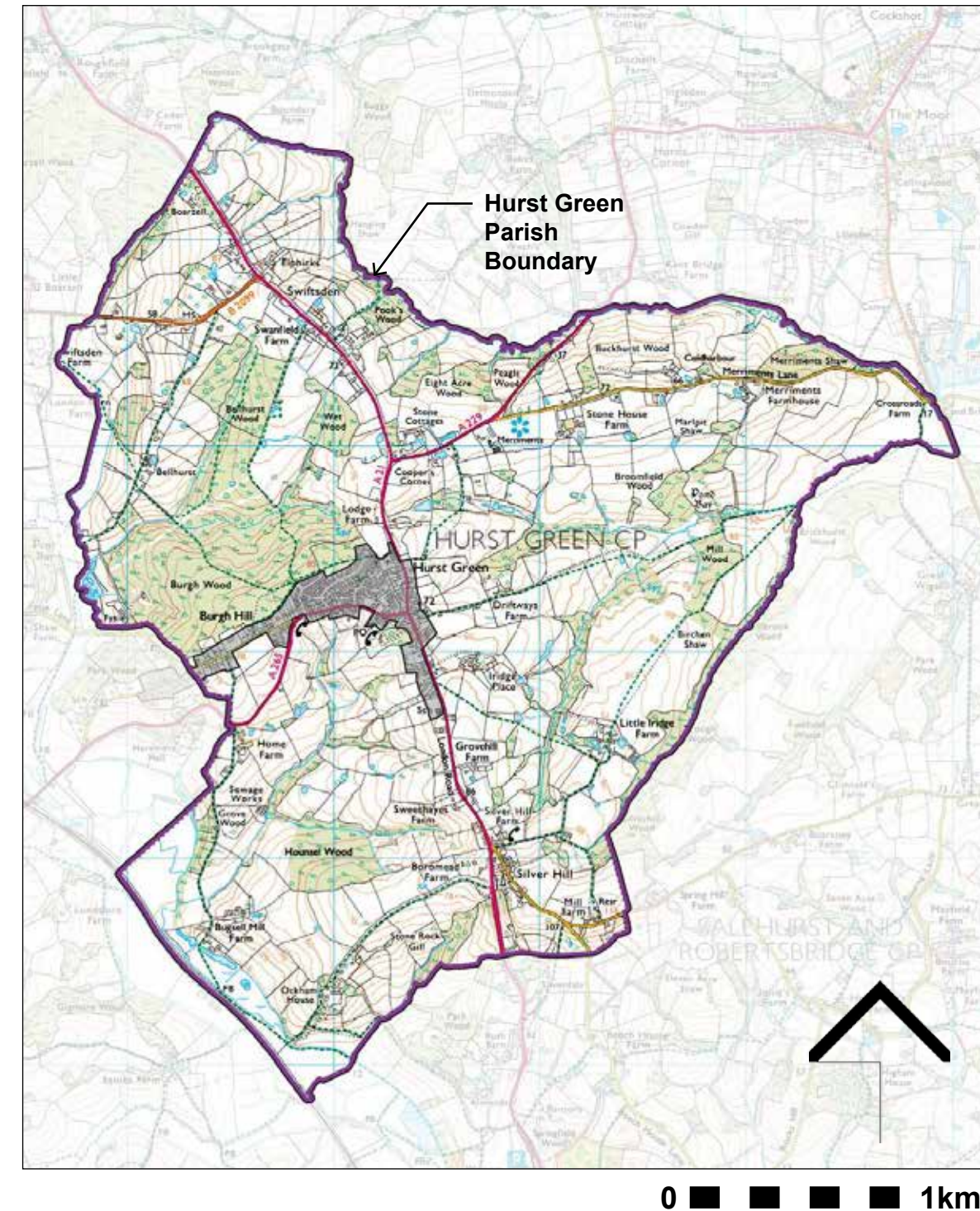
4.1 Introduction (see Figure 3, Reference: hla 397 03)

- 4.11 Hurst Green is in the jurisdiction of East Sussex County Council (ESCC), Rother District Council (RDC), Hurst Green Parish Council (HGPC). It is also subject to the Objectives set out by the High Weald Area of Outstanding Natural Beauty (AONB) Unit.
- 4.12 In 2011 Hurst Green Parish had a population of 1,481 people living in 628 dwellings. It was designated as a Neighbourhood Area on 8 June 2017 by RDC. The Parish is located in the northern part of Rother District, just west of the border between East Sussex and Kent. The Parish is predominantly rural in character and is located fully within the High Weald AONB. The Parish wide landscape reflects this part of the wider AONB character with scattered farmsteads including Historic Farmsteads), small woodlands (including Ancient Woodland), irregular-shaped fields, ancient routeways and village settlements. Hurst Green village is the focal settlement in the Parish with Silver Hill located approximately 1km to the south of the village and Swiftsden 1.5km to the north. Hurst Green is predominantly a ribbon settlement that follows the route of the A21 and also the A265 although there is some 20th Century development in the elbow of these two roads which has a less linear or ribbon pattern. The central area of the village as it follows the A21 is Historic Settlement dated circa 1860 RDC classifies Hurst Green as a 'Local Service Village'.

4.2 Planning History

- 4.21 Planning history was described in the Alison Eardley Report and is highlighted in Volumes 2a and 2b where it is relevant to a particular Site and its landscape context.
- 4.22 The following relevant information gives the general historic background to the work
- 4.221 The Sites considered in the AECOM and Alison Eardley Reports have been identified through analysis of the following: RDC's Housing and Land Availability Assessment (HELAA), Call for Sites undertaken; a review of RDC's Strategic Housing Land Availability Assessment (SHLAA); and a review of other sites known to RDC and HGPC. From these reviews 26 Sites were identified which were initially short listed to 17 Sites being considered for their potential suitability for housing allocation within the Hurst Green Neighbourhood Development Plan. Following the production of the AECOM and Alison Eardley Reports the number of Sites was further paired down to 8 No. Sites and this report focusses on these.

Figure 3 Hurst Green Parish council Map (Reference: hla 397 03)



4.3 National Planning Policy

4.31 National Planning Policy Framework (NPPF) revised 19th February 2019

4.311 It is noted that the NPPF should be read in conjunction with the National Parks and Access to the Countryside Act 1949 (as amended by the Environment Act 1995).

4.312 At the heart of the NPPF is a presumption in favour of sustainable development; which should be seen as a golden thread running through plan-making and decision-taking (Paragraph 14). This presumption means that where any adverse impacts as a result of development should not outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.313 The relevant landscape related policies of the NPPF, are listed with a brief summarised description under the following headings.

Chapter 2. Achieving sustainable development

- Paragraph 8 (page 5) item c. an environmental objective.
- Paragraphs 10 and 11 (pages 5 and 6) presumption in favour of sustainable development.

Chapter 3. Plan making, sub section strategic policies

- Paragraph 20 (page 9) item d. conservation and enhancement of natural built and historic environment.

Chapter 5. Delivering a sufficient supply of homes

- Paragraph 79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply (there are a number of bullets but the penultimate one is considered relevant):
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas.

Chapter 8. Promoting healthy and safe communities

- Paragraph 91 (page 27) item c. the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.
- Paragraph 93 (page 27) environmental benefits of estate regeneration.
- Paragraph 98 (page 28) protection for Public Rights of Way.

Chapter 11. Making effective use of land

- Paragraph 117 (page 35) Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.
- Paragraph 118 (page 35) consideration of various environmental issues with any development.

Chapter 12. Achieving well-designed places

- Paragraph 117 (page 38) Creation of high quality buildings and places
- Paragraph 118 (page 38) consideration of local character, heritage, landscape setting, sense of place, materials, etc. This describes the protection afforded to Sites of Special Scientific Interest as well as Ancient Woodlands.

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

- Paragraph 149 (page 44) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.
- Paragraph 171 (page 49) item b. take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Chapter 15. Conserving and enhancing the natural environment

- Paragraph 170 (page 49) Planning policies and decisions should contribute to and enhance the natural and local environment:
- Paragraph 171 (page 49) Plans should: distinguish between the hierarchy of international, national and locally designated sites.
- Paragraph 172 (page 49) Conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty,

4.4 Planning Practice Guidance (PPG)

4.41 The following government Planning Practice Guidance (PPGs) as relevant to Hurst Green, the landscape and the potential 8 No. Sites.

- PPG Air quality.
- PPG Appropriate assessment.
- PPG Brownfield land registers.
- PPG Climate change.
- PPG Design Process and tool.
- PPG Effective use of land.
- PPG Environmental Impact Assessment (EIA).
- PPG Historic environment.
- PPG Housing supply and delivery.
- PPG Light pollution.

- PPG Natural environment.
- PPG Neighbourhood planning.
- PPG Noise.
- Open space, sports and recreation facilities, public rights of way and local green space.
- Rural housing.
- Strategic environmental assessment and sustainability appraisal.
- Tree preservation orders and trees in Conservation Areas.

4.5 Regional Planning Policy

4.51 At a regional level the High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is key, the Plan states its overall purpose (page 14) as follows,

“the purpose of conserving and enhancing natural beauty of the High Weald AONB.”

4.52 The character of the High Weald is defined on page 24 under the heading ‘Character Defined’ as follows.

“The High Weald AONB is characterised by a deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British suboceanic climate.”

4.53 On page 28 a number of Objectives are set out and those which are relevant to landscape in respect of the development are listed as follows,

- “Objective G3: To help secure climatic conditions and rates of change which support continued conservation and enhancement of the High Weald’s valued landscape and habitats, (page 27 and 29),
- Objective S1: To reconnect settlements, residents and their supporting economic activity with the surrounding countryside (pages 33 and 34),
- Objective S2: To protect the historic pattern of settlement (pages 33 and 34),
- Objective R1: To maintain the historic pattern and features of routeways (page 39),
- Objective R2: To enhance the ecological function of routeways (page 39),
- Objective W1: To maintain existing extent of woodland and particularly ancient woodland (page 43),
- Objective W2: To enhance the ecological functioning of woodland at a landscape scale (page 43),

- Objective FH2: To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands (page 49), and
- Objective FH3: To enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats (page 49).

4.54 The High Weald AONB Unit were requested to offer informal feedback in response to the potential housing allocation Sites as listed in 2019. Their planning advisor provided an initial commentary in May 2019 and the specific comments relating to the 8 No. Sites are included in Volumes 2a and 2b.

4.6 County Planning Policy

4.61 East Sussex County Council (ESCC)

There are no specific policies at County level beyond those described at a local and regional level.

4.7 District Planning Policy

4.71 The key RDC documents that inform potential development in Hurst Green Parish are as follows: the Local Plan Saved Policies adopted 2006; the Core Strategy adopted 29th September 2014; the Strategic Housing Land Availability Assessment (SHLAA) June 2013; and the Development and Site Allocations (DASA) Local Plan December 2019.

4.72 The Rother District Council (RDC) Local Plan adopted 2006 Saved Policies of landscape relevance are listed as follows.

- Policy DS1 Determining whether development is appropriate in a particular location.
- Policy DS3 The existing settlement pattern will be maintained. The majority of all new development will take place within the development boundaries of existing towns and villages (Hurst Green is listed).
- Policy GD1 All development should meet the following criteria: 4. character and appearance of locality; 5. compatible with High Weald AONB; 6. topography and views; and 7. ecology.
- Policy HG2 Residential development outside development boundaries: 5. should not be intrusive in the landscape.
- Policy HG8 Residential use will only be permitted where it is demonstrated that they will not adversely affect its character or appearance as a rural building.
- Policy HG10 Proposals for new dwellings in the countryside will be refused unless it: 1. is for the replacement of an existing dwelling.

4.73 The Strategic Housing Land Availability Assessment (SHLAA) June 2013 where relevant to the Site is described on pages 64 and 65. Of the 8 No. Sites 4 No Sites are included and these are HG6, HG11, HG40 and HG 42 (both part of HG7). HG6 and HG11 are listed as red Sites with HG7 listed as amber. The comments for each of these Sites is described in Volumes 2a and 2b.

4.74 Rother District Council's Core Strategy 2014 has inferred that Hurst Green has the potential to deliver 75 new homes. These would need to be in accordance with the landscape relevant planning policies of the are listed as follows.

- Policy OSS1 Overall Spatial Development Strategy.
 - “i) Plan for at least 5,700 dwellings (net) in the district over the period 2011-2028.”
- Policy OSS3 Location of Development.
 - “vi) The character and qualities of the landscape.”
- Policy OSS4 General Development Considerations
 - “iii) It respects and does not detract from the character and appearance of the locality.”
- Policy RA1 Villages
 - “i) Protection of the locally distinctive character of villages, historic buildings and settings, with the design of any new development being expected to include appropriate high quality response to local context and landscape”
- Policy RA3 General Strategy for the Countryside
 - “vi) Support enjoyment of the countryside and coast through improving access and supporting recreational and leisure facilities that cannot reasonably be located within development boundaries, such as equestrian facilities, compatible with the rural character of the area;
 - viii) Generally conserving the intrinsic value, locally distinctive rural character, landscape features, built heritage, and the natural and ecological resources of the countryside.”
- Policy EN1 Landscape Stewardship

“Management of the high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the district's nationally designated and locally distinctive landscapes and landscape features.

 - i) The distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty.
 - v) Open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes.
 - vi) Ancient woodlands.
 - vii) Tranquil and remote areas, including the dark night sky.

viii) Other key landscape features across the district, including native hedgerows, copses, field patterns, ancient routeways, ditches and barrows, and ponds and water courses.

- Policy EN3 Design quality.

“New development will be required to be of high design quality by:

 - (i) Contributing positively to the character of the site and surroundings.
 - (ii) Demonstrating robust design solutions tested against the following Key Design Principles as appropriate (expanded in Appendix 4), tailored to a thorough and empathetic understanding of the particular site and context:
 - (a) Character, Identity, Place-Making & Legibility.
 - (b) Continuity and Enclosure.
 - (e) Landscape Setting of Buildings and Settlements.
 - (f) Design in Context (Understanding & appraisal of site and wider setting, and incorporation of existing site features into proposals).
 - (g) Building Appearance & Architectural Quality.
 - (h) Sustainable Design and Construction
- Policy EN5 Biodiversity and green space.

“Biodiversity, geodiversity and green space will be protected and enhanced.”

4.75 The Development and Site Allocations (DaSA) Local Plan was adopted in December 2019. This was considered as a Part Two of the Core Strategy and is in general conformity with it with the same time horizon. On page 112 Figure 17 Hurst Green is listed as having the potential to deliver 75 new homes under the Core Strategy Large Site Requirement. The DaSA includes the following landscape relevant policies.

Housing

- Policy DHG7 External Residential areas. An integrated approach to the provision, layout and treatment of external areas of dwellings (external space, car and cycle storage, waste and recycling).
- Policy DHG11 Boundary Treatments. Fences, walls, gates, piers and hedges will be supported where they do not impact on: historic or architectural interest and local character.
- Policy DHG12 Accesses and Drive; will be supported where they maintain character and adopt appropriate surface water drainage proposals (see Policy DEN5).

Environment

- Policy DEN1 Maintaining landscape character. Siting design and layout to maintain and reinforce landscape character (see CS Policy EN1) and a sense of tranquillity in accordance with 'dark skies' (see Policy DEN7).
- Policy DEN2 The High Weald Area of Outstanding Natural Beauty (AONB). All development within or affecting the setting of the High Weald AONB shall conserve and seek to enhance its landscape and scenic beauty.
- Policy DEN4 Biodiversity and Green Space. Development proposals should support the conservation of biodiversity and multi-functional green spaces in accordance with Core Strategy Policy EN5.
- Policy DEN5 Sustainable Drainage. Drainage should be considered as an integral part of the development design process, with Sustainable Drainage Systems (SuDS).
- Policy DEN7 Environmental Pollution. Development will only be permitted where it is demonstrated that there will be no significant adverse impacts on health, local amenities, biodiversity or environmental character as a result of lighting, noise, odour, land contamination, hazardous and non-hazardous substances and/ or airborne particulates associated with development.

Implementation

- Policy DIM2 Development Boundaries. New development shall be focused within defined settlement boundaries, principally on already committed and allocated sites, together with other sites where proposals accord with relevant Local Plan policies.

4.76 In the DaSA Local Plan document titled Options and Preferred Options for public consultation dated December 2016 Hurst Green was specifically described in the chapter titled 'Village with site allocations' (page 257). Where the descriptions remain relevant they are quoted as follows.

"15.46. Hurst Green is centred around the junction of the A21 trunk road and the A265 and is one of the District's larger villages, with a population of well over a thousand. Today, the village still has a reasonable level of services and is classed as a 'local service village' within the adopted Core Strategy. Service provision has been improved in recent years via the provision of a new primary school building and a new shop/café.

15.47. The village is wholly within the High Weald AONB and set within the landscape of the Upper Rother Valley. There are a number of buildings listed for their special architectural or historic interest within the village, the majority of which are consolidated around the original core of the built form. More recent estates have developed on the northern side of the A265 and offer a mixture of house types. To the west of the village lies Burgh Hill, a ribbon form of development of mature dwellings which extends some way out of the village.

Development Provisions

15.48. The adopted Core Strategy identified a requirement for 75 dwellings in Hurst Green from new sites. Hurst Green did not have any allocations in the previous plan (2006 Local Plan) and has had relative few completions in the last few years, other than an exception site (10 units) at Dairy Close.

15.49. There is also some evidence of a need for a new facility for older children/ teenagers, although existing open spaces in the village appear to have capacity to accommodate this in the longer term if required.

Site Options

15.50. A number of sites have been considered but there are environmental constraints on outward expansion. The northern side of the village is bounded by Burgh Wood, a large area of Ancient Woodland, and a Site of Nature Conservation Importance (SNCI)*. The broad valley of the River Rother is situated south west of the village and there are long distance views out of the village over the surrounding undulating countryside. Hurst Green Meadows and Woodlands is also an SNCI consisting of a collection of gently sloping meadows and pastures.

15.51. Several of the sites considered have access issues and/or are poorly related to the village core. A large area to the east of the village (HG18) is the main preferred site for development, since it has limited impact on the surrounding countryside, is accessible to key services and has an existing access road. A smaller site on the High Street (HG17), from which the existing occupier wishes to re-locate, is also a preferred site."

4.761 The Chapter and goes on to describe the Preferred Sites including HG18 Land off Foundry Close which includes Sites HG40 and HG42 (two of the 8 No. Potential Sites are quoted in Volumes 2a and 2b).

*SNCI now a Site of Special Scientific Interest (SSSI).

4.77 Another supporting DaSA document relevant to the villages is the RDC Local Development Framework (LDF) Green Infrastructure (GI) Background Paper (Addendum) August 2011. The GI Paper along with the Core Strategy Policy EN5 provides the over-arching context to protect and enhance biodiversity, geodiversity and greenspace. In particular EN5 sought to link areas of greenspace: via a network of GI; to support opportunities of management, restoration and creation of habitats; to improve accessibility to the countryside from urban areas; to ensure that development retains, protects and enhances habitats; and requires developers to integrate biodiversity into development.

4.8 RDC Emerging Policy

4.81 Call for Sites – Housing and Economic Land Availability Assessment (HELAA)

4.811 RDC have invited public engagement through a ‘Call for Sites – Housing and Economic Land Availability Assessment (HELAA).’ The aim is to invite landowners, agents, developers and other interested parties to put forward sites for consideration for housing and economic development. The call for sites period runs from Monday 12 October to Monday 7 December 2020. For a site to be considered for inclusion in the HELAA it must:

- Meet the minimum size threshold (for housing sites they must be capable of delivering five or more dwellings and for economic development sites the minimum site area is 0.25 hectares or 500 square metres of floor space), or
- Be a site of any size adjoining a “Development Boundary” designated in the Local Plan, and
- Be wholly or partly within Rother district, and
- Be submitted by the landowner or submitted with proof of the landowner’s willingness for the site to be considered as part of this process.

4.9 Parish Policy

4.91 As a result of Hurst Green Parish being designated a Neighbourhood Area in 2017 it is now in the process of preparing the Draft Hurst Green Neighbourhood Plan for the Regulation 14 Pre-submission Consultation. The key emerging section for this Assessment is the Housing and Environment Objectives (see Figures 12 to 24) which are listed as follows.

- 1) To ensure that any new housing development promotes good townscape principles (mass, density, layout) and is visually attractive, compatible with the character of the surrounding area, and is of a scale, design and finish appropriate to our rural locality.
- 2) To support affordable homes for local people who are low or moderate income earners.
- 3) To sensitively deliver high quality homes across a range of housing mix, sizes and types that are integrated into the community, and reflect both current and future housing needs of the community.
- 4) To conserve and enhance the environment, ecosystem and biodiversity, ensuring that new development gives protection to habitats and existing wildlife.
 - 4.1) To ensure wherever possible that any new development retains existing mature trees and hedgerows.

4.2) To maintain and enhance the wooded and rural character of the village by encouraging the integration of soft landscaping in new developments and where appropriate screening and integration with any adjacent countryside.

5) To promote access to adequate and high quality, private, open outdoor (garden) space for all new dwellings.

6) To create a strong visual identity for the village of Hurst Green.

6.1) Define the parish’s gateways and install ‘white gate’ fences at road entrances to Swiftsden, Silver Hill and Hurst Green.

6.2) Create and install new village signs in Hurst Green, Swiftsden and Silver Hill.

7) To protect, maintain and enhance the nationally and locally important heritage assets and historic character, by guiding development that is sympathetic with our open landscape setting.

8) In conjunction with infrastructure improvements, improve the streetscape within the community.

8.1) Promote connections between areas of the village, without the need to use pathways adjoining the strategic road network (A21).

8.2) Produce an individual street scene improvement plan for each road in the Parish that will remove clutter and provide a greater sense of place.

8.3) Support the recreation of the village green and to seek to provide new public green space.

9) To protect views of key buildings and landscapes and encourage any new developments to provide access to improvement of vistas.

9.1) Produce a policy that requires planning applications to consider and demonstrate the effect of the development on views or key buildings.

4.10 Key sensitive landscape related designations

4.101 The AONB (see Countryside and Rights of Way Act 2000 (CROW Act) and NPPF Paragraph 172).

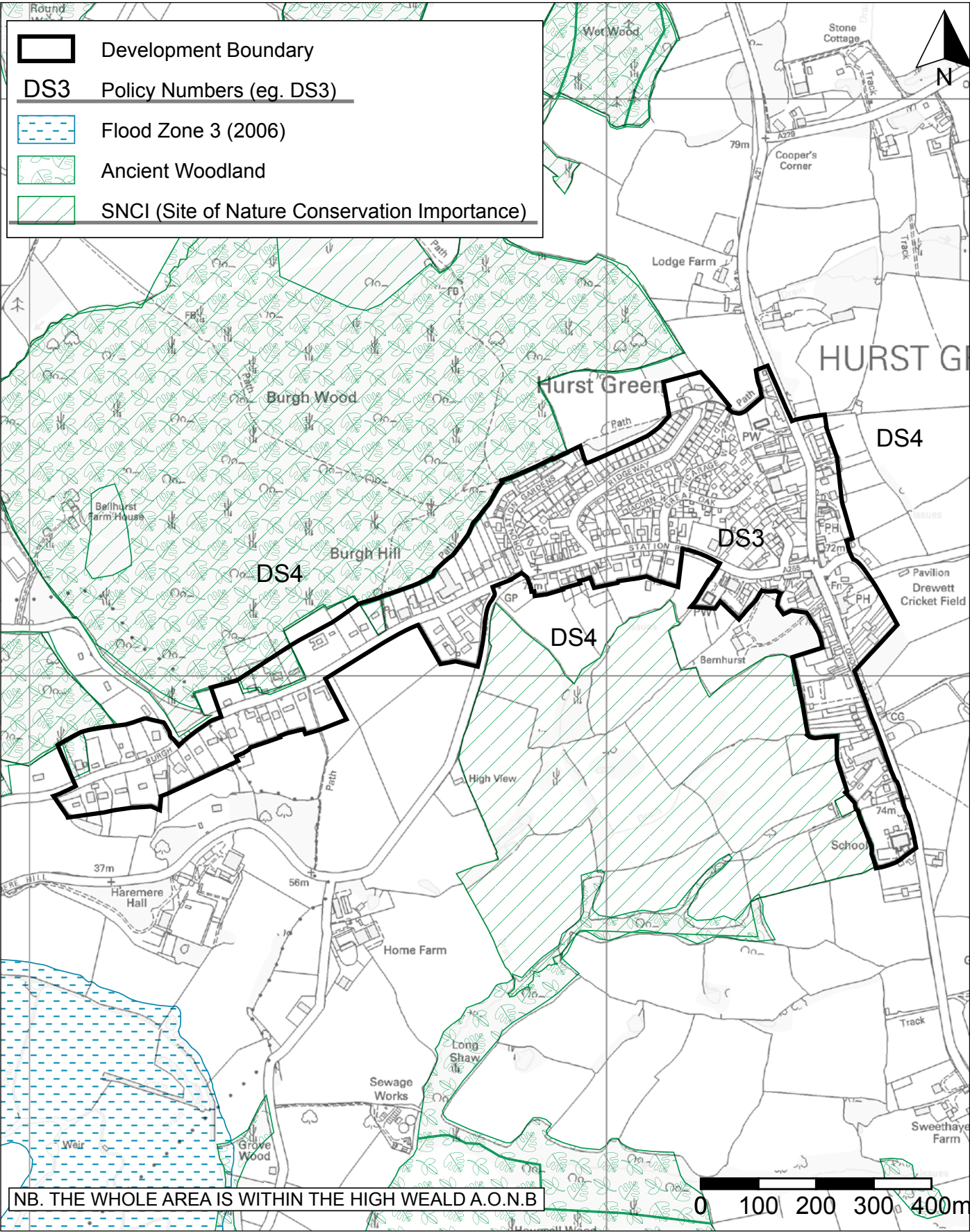
4.102 The Ancient Woodland (see NPPF Paragraph 118).

4.103 The Sites of Special Scientific Interest (SSSIs) located to the north west (Burgh Wood) and west of the village (see the Wildlife and Countryside Act 1981 and NPPF Paragraph 118).

4.104 The Listed Buildings and their settings (see the Listed Buildings and Conservation Area Act 1990 and the NPPF Paragraph 194).

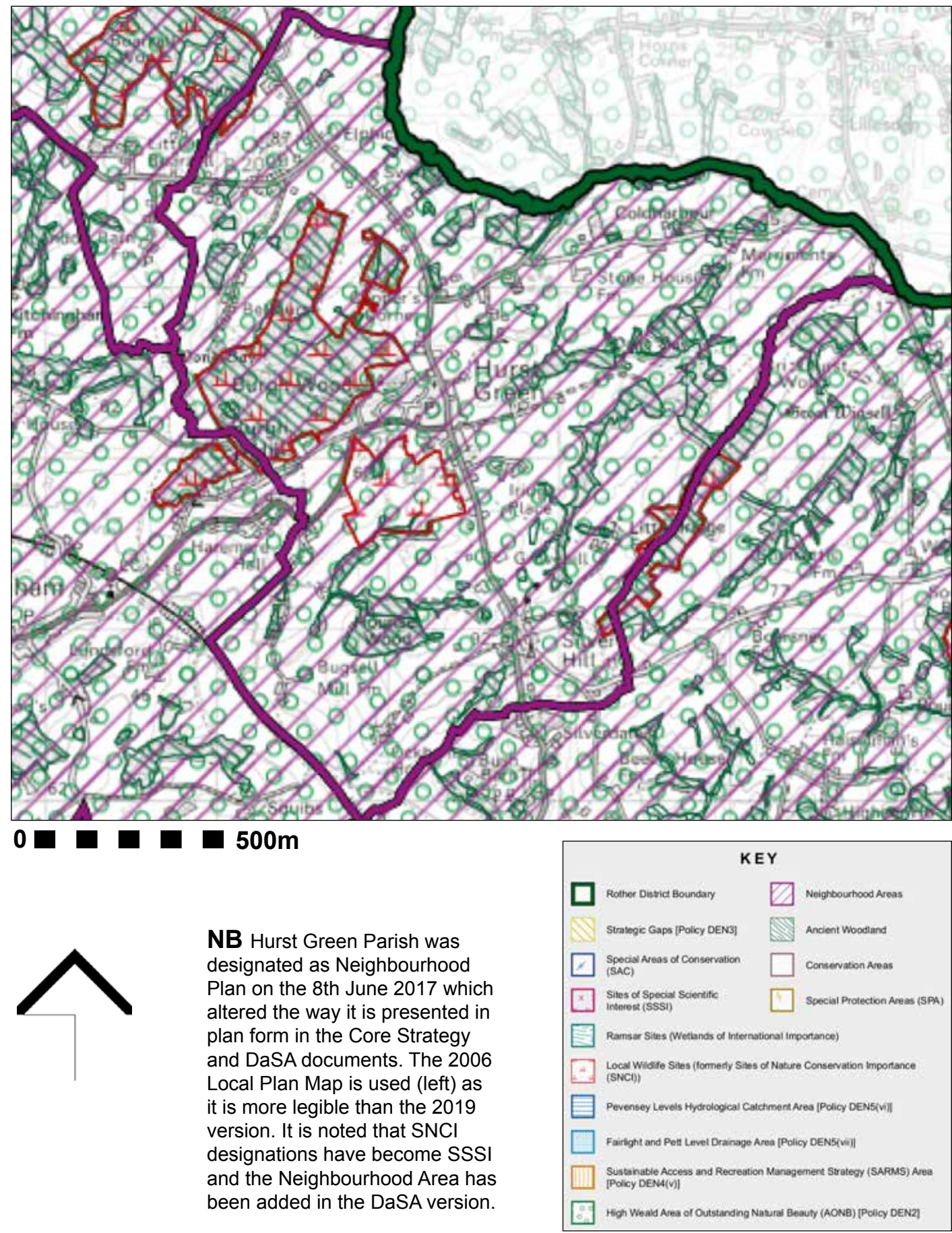
4.105 Public Rights of Way (PRoW) (see Figure 6), (Countryside and Rights of Way Act 2000 and NPPF paragraph 75).

Figure 4 RDC Local Plan 2006 and DaSA 2019 Maps (Reference: hla 397 04)



RDC Local Plan 2006 Inset Map No. 20 Hurst Green hla 397 04 (map removed in the Core Strategy 2014 and DaSA 2019)

Extract from RDC DaSA Local Plan Policies map 2019



NB Hurst Green Parish was designated as Neighbourhood Plan on the 8th June 2017 which altered the way it is presented in plan form in the Core Strategy and DaSA documents. The 2006 Local Plan Map is used (left) as it is more legible than the 2019 version. It is noted that SNCI designations have become SSSI and the Neighbourhood Area has been added in the DaSA version.

Figure 5 Extract from Magic Map Hurst Green (Reference: hla 397 05)

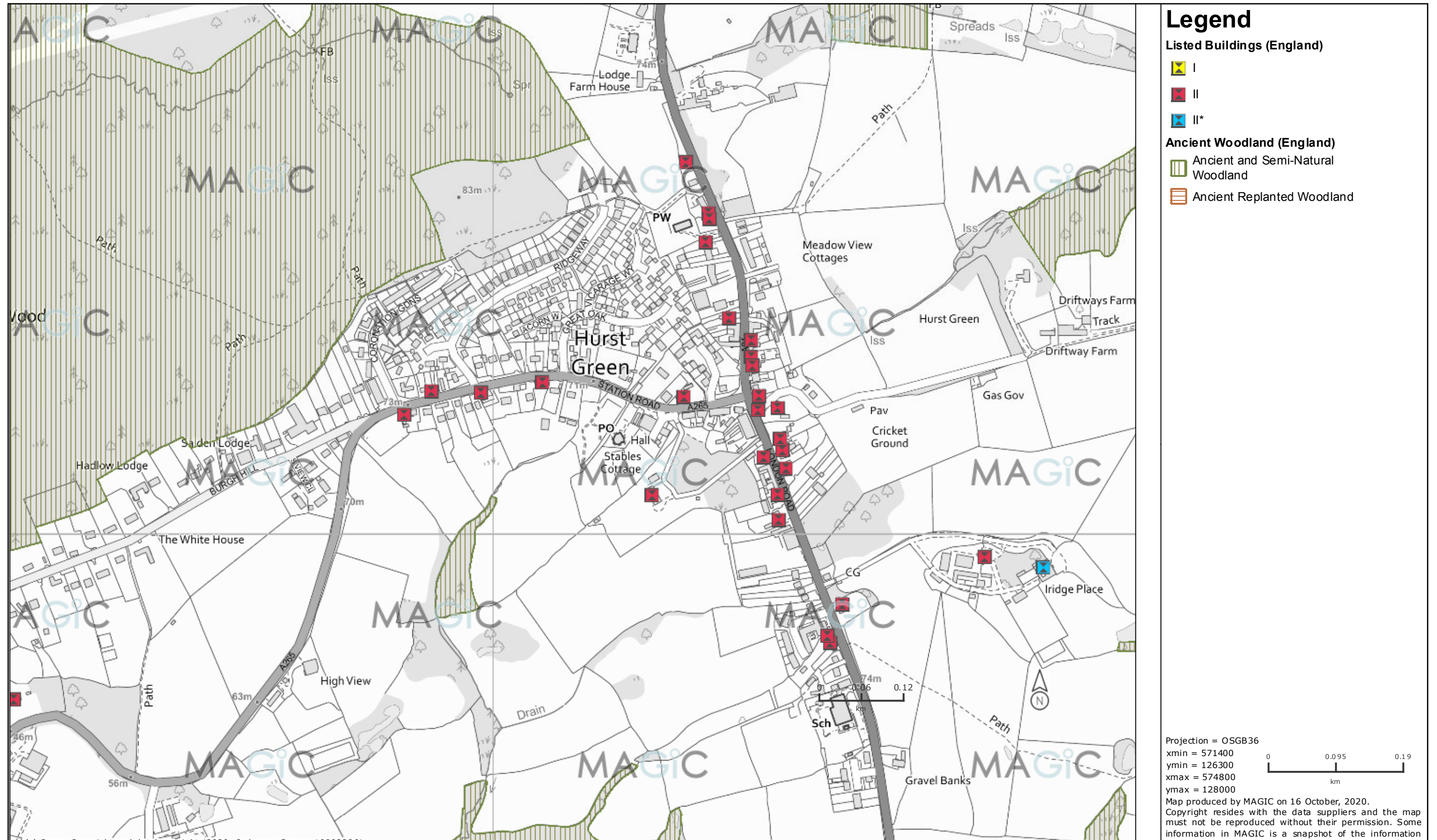


Figure 6 Extract from Magic Map Silver Hill (Reference: hla 397 06)



5.0 Landscape character and visual assessment methodology

5.1 This methodology has been applied for this High Level Assessment Stage 1 work detailed in Volumes 1 to 3. At this High Level Assessment judgements are made based upon the Author’s experience and application of this methodology. As the Stage 1 work it is not a full LVIA the Methodology is put forward to describe Sensitivity with impact statements put forward as a guide only. The Stage 2 work would include detailed impact descriptions based upon the work in Stage 1.

5.2 Landscape Character Impact Methodology

5.21 General

5.211 Landscape impacts relate to the effects of the proposals on the physical resources and other characteristics of the landscape and its resulting character and quality. Landscape resources and character are considered to be of importance in their own right and are valued for their intrinsic qualities regardless of whether they are seen by people.

5.212 There is no standard methodology for the quantification of the scale or magnitude of relative effects for landscape character. As such the following definitions are proposed to enable landscape character judgements to be made and consideration of these has been used in making judgements.

5.22 Definitions

- **Landscape Character** is the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape.
- **Landscape Value** is the relative value attached to a landscape which expresses national or local distinctiveness, because of its quality or its special features which could include scenic beauty, tranquillity, wildness, cultural or conservation aspects.
- **Landscape Quality** is based upon judgements about the physical state of the landscape and about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

5.23 Landscape Sensitivity

5.231 Landscape Sensitivity is described using the following terms,

- **Low** is defined as a landscape that is not valued for its scenic quality and is tolerant of the type of change envisaged,
- **Medium** is defined as a landscape with a Local Plan designation or one that is valued by local people as contributing positively to the character of their area and one that has the capacity to accommodate a degree of the type of change envisaged and,

- **High** is defined as a landscape protected by a regional or national designation and/or widely acknowledged for its value and a landscape with distinctive character that would be altered by the type of change envisaged.

5.24 Magnitude of landscape change is described using the following terms,

- **Low** is defined as just perceptible long term change in components of a landscape or more noticeable temporary and reversible changes,
- **Medium** is defined as clearly perceptible long term changes or loss of important features in a character area but which result in only relatively subtle changes in character; or changes in a small part of a character area which will have a clear effect on the immediate locality. Clearly perceptible change in setting to a neighbouring character area which is sufficient to influence its own character, and
- **High** is defined as clearly perceptible changes, for example the loss of features which make an essential contribution to a character area, or the introduction of new large-scale features in to a character area where these are not typical, or change exerted by an overriding influence on a neighbouring character area.

5.25 Significance of Landscape Effect

5.251 The Significance of Landscape Effects is judged using Table 1

Table 1 Significance of landscape effects

	Magnitude of change			
		Low	Medium	High
Sensitivity of receptor	Low	Negligible	Minor	Minor
	Medium	Minor	Moderate	Moderate
	High	Minor	Moderate	Major

Key to Table 1

- | | |
|-------------------|--|
| Negligible | Not significant |
| Minor | Mitigation should be explored but the impact should be a consideration of only limited weight in the judgement |
| Moderate | Every effort should be made to mitigate the impact and if moderate residual impacts remain these should feature in the balance of considerations |
| Major | As Moderate, however if residual major effects remain these should carry considerable weight in the decision |

5.3 Visual Impact Methodology

5.31 General

5.311 Visual impacts relate to the effects on the existing visual amenity and the impact on Receptors such as residents, workers, and tourists etc. who use the site at key viewpoint locations. Effects on visual amenity, as perceived by receptors, are therefore clearly distinguished from, although closely linked to, effects on landscape resources and character.

5.312 Viewpoints would be described as Near distance views are defined as being under 200m from the site, medium distance 200m to 1km and long distance as over 1km.

5.32 Photographic Methodology

5.321 In demonstrating photographic evidence to support Viewpoint descriptions and impact judgements it is important to have a photographic methodology that can be repeated by any other party. As such this LVIA would use the *Landscape Institute Technical Guidance Note 06/19 Visual representation 17-09-19* as the basis for Viewpoint Photography.

5.322 Photographic viewpoints would be selected to give typical or representative views from a variety of locations and from near, middle and long distance locations. All Viewpoints would be from publicly accessible locations in the landscape only. Private Viewpoints may be noted if thought to be significantly impacted.

5.323 Each photograph would be taken from a height approximately 1.5m (eye level) above ground level.

5.324 The camera used for the viewpoints was a Canon EOS 70D digital single lens reflex camera with a 18-55mm lens on a focal distance of 35. Suppliers of cameras of this type prescribe this as the set-up which most closely resembles the image as seen by the human eye.

5.325 All photographs would be taken at a time when views are clear and during the day. These photographs can be used for photomontage presentations although this would not be the case for this LVIA work.

5.33 Visual Baseline

5.331 Views to the Site would be selected by desktop and on Site assessment as the most likely public locations that views of the development might experience a change. As such they demonstrate highest impact or worst case scenario views.

5.34 Visual Impact Assessment structure

5.341 All judgements would be made by assessing the change in view from the existing baseline visual scenario to the changes brought about by the development proposals. Tables 1 to 4 and would be used to make these judgements.

Table 2 Sensitivity of landscape receptors

Sensitivity	Visual receptor
High	Viewers with proprietary interest and/or prolonged viewing opportunities and/or who have a particular interest in their visual environment, for example visitors to National Parks, AONBs or Heritage Coasts
Medium	Viewers with moderate interest in their visual environment, for example users of local open space facilities and walkers on footpaths
Low	Viewers with a passing or momentary interest in their everyday surroundings, for example motorists or people at their place of work whose attention is focussed on other activities

Table 3 Visual impact magnitude

Visual impact magnitude	Description
Major adverse visual impact or benefit	The proposals would cause a dominant or complete change to the composition of the view, the appreciation of the landscape character, the ability to take or enjoy the view
Moderate adverse visual impact or benefit	The proposals would cause a clearly noticeable change to the the view, which would affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Slight adverse visual impact or benefit	The proposals would cause a perceptible change to the the view but which would not materially affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Negligible adverse visual impact or benefit	The proposals would cause a barely perceptible change to the the view, but which would not affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
No change	The proposals would cause no change to the view
Neutral	There would be a change to the view but it is not possible to judge whether this change is an adverse or beneficial impact

Table 4 Assessment of landscape or visual significance

Sensitivity of receptor	Major impact or benefit	Moderate impact or benefit	Slight impact or benefit	Negligible impact or benefit	Neutral impact
High	Significant	Significant	Significant	Not Significant	Not Significant
Medium	Significant	Significant	Not Significant	Not Significant	Not Significant
Low	Significant	Not Significant	Not Significant	Not Significant	Not Significant

Key to Table 4

Not Significant	Mitigation should be explored but the impact should be a consideration of only limited weight
Significant	Every effort should be made to mitigate the impact and if residual impacts remain these should feature in the balance of considerations

6.0 National, regional, district Landscape Character Assessments

6.1 Local Character baseline description

- 6.11 Hurst Green is a 'Local Service Village' of 1,481 people living in 628 dwellings (2011). It is predominantly located along the A21 and the A265, approximately halfway between Tunbridge Wells in the north and Hastings in the south each being approximately 20 km from the village. The original settlement patterns follow both these roads in a ribbon pattern although 20th Century housing north of the junction of the two roads has created a clustered pattern in that area. The village is entirely contained within the High Weald AONB.
- 6.12 Hurst Green and Silver Hill are located in the Upper Rother Valley on the east valley side of the River Rother located approximately 2km to the west. Silver Hill to the south is on higher ground rising to over 100m Above Ordnance Datum (AOD) with the northern and western ends of Hurst Green at an approximate level of 75m AOD. The 8 No. potential Sites are located along the A21, off the A265 or in Silver Hill.
- 6.13 As well as the AONB designation Hurst Green also has: a number of Grade II Listed Buildings (although Iridge Place to the south east of the village is a Grade II* Listed Building (Reference 1365292)); Burgh Wood, a large area of Ancient Semi-natural Woodland to the north west of the village; and there are two Sites (previously Sites of Nature Conservation Importance (SNCI)) designated as Sites of Special Scientific Interest (SSSI) to the south east of Hurst Green and one to the east of Silver Hill.
- 6.14 The surrounding high quality, rural, High Weald AONB landscape is located at the settlement edge and is a high quality landscape formed of scattered farmstead with irregularly shaped fields defined by hedge or wooded (including Ancient Woodland) boundaries, some rural houses and settlements, a mix of roads (including ancient routeways) from rural lanes to busier trunk roads. The dense woodland of Burgh Wood is a significant feature to the north west.
- 6.15 There are a number of landmark buildings through the village including the Holy Trinity Church, the modern primary school to the south west and some houses of architectural interest including oast houses. There are many visual receptor locations for near to long range high quality views out from the village across the High Weald landscape. There is greenspace located: in the Trinity Church grounds; at the pavilion and sports pitches south of PRoW HG31; and on land south of Station Road opposite Great Oak (see Figure 12).
- 6.16 The A21 (Historic Routeway) is busily trafficked and a significant landscape detractor. There is a constant road noise which lessens the local tranquillity and it physically divides the eastern and western parts of the village. It is also a visual detractor and can be seen from much of the village. There is also a significant amount of road side parking in the village and a public car park off the A265 which also have a detracting influence on the village character.
- 6.17 Much of the local High Weald field pattern surrounding the village includes Historic Field Boundaries and in many cases are Medieval in origin. There are a number of known Wildflower Meadows to the south west of the village (see Figure 16). There are a number of PRoWs (see Figures 22, 23 and 24) and Historic Routeways in the Parish (See Figure 19) including a ridgeway track that runs through Hurst Green via Etchingham to Heathfield, dating to Iron Age times. There are a number of Historic Farmsteads which are in close proximity to the 8 No. potential sites - these include Lodge Farm, Iridge Place, Gravehill and Silver Hill Farm (see Figure 18).

- 6.18 The local landscape character is a distinct and recognisable High Weald AONB landscape however the detracting influences lessen the Landscape Value and Quality. As such the Sensitivity of the local landscape is judged to be **Medium Sensitivity**.

6.2 National Character Areas (NCA)

- 6.21 Natural England, National Character Area (NCA) 122, the High Weald gives a broad scale description for the entire High Weald of which each of the Sites are a small component. Its main aims are highlighted in the following Statements of Opportunity (pages 17 to 20)
- “SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.
- SEO 2: Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place. Maintain and enhance the geodiversity and especially the exposed sandrock
- SEO 3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.
- SEO 4: Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation.”

- 6.22 As the AONB is a nationally protected designation it is judged that at a national scale the landscape character is **High Sensitivity**.

6.3 Regional Landscape Character

- 6.31 The High Weald AONB Unit has not produced a Landscape Assessment and therefore the Objectives of the High Weald AONB Management Plan 2019-24 (as highlighted above), Figures 16, 17, 18 and 19 and their feedback to the Call for Sites work are used to determine Landscape Character at a regional scale.
- 6.22 As the AONB is a nationally protected designation it is judged that at a regional scale the landscape character is **High Sensitivity**.

6.4 County Landscape Character Areas

6.41 East Sussex Landscape Character Assessment 2016 (see Figures 8 and 9)

6.411 In terms of the Landscape Character Areas defined in the East Sussex Landscape Character Assessment 2016 Hurst Green is divided along the A21 in to Landscape Character Area (LCA) 6 Upper Rother Valley (which includes Sites HG6, HG11) located west and LCA 13 Lower Rother Valley (which includes Sites HG22 (HG43), HG30, HG 38, HG40, HG42 and HG45) to the east of the road are located within LCA 13 Lower Rother Valley.

6.42 Landscape Character Area (LCA) 6 Upper Rother Valley (which includes Sites HG6, HG11) (see Figures 7 and 8)

6.421 LCA 6 describes the Key Positive Landscape Attributes on Table 1, page 5 of the LCA, the Site relevant ones are listed as follows.

- The broad valley of the River Rother dominates the landscape and is overlooked by bold ridges and spurs.
- Stunning views across the valley from the enclosing ridges, some of the finest views in the High Weald.
- The upper half of the largest valley system in the High Weald and the catchment and source of the western river Rother.
- Extensive areas of remote countryside and exceptional remoteness especially in the valleys and larger woods.
- The villages have great character and variety often with landmark churches and other historic buildings.
- 'Picturesque' farms and cottages and scattered historic farmsteads which are a key characteristic of the High Weald.
- A strong pattern of linear ghyll woods as well as many larger woods on the valley slopes.
- Many of the woods are ancient semi-natural woodland with ancient coppice stools of chestnut and hornbeam.
- Many scattered farm ponds and larger hammer ponds as relics of the iron industry which thrived in this area e.g. Wadhurst Park Lake and Lakedown trout lake at Holmhurst Manor.
- A close network of winding, sunken lanes with scattered settlements and individual dwellings often strung out along them.
- Traditional building materials for the area are red brick, often laid as Flemish bond with blued brick ends, red tiled roofs and tile hung upper stories are typical.
- Oak timber framed and sandstone houses reflect the abundance of locally sourced timber and quarried stone.

6.422 LCA 6 describes the Vision and Strategy on Table 4, page 9 of the LCA as follows.

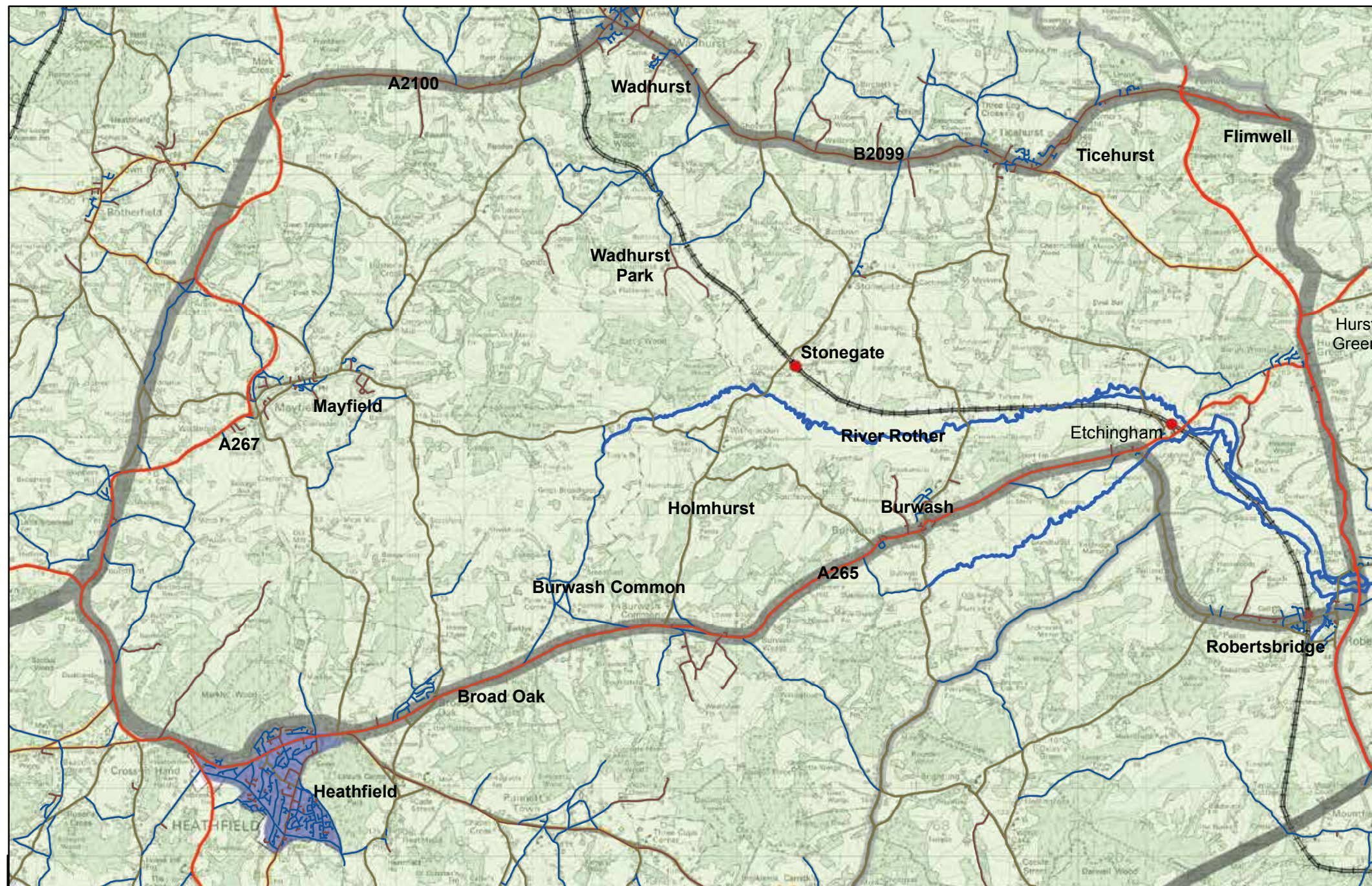
"A remote, tranquil and predominately rural landscape of rolling typical high Wealden countryside. Secluded valleys with ghyll woodlands and winding natural river channels. A landscape with a scattered settlement pattern of historic farmsteads and a strong pattern of woods, trees and hedges. The character of existing settlements retained and new development controlled with the highest quality vernacular design and spatial planning."

6.423 LCA 6 describes the Current Condition on Table 2, page 6 of the LCA as follows.

"This is a largely unspoilt and tranquil rural landscape with few intrusive features. The landscape is in generally good condition and well managed as farmland with a strong historic structure. The lack of main roads and large settlements in the heart of the area means that it retains a relative remoteness. Agricultural change and diversification has led to some fragmentation of farmsteads. There is evidence of creeping suburbanisation around the villages and on country estates which detracts from local distinctiveness. As with most of the Wealden landscape the historic field patterns of small fields and significant hedgerows remain intact, apart from in the wider more fertile river valleys where farming is more intensive. Woodlands have been affected by lack of traditional coppice management, rhododendron invasion and coniferisation."

6.424 It is judged that at a county scale the landscape character for LCA 6 is **Medium to High** Sensitivity.

Upper Rother Valley



6 Upper Rother Valley Landscape Character Area

High Weald AONB

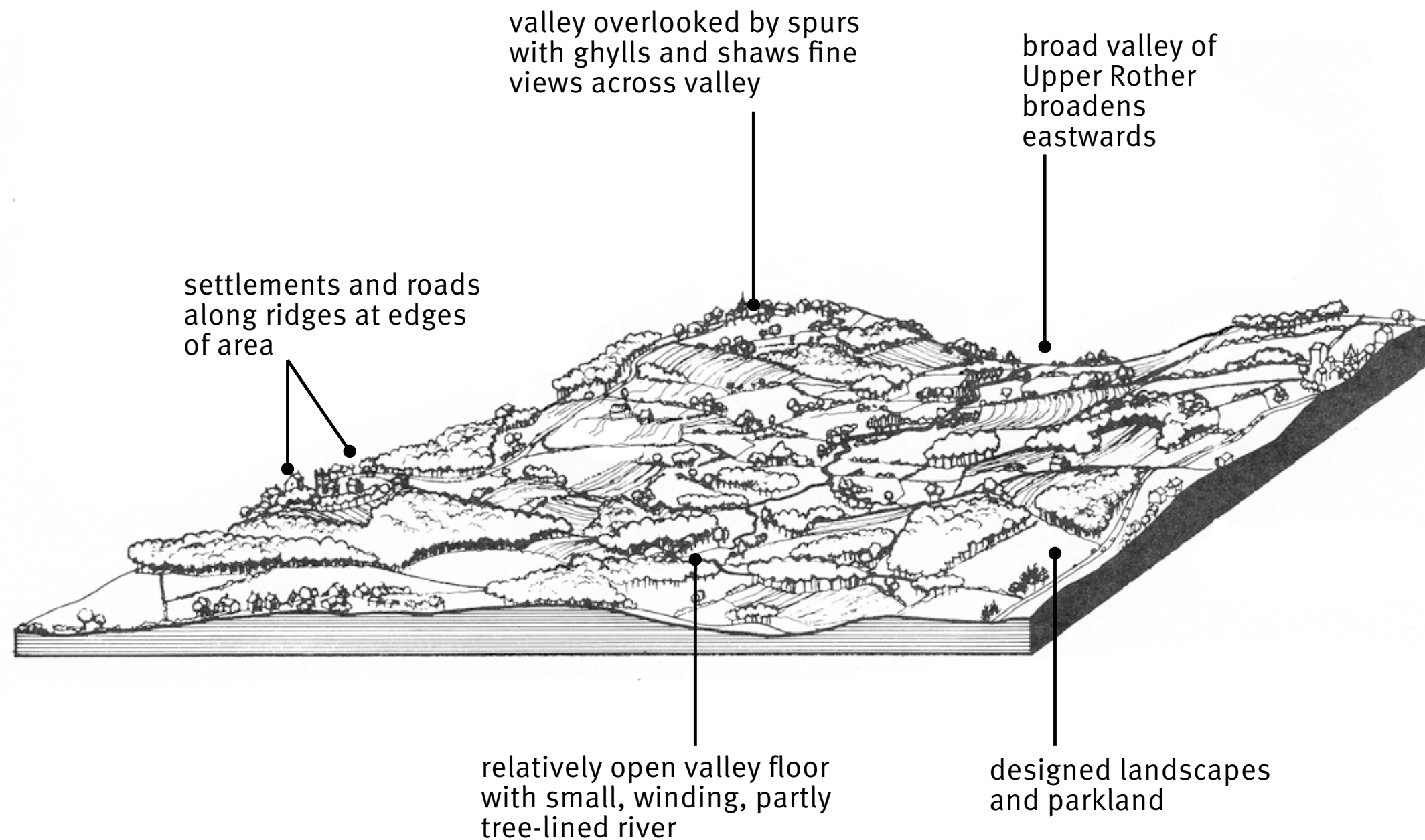
0 0.5 1 2 3 4 Kilometers

The East Sussex County Landscape Assessment

© ESCC 2016

6
The High Weald

Upper Rother Valley



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The East Sussex County Landscape Assessment

6
The High Weald

6.43 Landscape Character Area (LCA) 13 Lower Rother Valley (which includes Sites HG6, HG11) (see Figures 9 and 10)

6.44 LCA 13 describes the Key Positive Landscape Attributes on Table 1, page 5 of the LCA, the Site relevant ones are listed as follows.

- The broad valley of the lower reaches of the River Rother.
- The Tillingham Valley with a flat open floor and steep well wooded sides.
- Long dramatic views across both valleys from the enclosing ridges and spurs.
- The ancient inland sea cliffs at Rye and Playden.
- An intricate pattern of rectangular fields bounded by reed fringed ditches in the flood plains.
- A few remaining extensive areas of orchards and some remnants of hop growing.
- Exceptionally remote unspoilt areas away from the main roads and villages.
- The larger settlements are on the ridge tops with typical ribbon development extending along the main roads.
- Typical High Weald scattered development of farmsteads, hamlets and large country house estates.
- Significant houses and designed landscapes at Brickwall, Great Dixter and Peasmarsh Place.
- Bodiam Castle dominates the Rother Valley landscape.
- Oast houses are characteristic and found on most farmsteads, many now converted into houses.
- Typical High Weald white weatherboarding and some villages have more subtle weatherboarding of pastel shades giving a sea side feel.
- Scattered woodland across the valley slopes and higher ground, much of this is ancient woodland.
- The central area is heavily wooded with the Beckley, and Flatropers woodland areas, much of which is publically accessible.
- Indigenous characteristic tree species are oak and ash with sweet chestnut coppice on drier slopes.
- Beech, lime and pine feature locally and other exotic specimens are found in gardens and villages.
- Swans, herons and other wetland birds are very much features in the landscape.

- Winding and very narrow sunken country lanes with steep gradients where they drop down into the valleys.
- The Kent and East Sussex Steam Railway runs from Bodiam to Tenterden in Kent.

6.45 LCA 13 describes the Current Condition on Table 2, page 6 of the LCA as follows.

“This is a largely unspoilt and tranquil rural landscape with few intrusive features. The landscape is in generally good condition and well managed as farmland with a strong historic structure. Loss of hedgerows to intensive agriculture in the fertile valleys has led to loss of landscape structure. Orchards have declined and many disappeared so that many associated oast houses have been converted to residential uses. Agricultural change has led to some gentrification of the rural landscape and villages. As with most of the High Weald landscape the historic field patterns of small fields and significant hedgerows remain intact.”

6.46 LCA 13 describes the Vision and Strategy on Table 4, page 9 of the LCA as follows.

“A tranquil and remote area. Rivers enriched and diversified by areas of restored natural channels and wetland with seasonal flooding. The area set in a rich tapestry of hedges, fields, orchards, managed woodland and restored parkland. A vibrant working landscape with thriving land based recreational and economic activities which conserve the characteristic features and wildlife of the area. Traditional villages with a conserved and enhanced local vernacular and sense of place. The distinctive historic character of this High Wealden landscape conserved and enhanced”

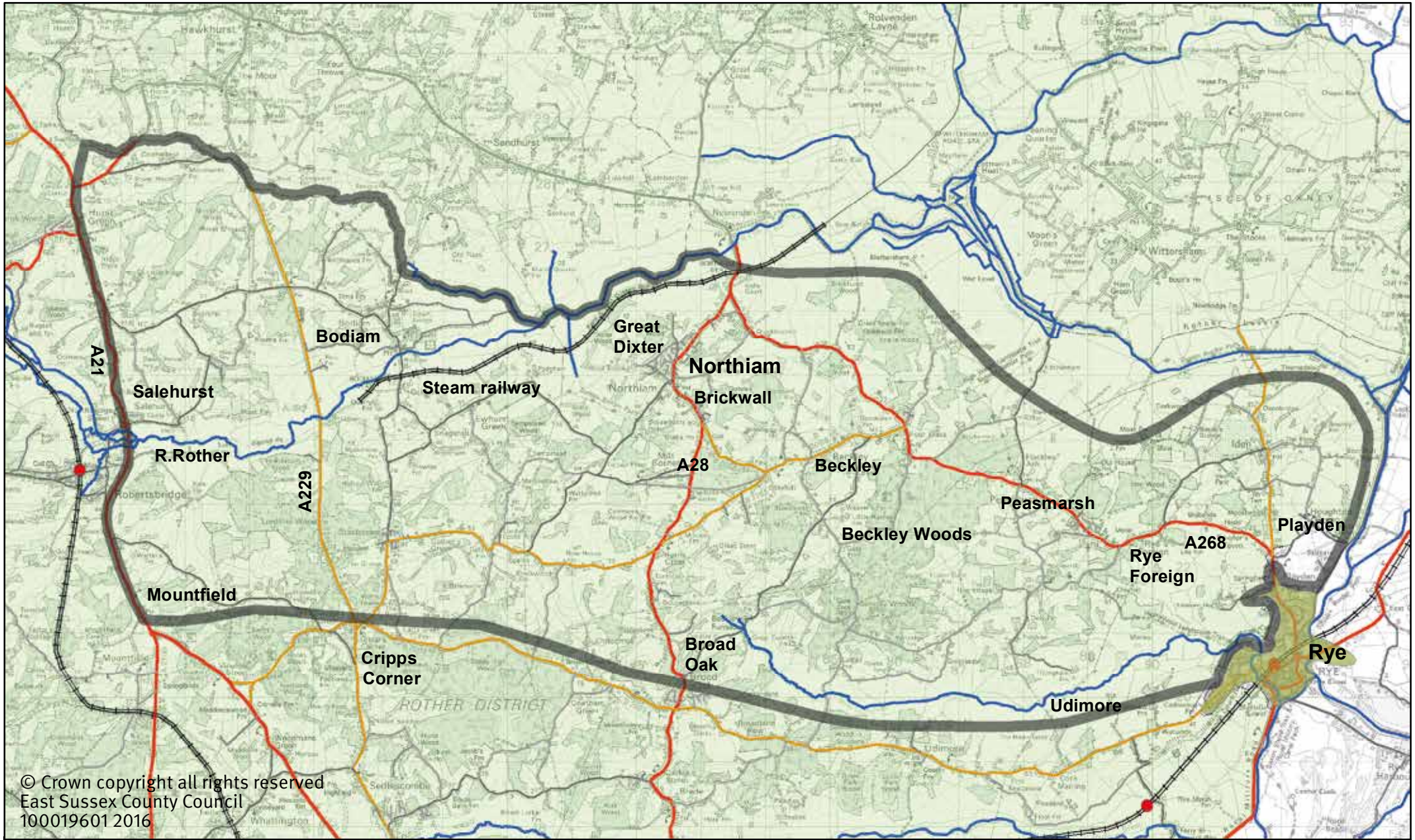
6.424 It is judged that at a county scale the landscape character for LCA 13 is **Medium to High** Sensitivity.

Figure 9 East Sussex Landscape Character Assessment 2016 Landscape Character Area 13 Lower Rother Valley Map (Reference: hla 397 09)

13

Lower Rother Valley

The High Weald



13 Lower Rother Valley Landscape Character Area

High Weald AONB

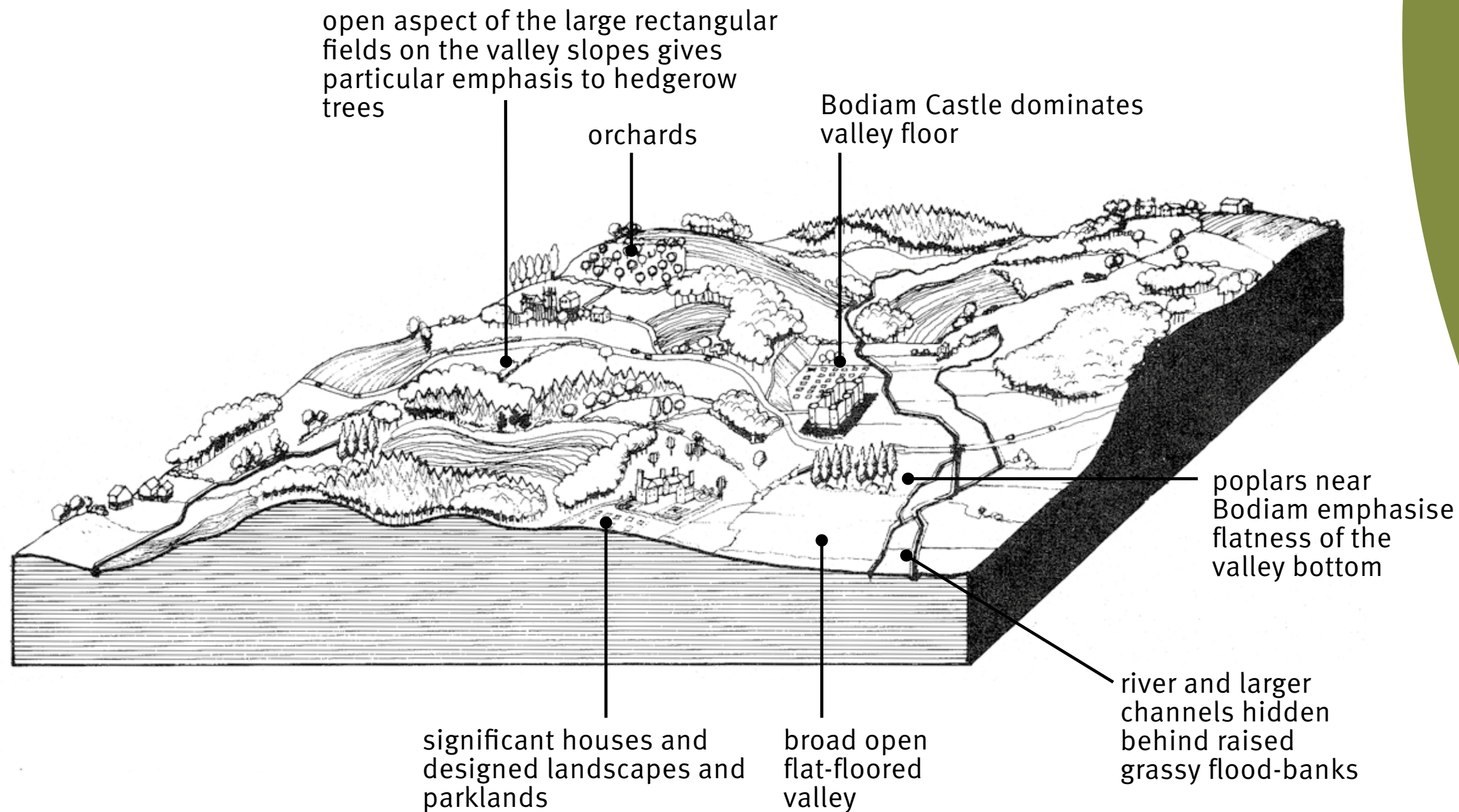
0 0.5 1 2 3 4 Kilometers

The East Sussex County Landscape Assessment

© ESCC 2016

Lower Rother Valley

13



The High Weald

The East Sussex County Landscape Assessment

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6.5 District Landscape Character Assessment

6.51 Rother District Council's (RDC) Local Development Framework (LDF), Core strategy: Market Towns and Villages Landscape Assessment, August 2009 (see Figure 11)

6.511 This Landscape Assessment is the most relevant for describing the village character although it doesn't include Silver Hill. Three Landscape Character Areas (LCA) are described LCA HG1 (East of A21 Valley) which describes the area in which four (HG40, HG42, HG45) of the potential 8 Sites are most closely located, one (HG11) is in LCA HG2 (Land south of Station Road) and one (HG6) is in LCA HG3 (Land north of Station Road) and the two Silver Hill Sites (HG30 and HG38) are not included.

6.52 LCA HG1 is described as follows.

- **Description**

"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."

- **Location and Form in Relation to Local Settlement Pattern**

"The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs."

- **"Evaluation Scores"**

- Quality - Good

- Value - High.

Sensitivity:

- Visual - Low

- Character - Moderate, as open areas form a buffer to Semi-natural Ancient Woodland (SNAW)."

- **Landscape Condition**

"Generally good. Some unmanaged plots close to built up area. There is evidence of a loss of historic landscape structure close to the village. Hedges have been removed in places." Mature trees. Open meadows outside built up edge. Tree belts and hedges.

- **Most Appropriate Management Strategy**

"Conservation

Mature trees. Open meadows outside built up edge. Tree belts and hedges.

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure."

- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**

"**Moderate.** Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east."

- **Visual appraisal**

"Key Visual Receptors"

Houses. Footpaths. AONB.

Types of view

Local and enclosed. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts."

- **Scope to mitigate visual intrusion**

"Moderate. There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. Mitigation measures could replace lost tree belts and use planting to strengthen the village edge."

6.53 LCA HG2 is described as follows.

- **Description**

"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."

- **Location and Form in Relation to Local Settlement Pattern**

"The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs."

- **Evaluation Scores**

“Quality - Good.

Value - High.

Sensitivity:

Visual - Moderate/High close to built up edge.

Character - Moderate/High.”

- **Landscape Condition**

“Generally good. There is evidence of a loss of historic landscape structure close to the village and where hedges have been removed in places.”

- **Most Appropriate Management Strategy**

“Conservation

Mature trees. Tree belts and hedges.

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.”

- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**

“**Low.** Some development may be acceptable close to built up area, within the existing development boundary and in character with existing development, but not encroaching open countryside to the south.”

- **Visual appraisal**

“Key Visual Receptors

Houses and village. Footpaths. AONB.

Types of view

Some long views to wider countryside from the village car park and Station Road. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts.”

- **Scope to mitigate visual intrusion**

“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 needed.”

6.54 LCA HG3 is described as follows.

- **Description**

“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 and 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.”

- **Location and Form in Relation to Local Settlement Pattern**

“The settlement pattern is typically of ribbon development on ancient route ways and at cross roads. There are some more modern cul-de-sacs.”

- **Evaluation Scores**

“Quality - Good.

Value - High.

Sensitivity:

Visual - Low.

Character - Moderate, as open areas form a buffer to Semi-natural Ancient Woodland (SNAW).”

- **Landscape Condition**

“Generally good. Some unmanaged plots close to built up area. Need to manage public access to woodland.”

- **Most Appropriate Management Strategy**

“Conservation

SNAW (Semi-natural Ancient Woodland) . Open meadows outside built up edge. Tree belts and hedges.

Restoration

Bring Land management back into grazing.”

- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable**

“Moderate. 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.”

- **Visual appraisal**

“Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Local and enclosed.

Visual barriers

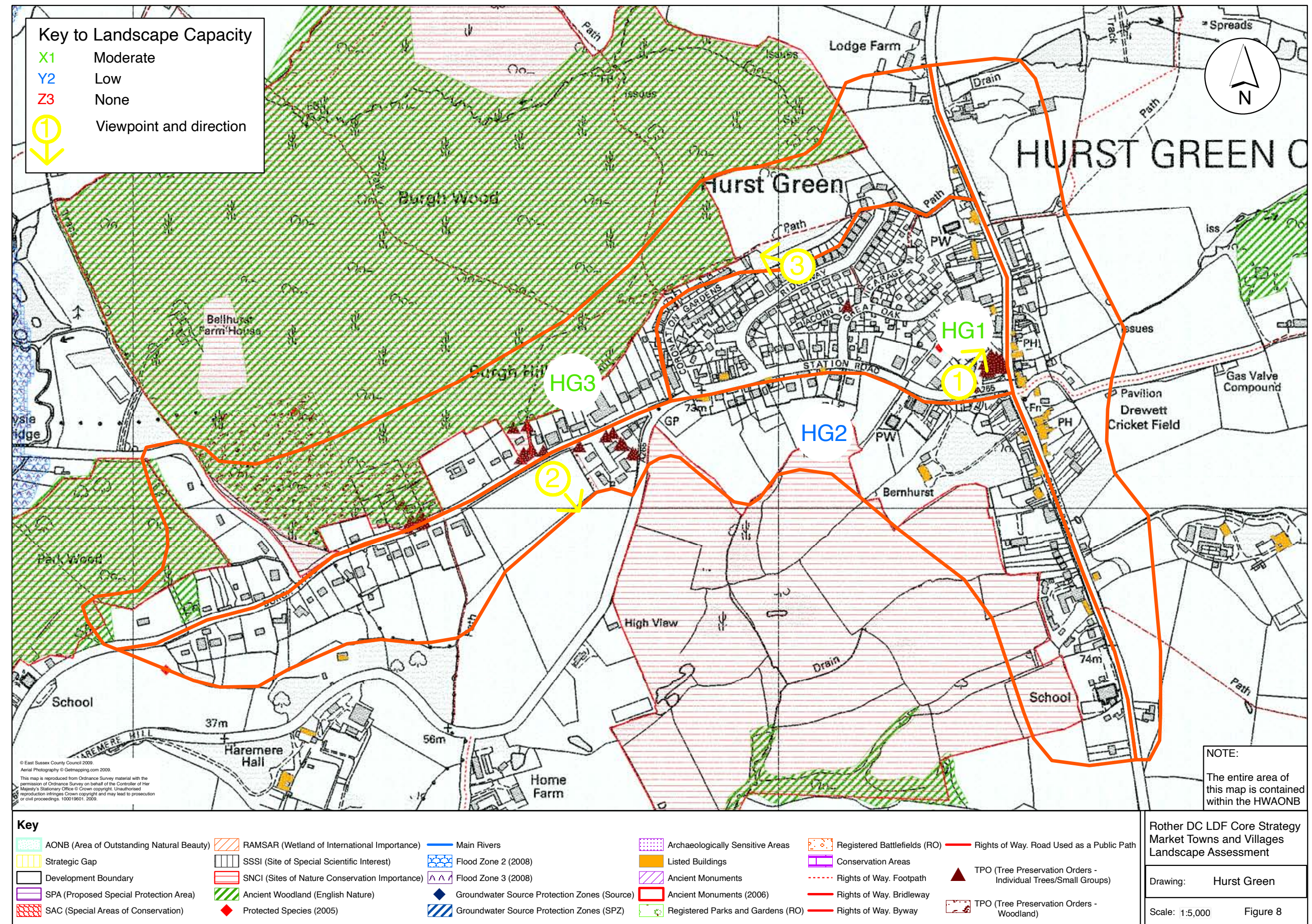
Trees and tree woodland.”

- *Scope to mitigate visual intrusion*

“**Low** There would be little scope to plant more trees in this heavily wooded area.”

6.55 It is judged that at a district scale the landscape character ranges from **Moderate** (HG1 and HG3) to **Medium** to **High** (HG2) Sensitivity.

Figure 11 RDC Local Development Framework Market Towns and Villages Landscape Assessment August 2009 Hurst Green Figure 8 (Reference: hla 397 011)



6.6 Parish Landscape Character Assessment

- 6.61 Hurst Green Parish Council have not produced a Landscape Character Assessment to date but have produced a series of Figures which inform the landscape baseline condition. These are presented in the Figures 12 to 24 below.
- 6.62 The Parish scale of landscape character is a distinct and recognisable High Weald AONB landscape although the detracting influences (predominantly relating to the settlements and roads) somewhat lessens the landscape value and quality. As such the Sensitivity of the Parish scale landscape character is judged to be of **Medium to High Sensitivity**.

Figure 12 Hurst Green Parish Council Evidence Factsheet 11 Hurst Green Listed Buildings and Archaeological Notification Areas (Reference: hla 397 012)

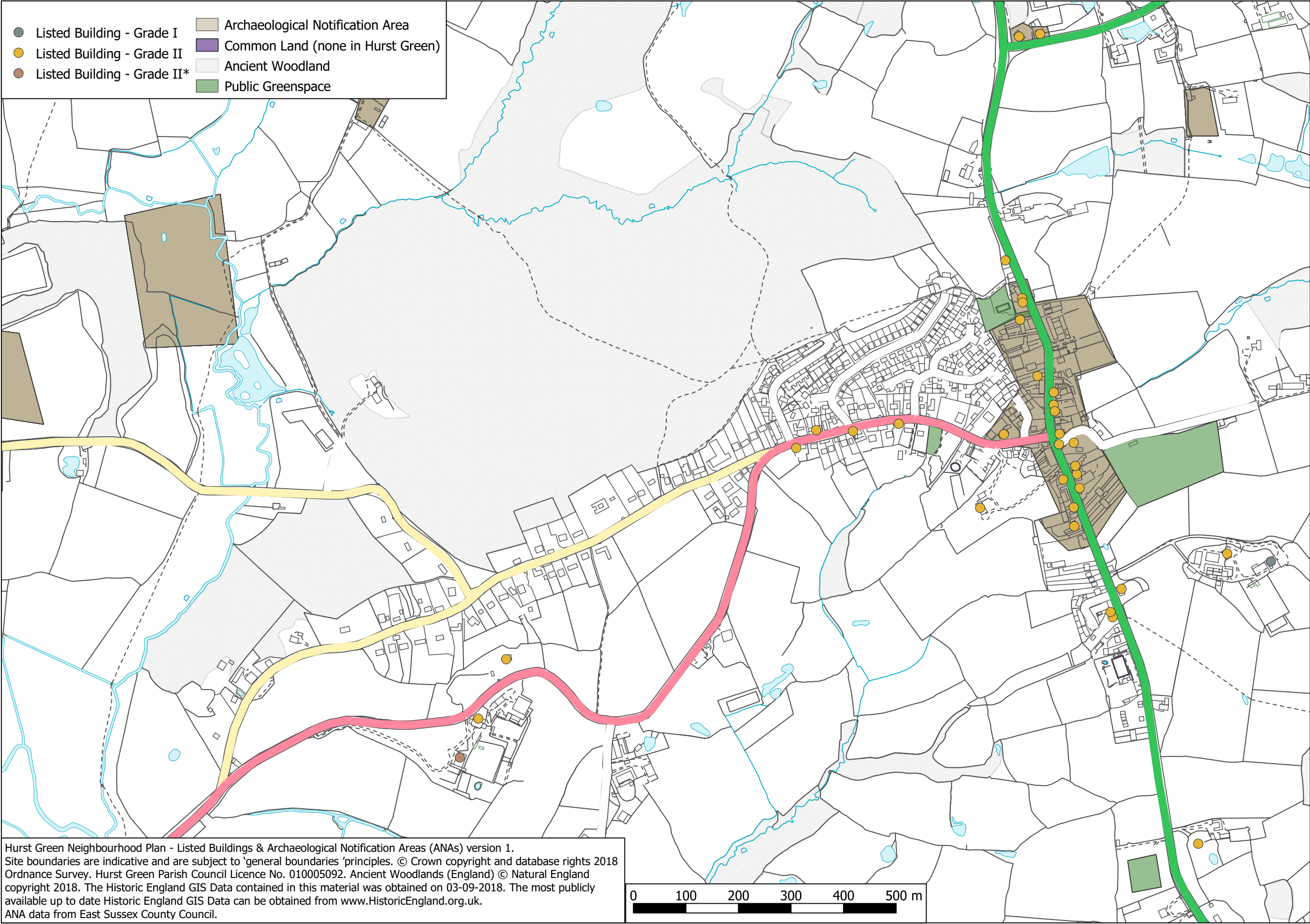
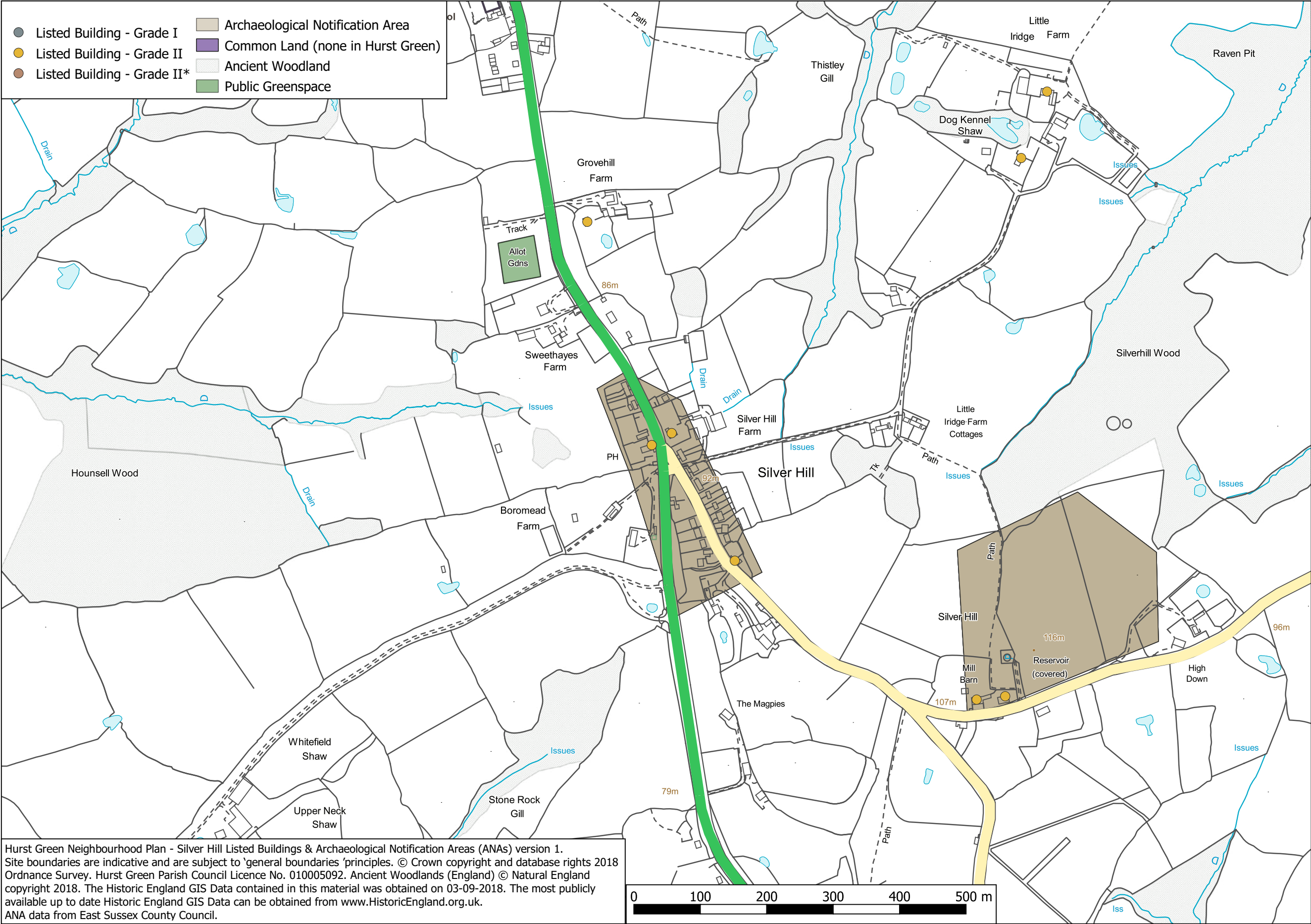


Figure 13 Hurst Green Parish Council Evidence Factsheet 13 Silver Hill Listed Buildings and Archaeological Notification Areas (Reference: hla 397 013)



SOIL LEGEND:

- LIGHTEST SOILS
- MEDIUM AND/TO LIGHT
- MEDIUM SOILS
- MEDIUM AND/TO HEAVY
- HEAVIEST SOILS
- MIXED or ORGANIC
- NA

Map Features:

- Roads:** A265, A27, A229, Station Road, Ridgeway, Vicarage Way, Church Lane, Fyvie Lane.
- Landmarks:** Burgh Hill, Burgh Wood, Burgham Down Wood, Park Wood, Haremere Hall, Home Farm, Long Shaw, Housnell Wood, Silver Hill, Thistley Gill, Driftways Farm, Drevett Cricket Field, School, Pavilion, Gas Valve Compound, Yew Tree Farm, Bexhurst Farm, Cooper's Corner, Stone Cottage, Nursery, Stone House Farm Cottages, Huntley V, Driftways Farm, Idridge Place, Grovehill Farm, Sweetthayes Farm, Silver Hill Farm, Silver Hill, Housnell Wood, Long Shaw, Clayfield, Bars Pri, Home Farm Barn, Home Farm, High View, Bernhurst, PO, PH, PW, FB, LC, Pumping Station, Weir, Works, Kennels, Groundsfield Pit, Brickfield Pit, Shaw Farm, Fysie Bridge, Ironworks (site of), Bellhurst Farm House, Bellhurst, Round Wood, Wet Wood, Bellhurst Wood, Stone House Farm Cottages, Nursey, Oak Tree, Bexhurst Farm, Issues, Spr, Drain, Path, Track, Fence, Wall, Gate, Pond, Stream, River Limden, River Rother.
- Soil Types:** The map shows various soil types across the area, with some areas labeled as 'Issues' or 'Spr'.

Hurst Green Neighbourhood Plan - Hurst Green - BGS Parent Material Soil group version 1.
Site boundaries are indicative and are subject to 'general boundaries' principles.
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Figure 15 Hurst Green Parish Council Evidence Factsheet 15 Silver Hill Parent Material Soil Group (Reference: hla 397 015)

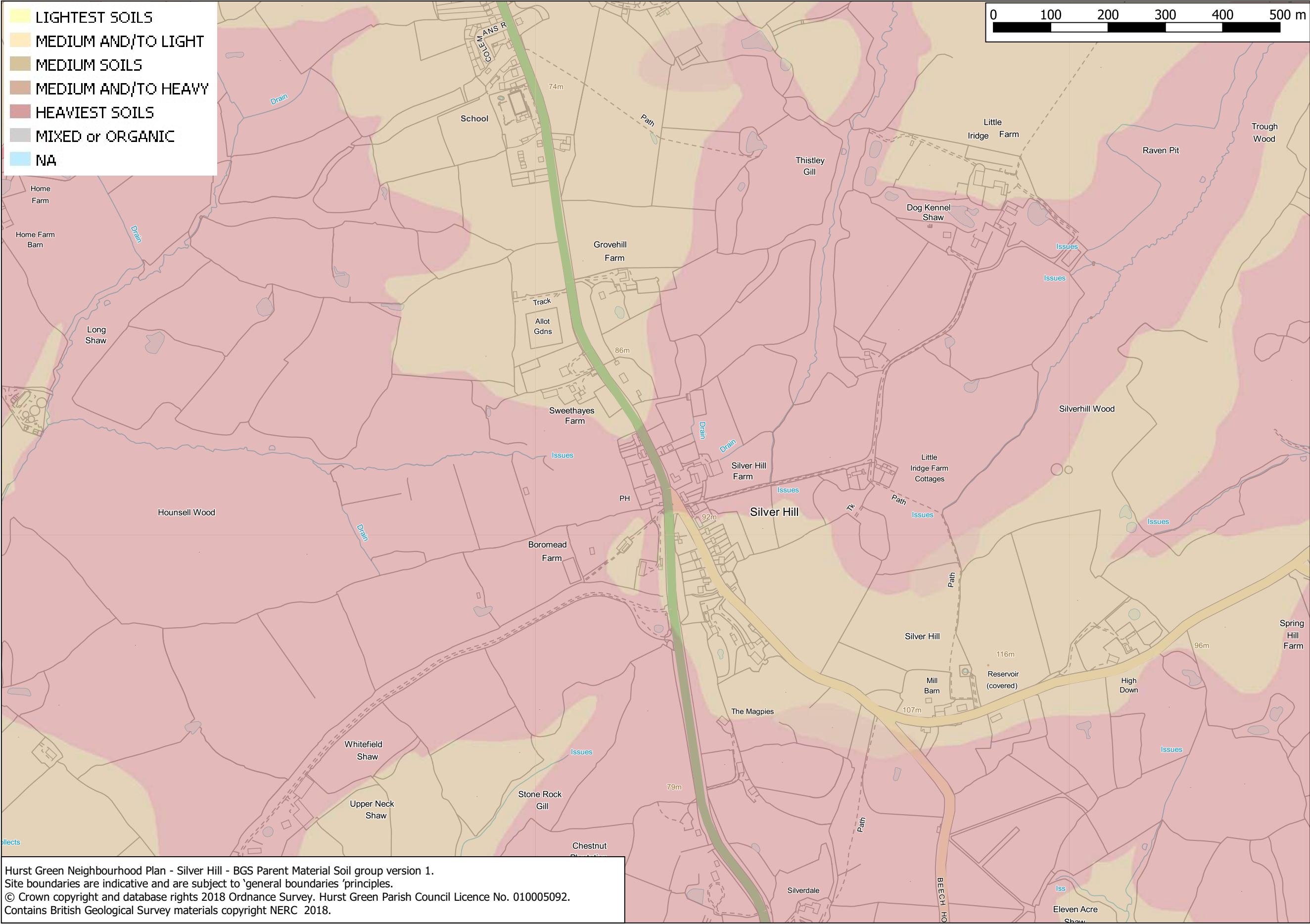
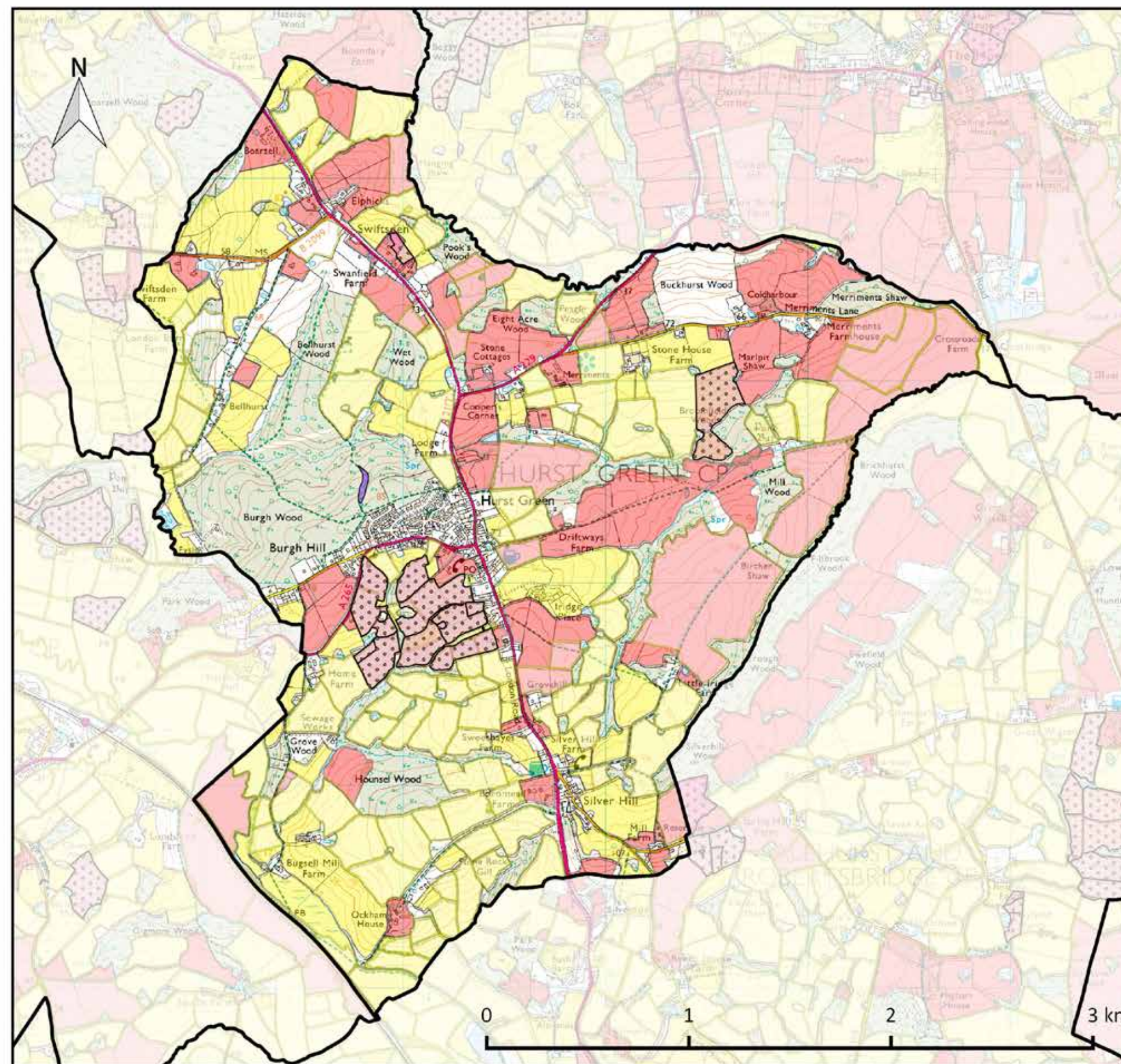


Figure 16 Hurst Green Parish Council Evidence Factsheet 17 HW AONB Field and Heath (Reference: hla 397 016)



High Weald AONB
Character Components

Field & Heath

Hurst Green Parish

Key

- High Weald AONB Boundary
- Parish Boundaries
- Heathland
- Known Wildflower Meadows
- Historic Field Boundaries
- Medieval Field Systems
- Other Field Systems

Summary Character Description:

The High Weald AONB is characterised by small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.

NB: Other field systems are likely to contain medieval and earlier features. All information is provisional. Data has been collected for strategic purposes and individual site based assessments are recommended.

Management Plan Objectives

FH1 Objective: To secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management.

FH2 Objective: To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodland.

FH3 Objective: To enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats.

FH4 Objective: To protect the archaeology and historic assets of field and heath.

For further info please refer to the High Weald AONB Management Plan, which may be downloaded from our website (see address below).

Researched and produced by the High Weald AONB Unit

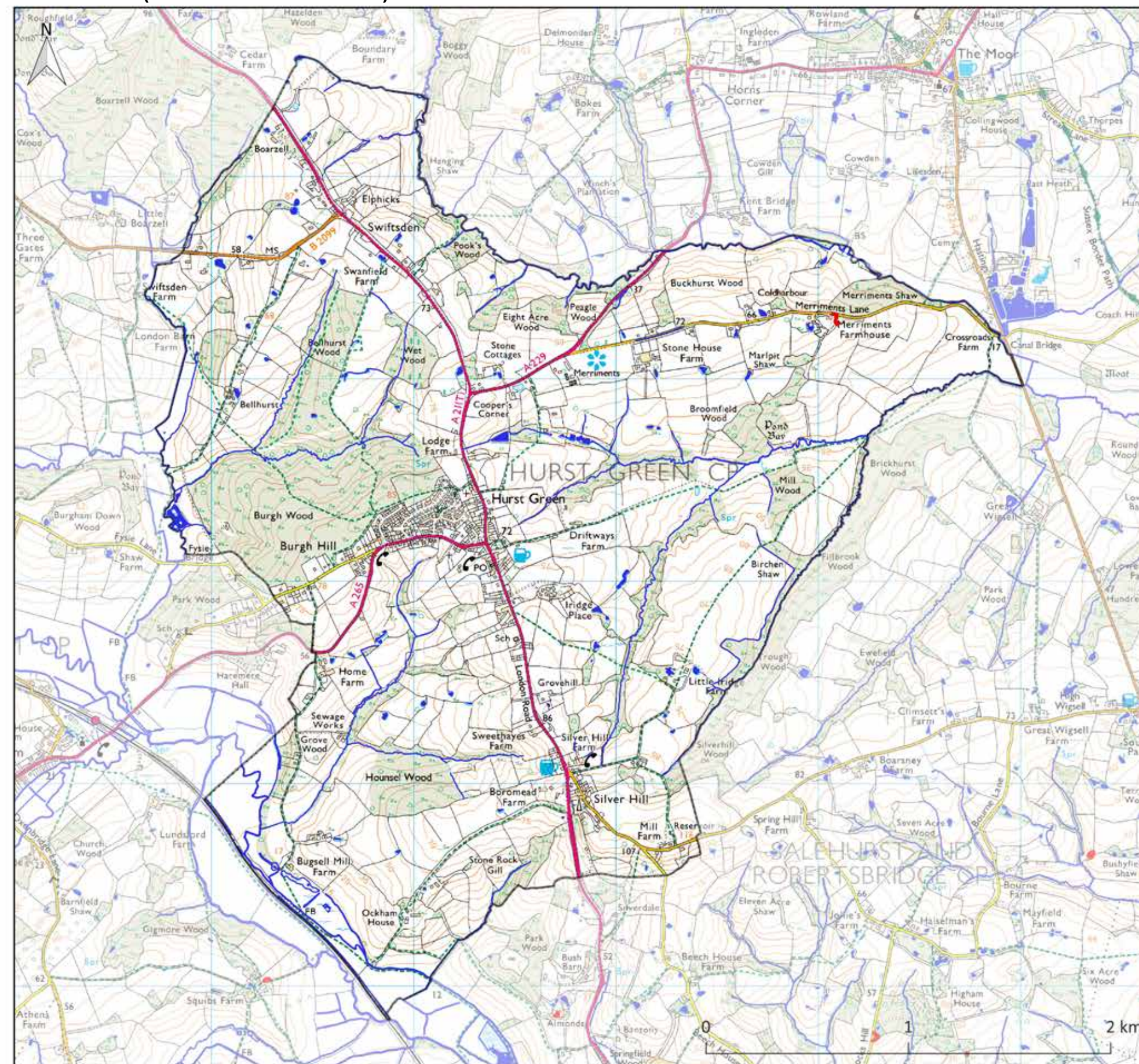
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Figure 17 Hurst Green Parish Council Evidence Factsheet 18 HW AONB Geology, Landform, Water Systems and Climate (Reference: hla 397 017)



High Weald AONB
Landscape Character:
Geology, landform, water
systems & climate

Hurst Green Parish

Summary Character Description:

The High Weald AONB is characterised by a deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British sub-oceanic climate.

Management Plan Objectives

G1 Objective: To restore the natural function of river catchments.

G2 Objective: To protect the sandstone outcrops and other important geological features of the AONB.

G3 Objective: Climatic conditions and rates of change which support continued conservation and enhancement of the High Weald's value landscape and habitats.

For further info please refer to the High Weald AONB Management Plan, which may be downloaded from our website (see address below).

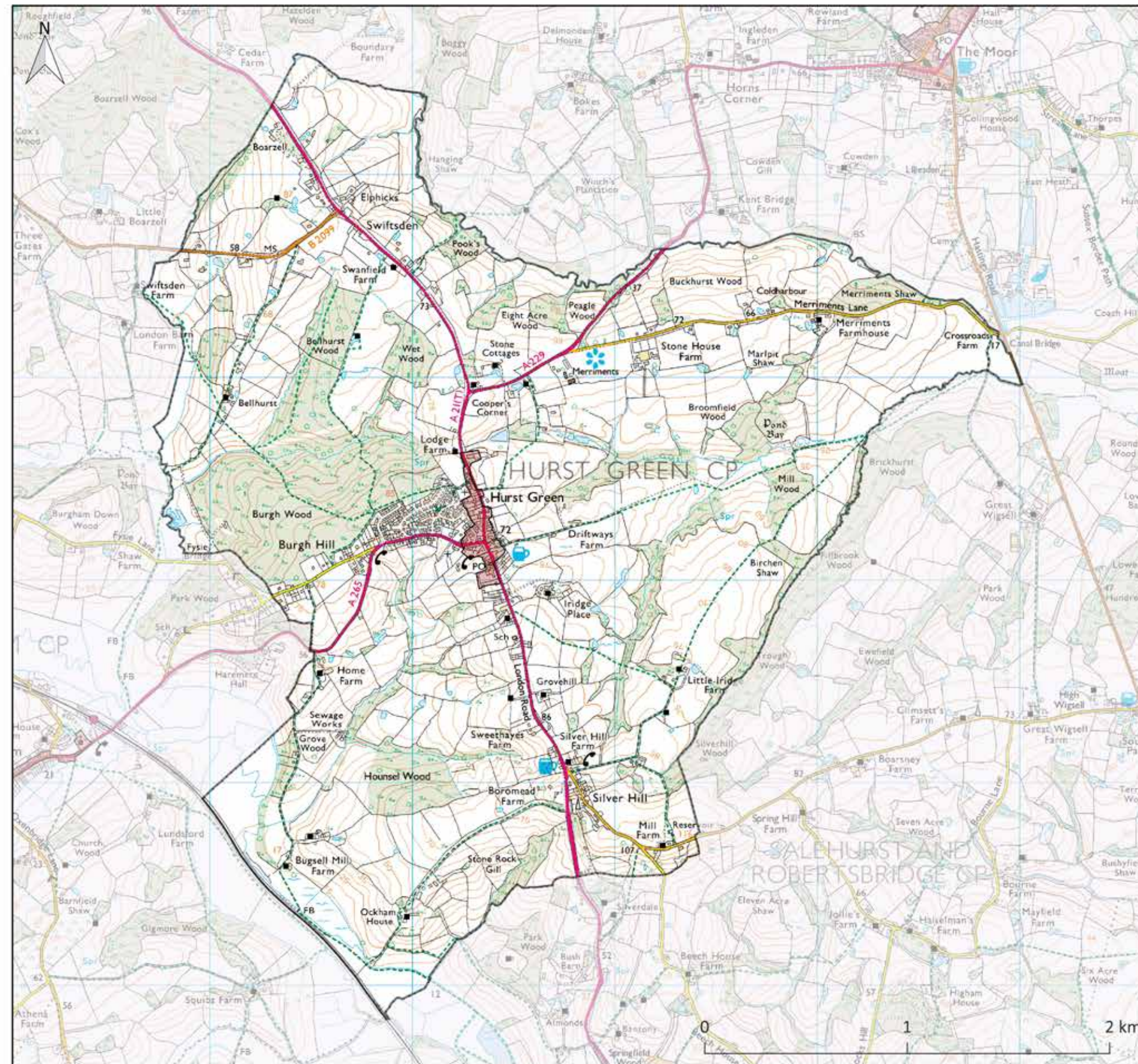
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Figure 18 Hurst Green Parish Council Evidence Factsheet 19 Historic Settlement (Reference: hla 397 018)



High Weald AONB Landscape Character: Historic settlement **Hurst Green Parish**

Summary Character Description:

The High Weald AONB is characterised by dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries.

Management Plan Objectives

S1 Objective: To reconnect settlements, residents and their supporting economic activity with the surrounding countryside.

S2 Objective: To protect the historic pattern of settlement.

S3 Objective: To enhance the architectural quality of the High Weald.

For further info please refer to the High Weald AONB Management Plan, which may be downloaded from our website (see address below).

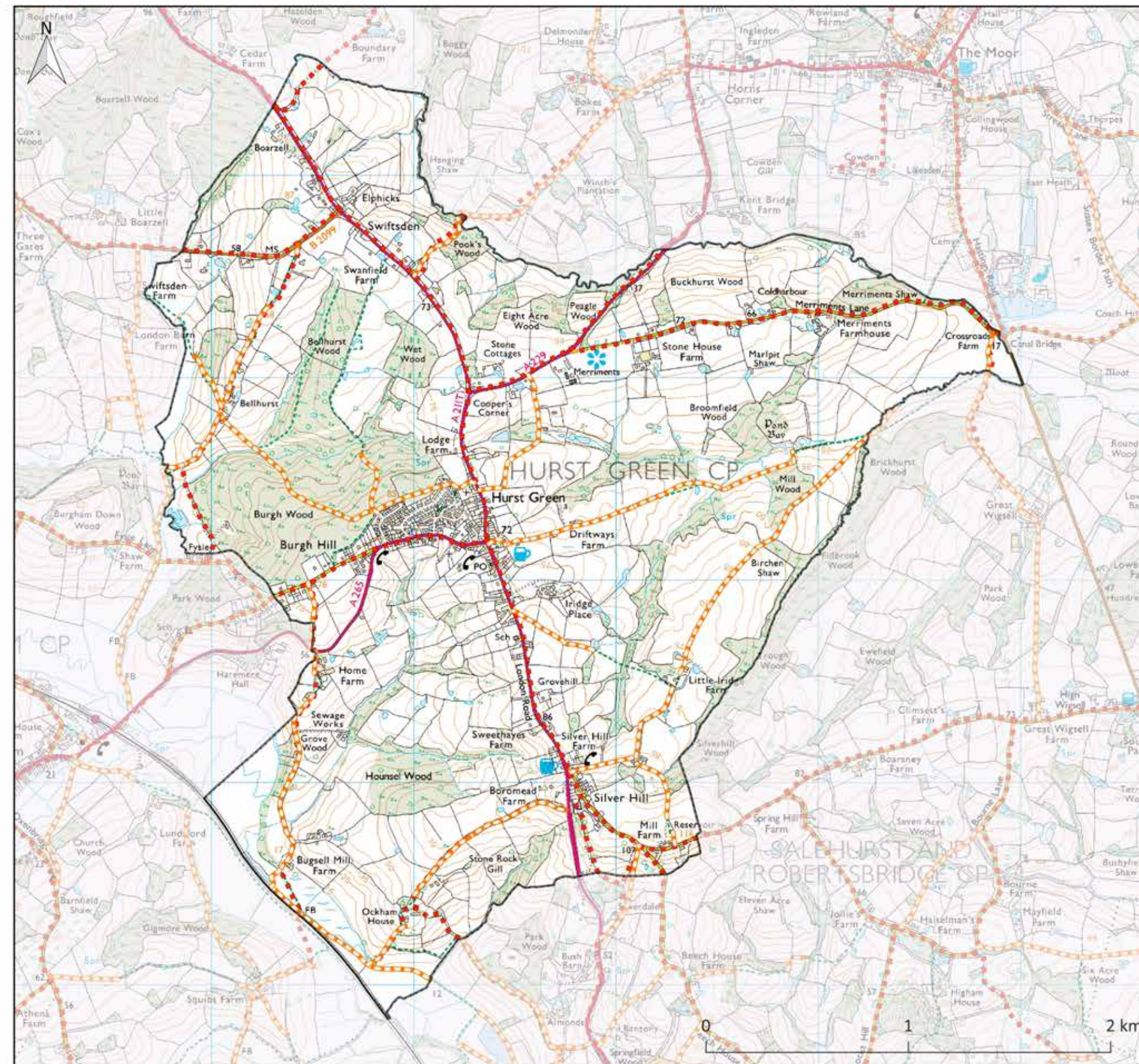
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Figure 19 Hurst Green Parish Council Evidence Factsheet 20 Historic Routeways (Reference: hla 397 019)



High Weald AONB Landscape Character: Historic routeways **Hurst Green Parish**

Key

- Historic routeways - roads (R1)
- Historic routeways - PROW (R1)
- Area of parish outside the High Weald AONB for which data is not displayed or not available (NB: only applicable where parishes straddle the AONB boundary)
- High Weald AONB boundary

Summary Character Description:

The High Weald AONB is characterised by ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.

Management Plan Objectives

R1 Objective: To maintain the historic pattern and features of routeways.

R2 Objective: To enhance the ecological function of routeways.

For further info please refer to the High Weald AONB Management Plan, which may be downloaded from our website (see address below).

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Figure 20 Hurst Green Parish Council Evidence Factsheet 24 Hurst Green Tree Preservation Orders (Reference: hla 397 020)

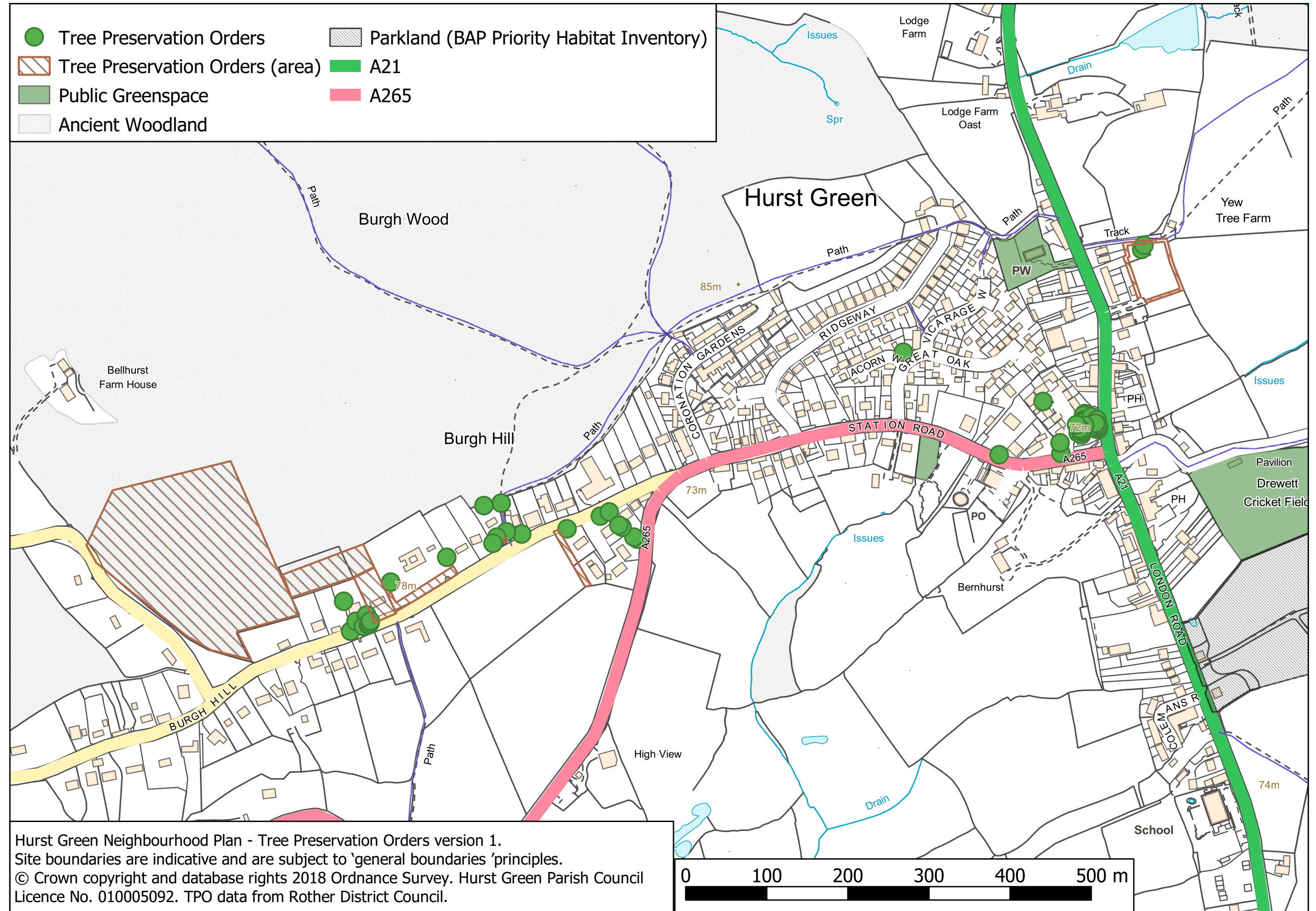


Figure 21 Hurst Green Parish Council Evidence Factsheet 25 Silver Hill Tree Preservation Orders (Reference: hla 397 021)

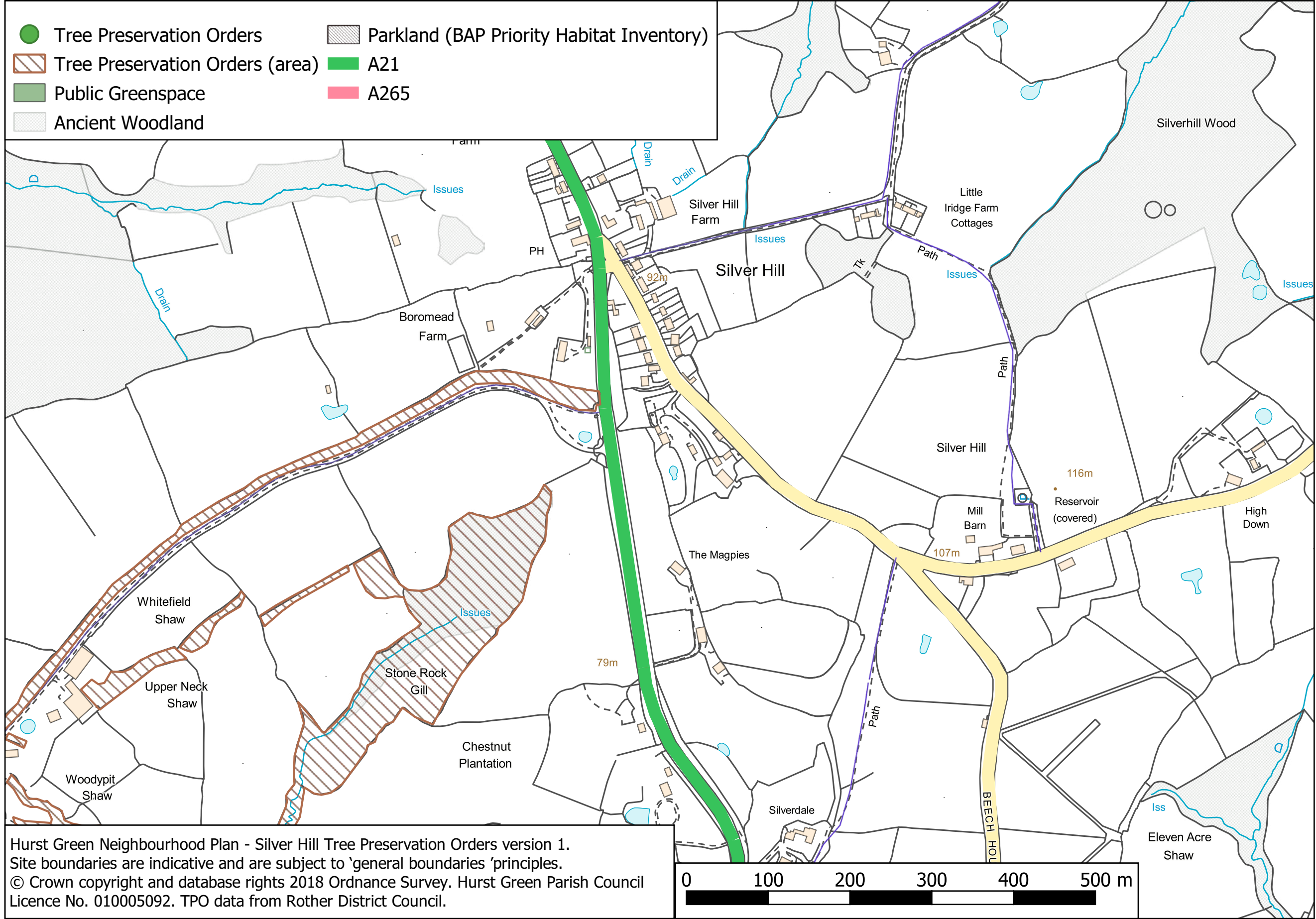


Figure 22 Hurst Green Parish Council Evidence Factsheet 33 Hurst Green Parish Public Rights of Way (Reference: hla 397 022)

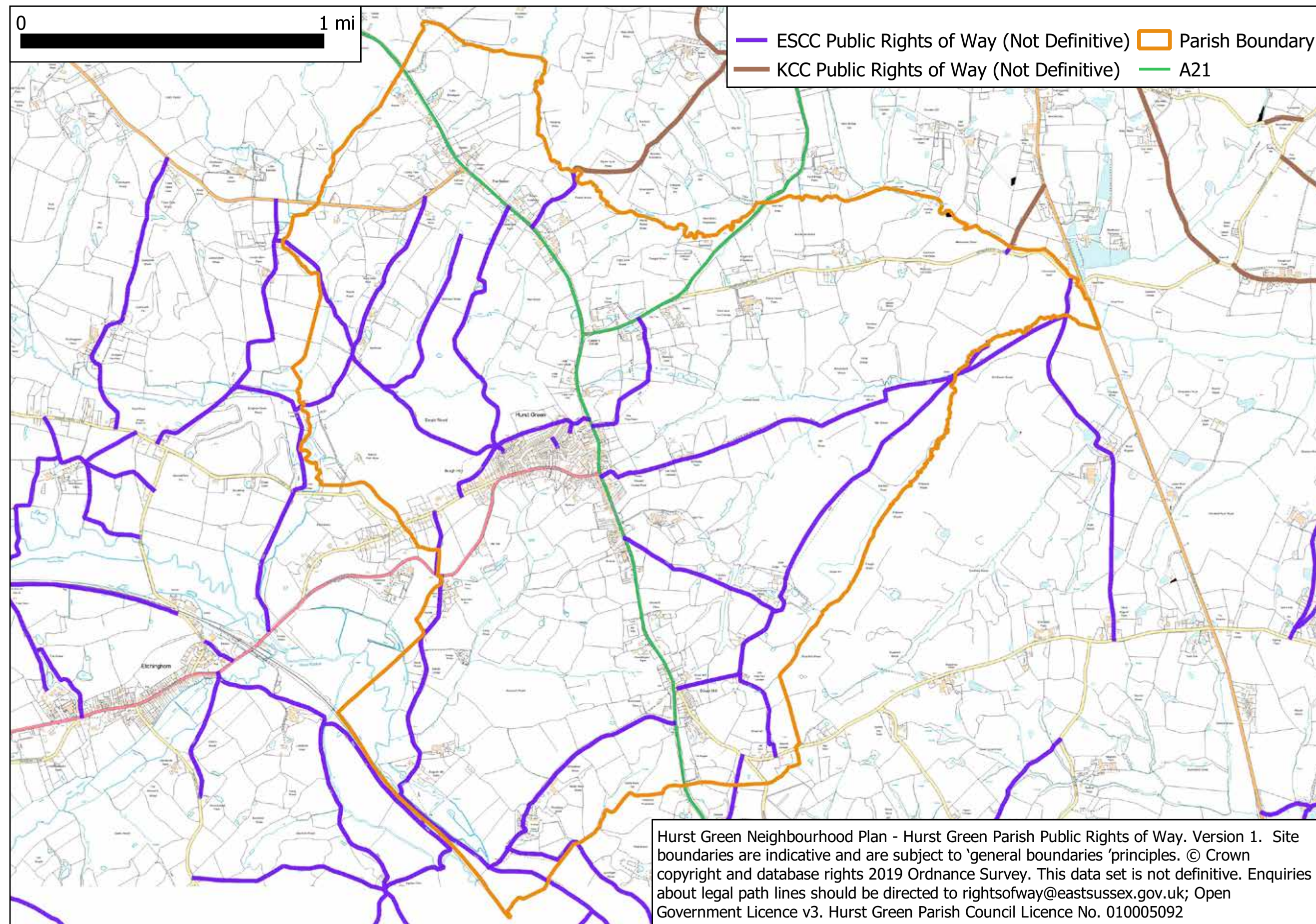


Figure 23 Hurst Green Parish Council Evidence Factsheet 30 Hurst Green Public Rights of Way (Reference: hla 397 023)

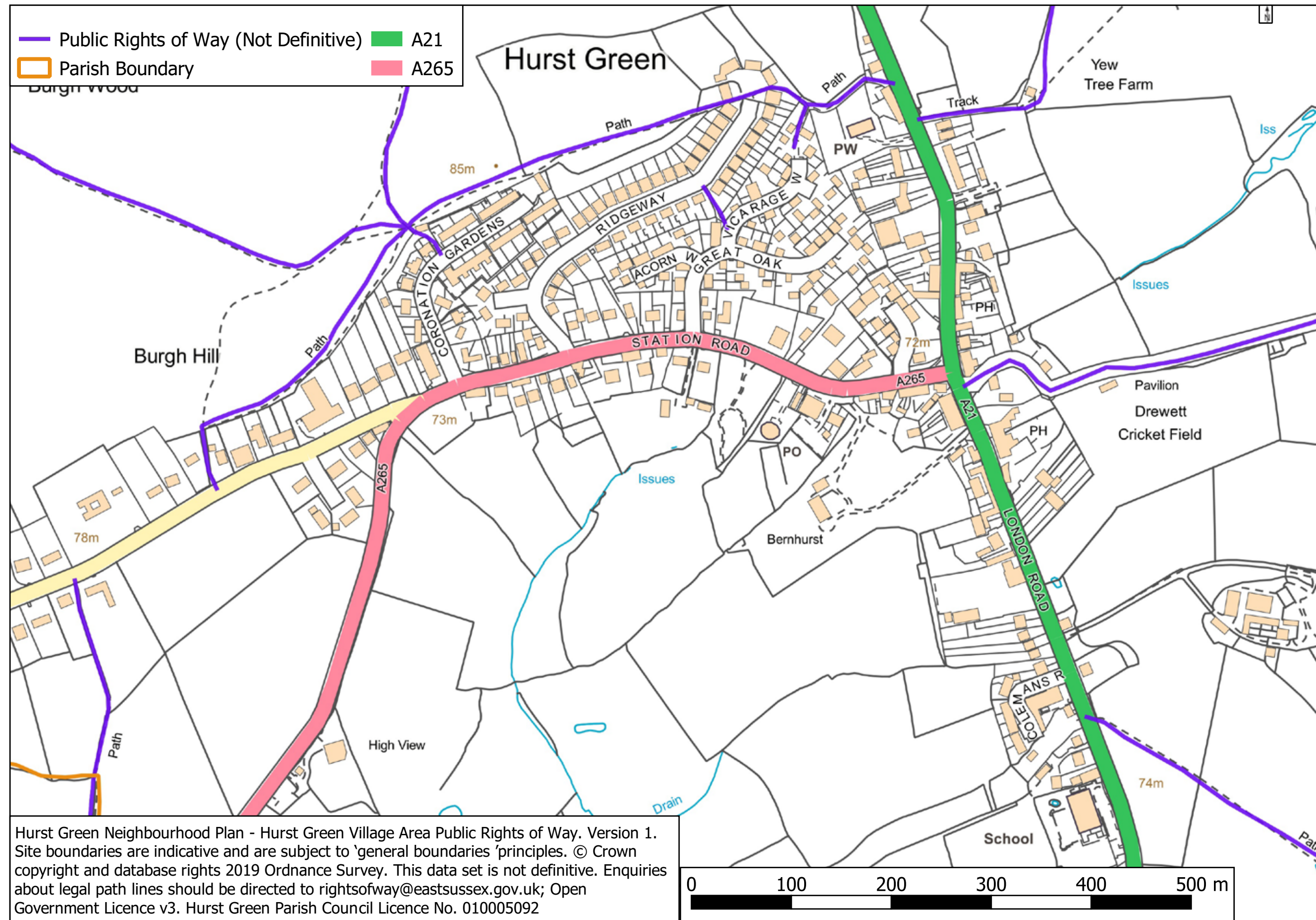
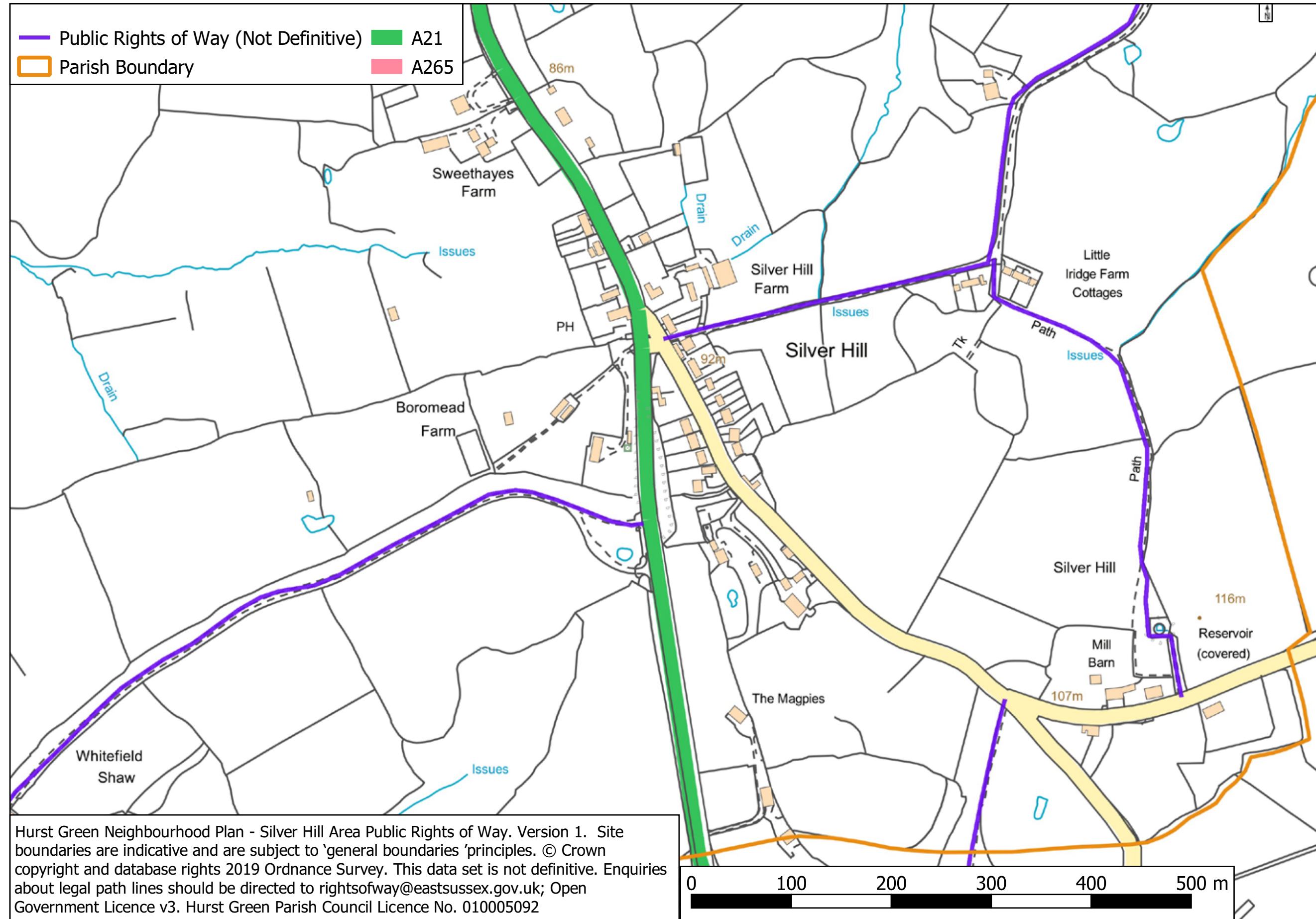


Figure 24 Hurst Green Parish Council Evidence Factsheet 31 Silver Hill Public Rights of Way (Reference: hla 397 024)



7.0 Bibliography

7.1 The following documents referred to in this report are listed links as follows.

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VOLUME 2 Part a:
Stage 1 High level Landscape Assessment for 3 of the
8 No. Potential housing Sites in Hurst Green
HG6 (HG39), HG11, HG22 (HG43)

hla 397 R02a
Hurst Green



Client: Hurst Green Parish Council

By Harper Landscape Architecture LLP
November 2020



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Partnership no OC392053



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1.0 Introduction

- 1.1

This Stage 1 High Level Landscape Assessment includes descriptions of the 8 No. Potential housing Sites in two Volumes, 2a and 2b. Volume 2a (this volume) includes three No Sites, HG6 (incorporating HG39), HG11 and HG22 (incorporating HG43) (see Figure 1 opposite). Volume 2b includes HG30, HG38, HG40, HG42, and HG45.
- 1.2

Volume 1 includes the generic information that applies to all Sites and which has been integral to the work in Volumes 2a and 2b.
- 1.3

Each of the two Volumes breaks the work down for each Site as follows.
 - Baseline or existing landscape.
 - Background information.
 - Landscape character.
 - Views.
 - Landscape analysis.
 - Landscape appraisal.
 - Recommendations.
 - Landscape and developability potential.
- 1.4

The work in Volumes 2a and 2b is used to inform Volume 3 which gives an overview of the 8 No. Sites.

Figure 25 Plan showing the location of Potential Sites HG6 (HG39), HG11 and HG22 (HG43) (Reference: hla 397 025)



2.0 HG6 (HG39) The Field Opposite the Lodge TN19 7QP

2.1 Baseline or existing landscape

2.11 Physical

2.111 Site HG6 is a Greenfield, Medieval field with historic field boundaries that is located in the High Weald AONB, directly north and beyond the Development Boundary of Hurst Green. It is approximately 5 metres (m) west of the A21 the busy trunk road that runs through the village to link Hastings in the south to London (via Tunbridge Wells) in the north. The Site is Semi-improved Grassland on medium to light soils, in Flood Zone 1 and is Grade 3 Listed Agricultural Land. The Site gently rises from the north up to a high point at the centre of the Site at an approximate level of 75m Above Ordnance Data (AOD) and then drops away to the north west. HG6 (which includes HG39) has a total Site area of 1.71ha.

2.12 Landscape Character

2.121 The Site is a village edge, Semi-improved Grassland field of historic interest in the nationally protected High Weald AONB landscape. The Site is visually well contained as it is enclosed by boundary planting although there are occasional gaps that allow some partial and obscured views and is more open to the north. The Site's tranquillity is heavily influenced by the landscape detracting traffic and noise from the A21 which physically severs Hurst Green to create distinct east and west village halves. The Site's local context is described as follows: to the north east and opposite the A21 the character is rural village edge with a large house (the Lodge) set back and obscured from the Site by the A21; to the south east there is Historic Settlement (including Listed Buildings) in a residential ribbon pattern as the village follows the A21 to the south; to the south is Public Right of Way (PRoW) Hurst Green (HG) 6, the Hurst Green Trinity Church (a landmark building) and a small area of Greenspace associated with the Church; to the south west is the Ridgeway, a late 20th Century, suburban, residential cul-de-sac with some first floor intervisibility from a handful of houses (at the cul-de-sac end); and to the north there are some houses including the landmark oast building in the Historic Farmstead of Lodge Farm, the farm shop (with its landscape detracting car parking) and beyond is high quality High Weald rural, undulating landscape with its irregular agricultural historic field pattern defined by historic hedge and tree boundaries. Buildings in the local context have a mix of poor to high quality architecture, built forms and materials which have varied levels of historic interest. There are suburban gardens located directly west of the Site which act as a buffer between the Site, the village edge and Burgh Wood Ancient Woodland.

2.13 Views

2.131 The Site was visited on the 21st of September 2020 and key public Viewpoints along with views from within the Site were photographed see Figures below.

2.132 The following boundary descriptions help to understand the views in and out of the Site: the southern and western boundaries of the Site are densely planted creating a strong sense of enclosure; similarly the eastern boundary planting is dense and predominantly obscures views in although there are some gaps; and the Site is slightly more open and visually permeable through the less densely planted northern boundary. There are long distance views out from the high area of the Site located towards its centre. There may be views in to the Site from a handful of houses from first floor windows where they are orientated towards the Site. Whilst PRoW HG6 runs

directly beyond the southern boundary the views in from this footpath are predominantly obscured (when no leaves on trees) or screened (when leaves are on the trees).

2.313 Hurst Green Trinity Church to the south and the Oast House (a building within the Lodge Farm Historic Farmstead) to the north east of the Site are both key visual landmarks which are linked to and enhance the Site's sense of place.

2.14 Heritage and landscape

2.141 The Burgh Wood Ancient Semi-natural Woodland is located at the Site's north western boundary and the 15m Protected Buffer Zone (government guidance zone) extends in to the Site. Grade II Hawthorne Cottage (Reference: 1034406) and its setting (although heavily impacted by the A21) is located directly east of the Site with first floor open views directly in to the Site. There are also Grade II buildings (Listed Woolpack Inn (Ref: 1365306) and Yew Tree House (Ref: 1365325) located south east of the Site although it is judged that there is a lack of intervisibility with the Site from these buildings. The area to the south east which includes the Listed Buildings (above) is listed as Historic Settlement (extent circa 1860) and follows the A21 through the central part of the village to the south.

2.15 Ecology and landscape

2.151 On page 4 of the Rapid Grassland Report Site HG6 is described as follows

"Two Semi-improved grasslands (Ref, HG6 and HG39) unfenced internally, managed as one unit, with similar habitat characteristics. Both have a good range of common grassland species, surrounded by established hedgerows/woodland boundaries - with a diverse bramble bank spanning the site(s) to the north.

Both grasslands have indicators of species rich grasslands. HG6 may have been ploughed and is slightly less diverse but both with a grazed tussocky grass dominated sward & litter layer.

Key Attributes: Bramble bank and Ancient Semi-Natural Woodland (ASNW) adjoining grassland in the western corner. The grasslands also have with a medieval field system & joint historic field boundaries with bank, ditches, notable hedgerows and a footpath to the south.

Key Species: Bird's-foot Trefoil, Red Clover, Hawkbit & Meadow Vetchling. HG6 - 4 positive grassland indicators & 2 other notable species & HG39 - 6 positive grassland indicators & 2 other notable species.

Recommendations: Re-survey 2-3 times during the season to capture all associated species. Ribbon development suggest that this could be an option for housing but additional invertebrate interest within the grassland and scrubland areas likely - especially with key bordering features such as ASNW."

2.16 Trees

2.161 Existing trees are generally indigenous and located along the boundaries.

Figure 26 Location Plan (Reference: hla 397 026)

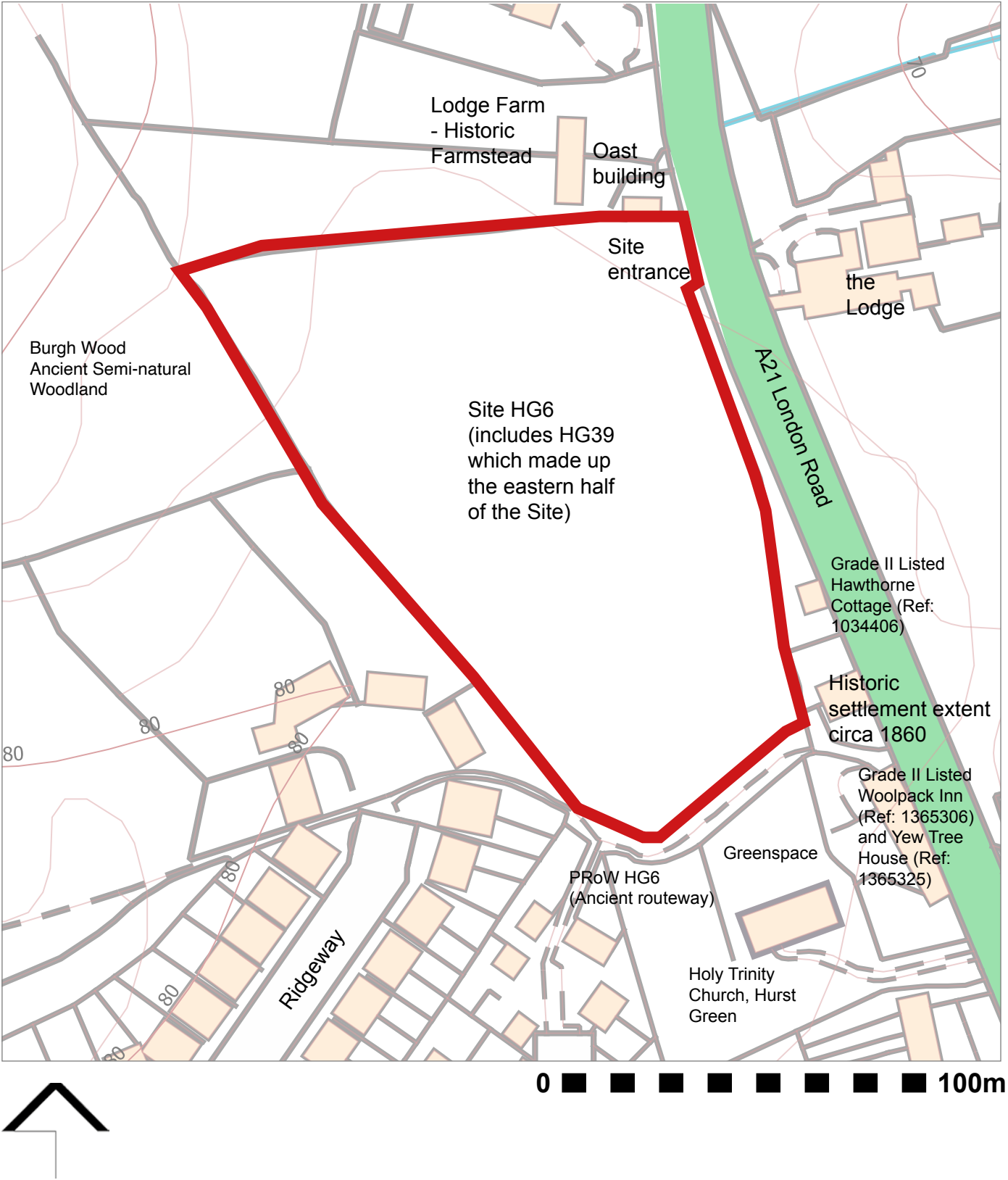


Figure 27 Aerial Photograph (Reference: hla 397 027)



Figure 28 Views within the Site a. to e. (Reference: hla 397 028)



View a. Looking south west across Site from the north east corner towards Burgh Wood, Ancient semi-natural woodland



View b. Looking north west across Site from the south east corner of Site towards Burgh Wood, Ancient semi-natural woodland and Lodge House to the right



View c. Looking towards the A21 across the field gate access in to the Site



View d. Looking towards Grade II Listed Hawthorne Cottage Listed Building (Ref 1034406) and A21



View e. Looking from the southern boundary towards the Ridgeway housing predominantly obscured by the western boundary planting

2.2 Background information

2.21 *The Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019*

2.211 This Report states (page 20) that HG6 is 'Greenfield' and with 'Major Constraints.' The Report's key findings as relevant to landscape are summarised (also page 20) as follows.

- "Site is a Greenfield site which is adjacent to the settlement boundary
- There is existing access to the Site from the A21 which would need upgrading - access arrangements would need to be to the satisfaction of Highways England (i.e. satisfying the design requirements and be safe and fit for purpose without causing unacceptable delay to traffic on the A21).
- The development of this site could result in an impact on Ancient Woodland (Burgh Wood to the west of the site) and the setting of a designated heritage asset (Grade II listed Hawthorne Cottage to the southeast of the site), mitigation is possible but may reduce the developable area (given a requirement for a buffer to the adjacent Ancient Woodland and a potential buffer to the heritage asset) and, therefore, site capacity.
- The site is judged to be of medium landscape sensitivity to change as a balance between its designation within the AONB, and its location adjacent to the existing settlement pattern.
- The results of the assessment come to different conclusions from the SHLAA conclusion (i.e. potentially suitable, subject to the mitigation of major constraints rather than unsuitable)."

2.22 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020*

2.221 This Report describes Site HG39 as relevant to district landscape character (page 22) as follows.

"The site is located to the north of Station Road where the "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a **Moderate Ability to Accommodate Change**. Some development would be acceptable close to built-up area and in character with existing development, but not encroaching on the amenity value of the woodland. There would be a need to provide a wide buffer between the housing development and the ancient woodland. Whilst the Site is within the AONB it is well located in relation to the village and is a natural extension to the existing development. The site is judged to be of **Medium Sensitivity** to change as a balance between its designation within the AONB, and its location within the existing settlement pattern."

2.222 With regard to open space potential the following statement is made on page 23.

"Potential to provide small amount of car parking to serve the church. The remainder of the original HG6 Site could be retained as an open space for the village, while providing a buffer between this development and the ancient woodland.

2.223 With regard to scale and character the following statement is made on page 24.

"The site is an overall scale that would not change the size or character of the settlement. Whilst the site is within the AONB it is well located in relation to the village and would be a natural extension to the existing development."

2.23 *The High Weald Area of Outstanding Natural Beauty Unit*

The Unit commented on the proposed HG Sites, their conclusion for HG6 is quoted as follows.

"High impact on AONB due to loss of Medieval field."

2.3 Baseline Landscape Character Assessments

2.31 *Local Landscape Character*

2.311 The Site's local Landscape Character baseline condition is described as follows.

2.312 The significant designations that are an influence on the existing Site and its Sensitivity include: the High Weald AONB; the Grade II Hawthorne Cottage (1034406) and its setting; the Burgh Wood Ancient Semi-natural Woodland and its associated 15m Buffer Zone; the proximity to the Historic Farmstead (Lodge Farm); and the proximity to the Historic Routeway (PRoW HG6), the Trinity Church Greenspace and the Historic Settlement boundary.

2.313 Other landscape attributes or elements that have an influence on the Site's existing Landscape Character are described as follows.

- There are views from the Site to the High Weald and the local landmark buildings (the Holy Trinity Church, Hurst Green and the Lodge Farm Oast (part of the Historic Farmstead).
- The Site's physical proximity to: the A21; Hurst Green's northern settlement boundary including the late 20th Century housing located along the Ridgeway cul-de-sac; the somewhat eroded Historic Settlement ribbon pattern located along the A21; the houses and farm shop located north of the Site; the High Weald undulating topography and its irregular field pattern and wooded areas; PRoW 6 and its users; the Trinity Church Greenspace; and the local landmark buildings.
- The Site is Medieval with an Historic Field boundary.
- The Site is located on medium to light soils which support Semi-improved Grassland with mature hedge and tree lined boundaries.

2.314 The landscape detracting features that negatively influence the Site are listed as follows

- The busy A21 noise and visually intrusive traffic significantly lessens the tranquillity of the Site.
- The Farm Shop car parking located north of the Site is visible from the Site and reduces the sense of tranquillity and the quality of views towards the High Weald beyond and to the north.

2.315 Local Landscape Value: The Site is within a national AONB designation but is heavily influenced by the detracting A21 and to a lesser extent the farm shop car parking as well as by the local residential areas (which include the late 20th Century residential area located along the Ridgeway to the south west). As such at a local scale the Site is judged to be of **Medium Landscape Value**.

2.316 Local Landscape Quality: The Site's intactness has been eroded by the landscape detracting elements and the local 20th Century housing. As such the Site is judged to be of **Medium Landscape Quality**.

2.317 Local Landscape Sensitivity: For the reasons given above the Landscape Sensitivity at a local scale is judged to be **Medium Sensitivity**.

2.32 District Landscape Character

2.321 The Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG3 (Location: North of Station Road) 2009 describes the local area of the Site in detail and on the penultimate page offers the following *Evaluation Scores*.

"Evaluation Scores

- *Quality* - Good

- *Value* - High.

Sensitivity:

- Visual - Low

- Character - Moderate, as open areas form a buffer to Semi-natural Ancient Woodland (SNAW)."

- **Landscape Condition**

"Generally good. Some unmanaged plots close to built up area. There is evidence of a loss of historic landscape structure close to the village. Hedges have been removed in places."

- **Most Appropriate Management Strategy**

"Conservation

Mature trees. Open meadows outside built up edge. Tree belts and hedges.

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure."

- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable**

"Moderate. Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east.

- **Visual appraisal**

"Key Visual Receptors

Houses. Footpaths. AONB.

Types of view

Local and enclosed. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts."

- **Scope to mitigate visual intrusion**

"**Moderate**. There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. Mitigation measures could replace lost tree belts and use planting to strengthen the village edge."

2.33 Landscape Sensitivity judgements

2.331 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

- Local: The Landscape Value and Quality descriptions lead to a judgement of **Medium Sensitivity**.

- National: High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172 is judged as **High Sensitivity** and National Character Area (NCA) 122 High Weald 2019 is judged as **High Sensitivity**.

- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged as **High Sensitivity**.

- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 6 Upper Rother Valley) 2016 is judged as **High Sensitivity**.

- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 3 (Location: North of Station Road) 2009 states '**Low Visual Sensitivity** and **Moderate Character Sensitivity**.'

- District: RDC Strategic Housing Land Availability Assessment (SHLAA) HG6 listed as '**Not Suitable**.'

- Parish: The Sensitivity at Parish scale Landscape Character is judged as **Medium** to **High Sensitivity** (see Volume 1).

Figure 29 Viewpoints Plan (Reference: hla 397 029)

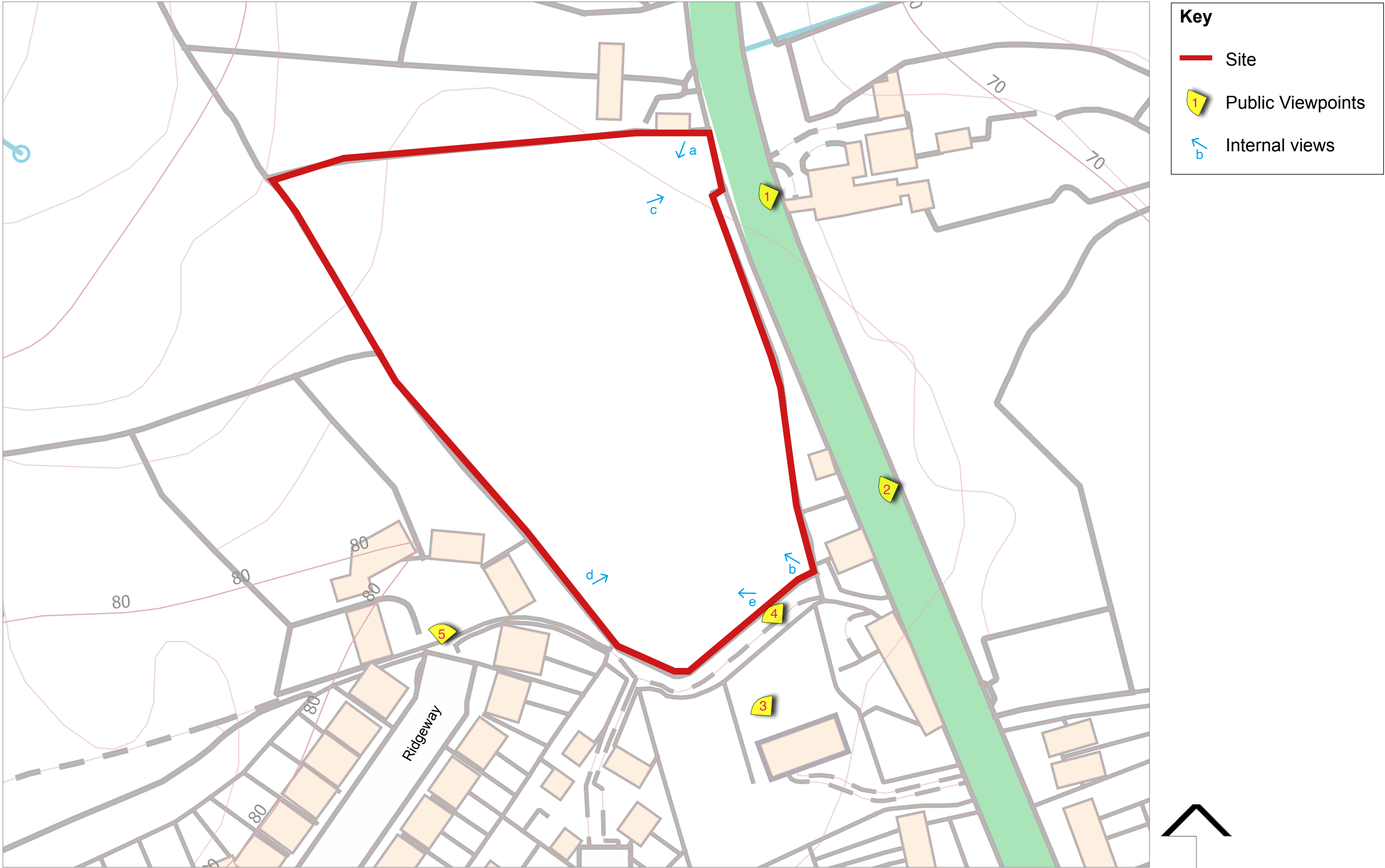


Figure 30 Viewpoints 1 to 3 (Reference: hla 397 030)



Viewpoint 1

Site behind
planted boundary



Viewpoint 2

Site behind
planted boundary



Viewpoint 3

Figure 31 Viewpoints 4 and 5 (Reference: hla 397 031)



Viewpoint 4

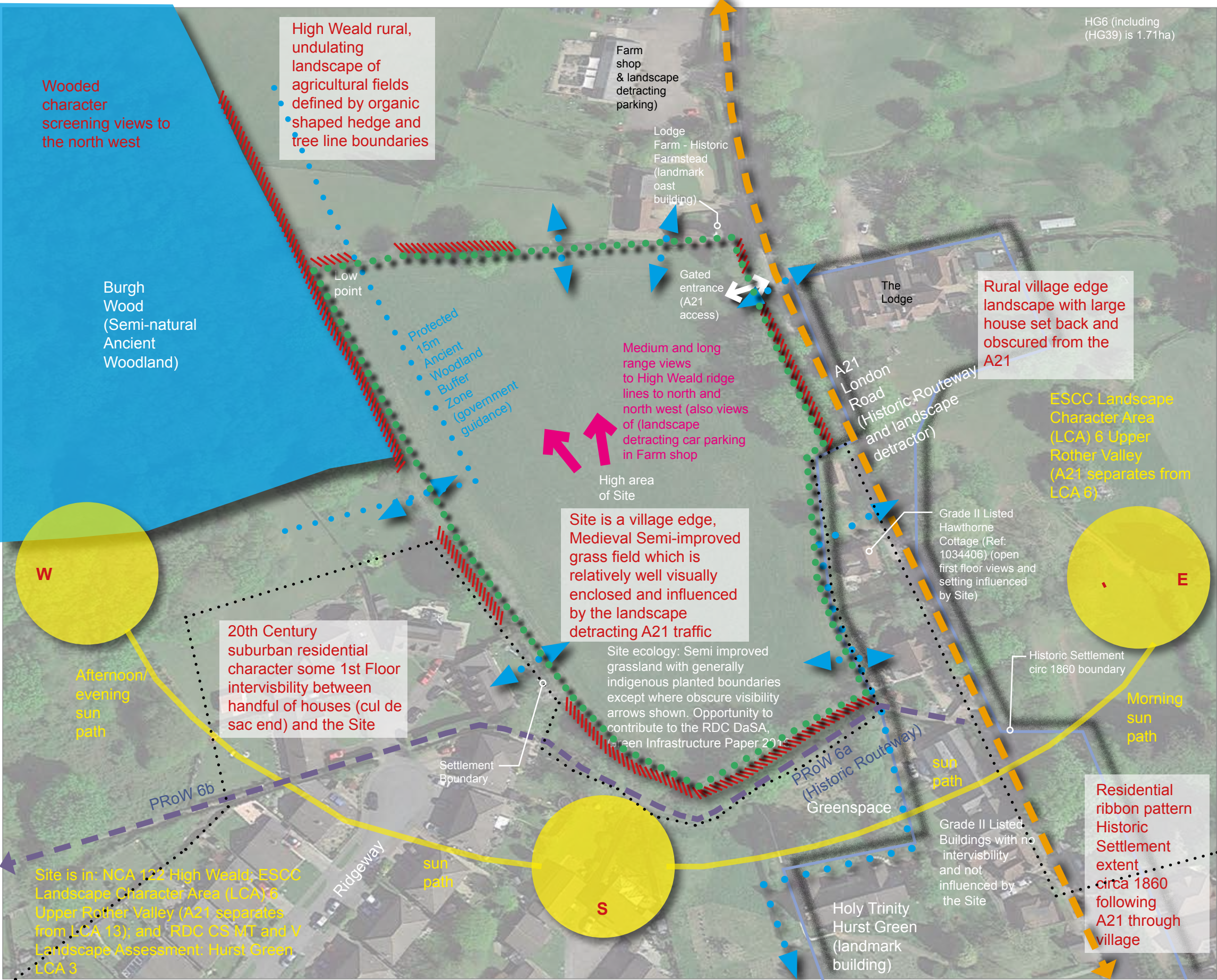


Viewpoint 5

Table 5 Viewpoints 1-5 Appraisal for HG6 (Reference: hla 397 T005)

HG6									
x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 50.021828 Lat: 0.468995	View from A21 pavement looking west through field gate entrance in to Site.	Framed near distance view of Site from busy landscape detracting road.	Low	x	x	Create interesting new views from road in to Site, trying to visually obscure new housing.	x	x
Viewpoint 2	Long: 50.021147 Lat: 0.468877	View from A21 pavement looking west between Grade II Listed Hawthorne Cottage towards the Site.	Obscured and partial near distance view of Site from busy landscape detracting road.	Low	x	x	Strengthen eastern boundary planting.	x	x
Viewpoint 3	Long: 50.020325 Lat: 0.468895	View from Trinity Church graveyard looking north towards Site beyond church grounds, PRow and mature tree planting at Sites southern boundary.	Obscured and partial near distance view of Site from busy landscape detracting road.	Medium	x	x	Strengthen northern boundary planting.	x	x
Viewpoint 4	Long: 50.020490 Lat: 0.468352	View from PRow 6 looking through Site's southern boundary planting.	Obscured and partial near distance view of Site from PRow.	Medium	x	x	Strengthen northern boundary planting. Potentially connect PRow to Site's development.	x	x
Viewpoint 5	Long: 50.020490 Lat: 0.467466	View from PRow 6 looking through Site's southern boundary planting.	Predominantly screened near distance view towards Site behind the late 20th Century residential housing on the Ridgeway.	Medium	x	x	Strengthen western boundary planting.	x	x

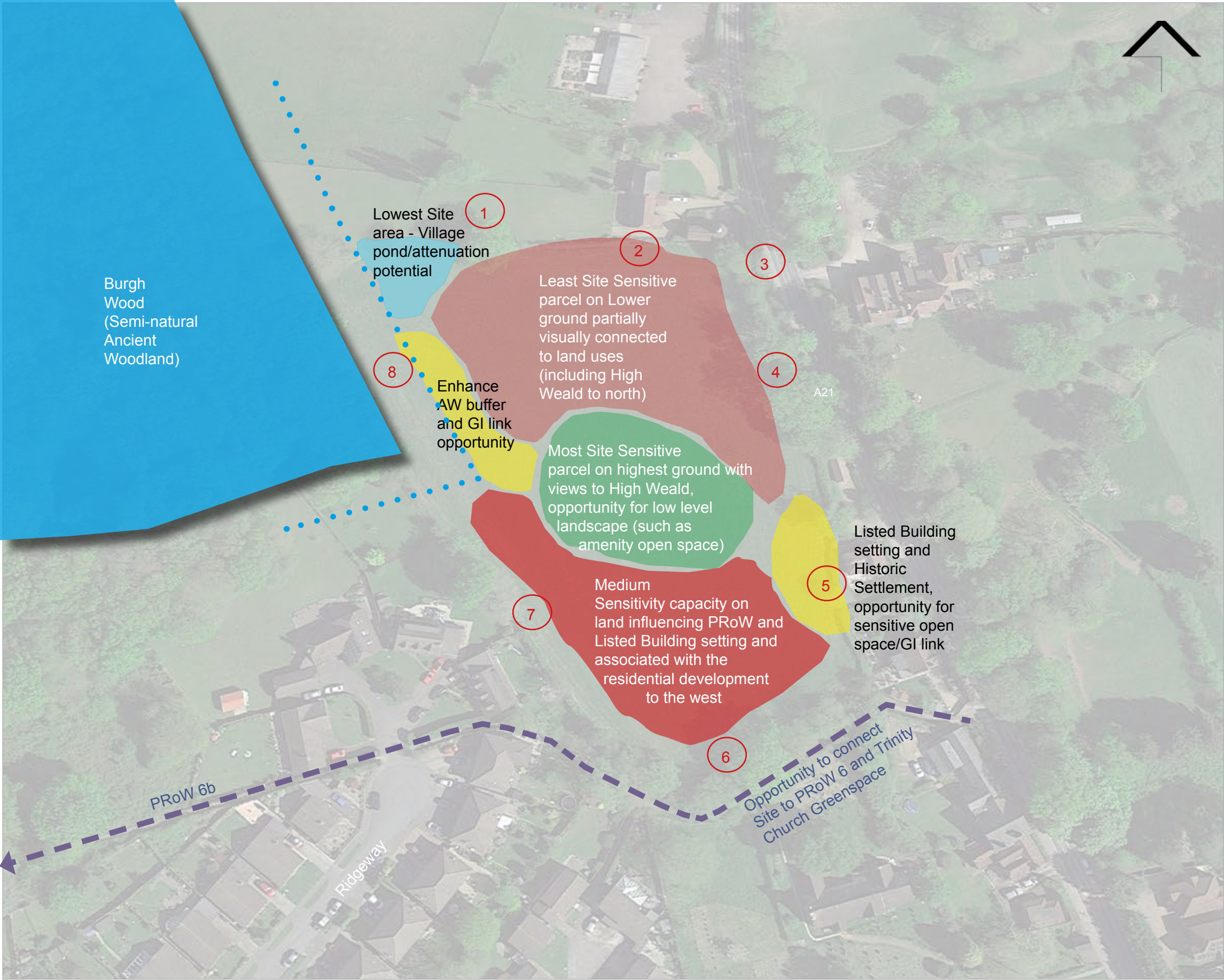
Figure 32 Landscape Analysis Plan (Reference: hla 397 032)



NB the whole Site is in the High Sensitivity High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172. Other Landscape Character descriptions are in red on the plan and listed as follows.

- National Character Area (NCA) 122 High Weald 2019 **High Sensitivity.**
- High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024. **High Sensitivity.**
- East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA) 6 Upper Rother Valley) 2016. **High Sensitivity.**
- Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 3 2009. **Low Visual Sensitivity, Moderate Character Sensitivity.**
- RDC Strategic Housing Land Availability Assessment (SHLAA) HG6 listed as **Not Suitable.**

Figure 33 Landscape Appraisal Plan (Reference: hla 397 033)



Key

Boundary treatments: Indigenous planting to reinforce visual containment, to lessen landscape detracting impact of A21, to further obscure or screen views, to enhance ecology and to strengthen the High Weald AONB Medieval field pattern with historic boundaries

- 1 Infill to existing scrub and trees
- 2 Screen intervisibility
- 3 Site access, open vegetation
- 4 Woodland understorey planting (high evergreen content)
- 5 Obscuring intervisibility with houses (including Listed Hawthorne Cottage), retain long distance views where possible
- 6 Woodland understorey planting (high evergreen content)
- 7 Obscuring intervisibility with houses, retain long distance views where possible
- 8 Manage natural regeneration in 15m Ancient Woodland Buffer Zone

NB at this stage there is no detailed survey data so the high and low areas have been estimated from walkover survey.

2.4 Potential Landscape Strategy and mitigation

2.41 Should HG6 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.

- The north west and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a village pond with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
- New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald to the north and the Listed Building should be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials, disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowled lighting should be used to lessen impacts on dark skies.
- An area east of the Ancient Woodland Buffer could link the open spaces for enhanced protection and a high quality Green and Blue Infrastructure connection through the Site. This space should be a minimum of 15m to meet government guidance but could be larger if required.
- **Developable Area 1.** The lower northern area is the least Site Sensitive developable parcel as it is partially visually obscured from the adjacent land uses located north of the Site and the High Weald landscape beyond.
- **Developable Area 2.** The most Site Sensitive parcel of land is located on the highest central area of the Site where there are high quality views to the High Weald ridge line to the north. This area has the opportunity for lower (height) level landscape proposals (rather than taller built forms) such as amenity open space.
- The Developable Area 2 to the south has a moderate Site Sensitivity. The area is somewhat influenced by its proximity to PRoW HG6 (Historic Routeway), the Trinity Church Greenspace, the Grade II Hawthorne Cottage Listed Building setting, the Historic Settlement boundary and also the 20th Century residential character (Ridgeway) to the west.
- The Grade II Listed Hawthorne Cottage setting offers an opportunity for mitigation in the form of sensitive open space and to be an integral part of the Green/Blue (attenuation) Infrastructure through the Site.
- Opportunities to link the Site to PRoW HG6 (Historic Routeway) and Greenspace network should be explored.
- The Church requires car parking and this may also be explored as part of the development.
- All planting to boundaries and along the GI routes to strengthen High Weald historic interest with indigenous species (include consideration of increasing the percentage of evergreen species where views may need to be screened all year round).

- A car parking strategy should be agreed at the outset with an aim of reducing landscape and visual impacts (specifically avoiding glint and glare impacts for views back in from the High Weald to the north). Car parking in driveways and on the road is more visually intrusive and suburbanising than discretely located and easily accessible block parking. The former should be avoided with a preference for the latter wherever possible.
- High quality High Weald public views must be retained in development design.

2.5 Recommendations

2.51 Once the developable principles as described would have been utilised for the production of a Landscape Masterplan (Site Development Plan) and subsequently for an iteratively informed Block Plan then a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's northern (Historic) Settlement Boundary and it is heavily influenced by the landscape detracting A21 as well as the lesser detracting influence of the farm shop car parking. Hurst Green has an historic ribbon pattern that follows the A21 and the A265 although in the area of HG6 the 20th Century Ridgeway cul-de-sac housing to the west of the Site has altered this to a cluster pattern. As such this part of Hurst Green could accept more development without significantly altering the already eroded historic ribbon pattern. As such this conclusion agrees with the statement put forward on page 23 of the Alison Eardley Report when describing Site HG39 (although it is applicable to all of HG6) quoted as follows.

"The Site is an overall scale that would not change the size or character of the settlement. Whilst the site is within the AONB it is well located in relation to the village and would be a natural extension to the existing development."

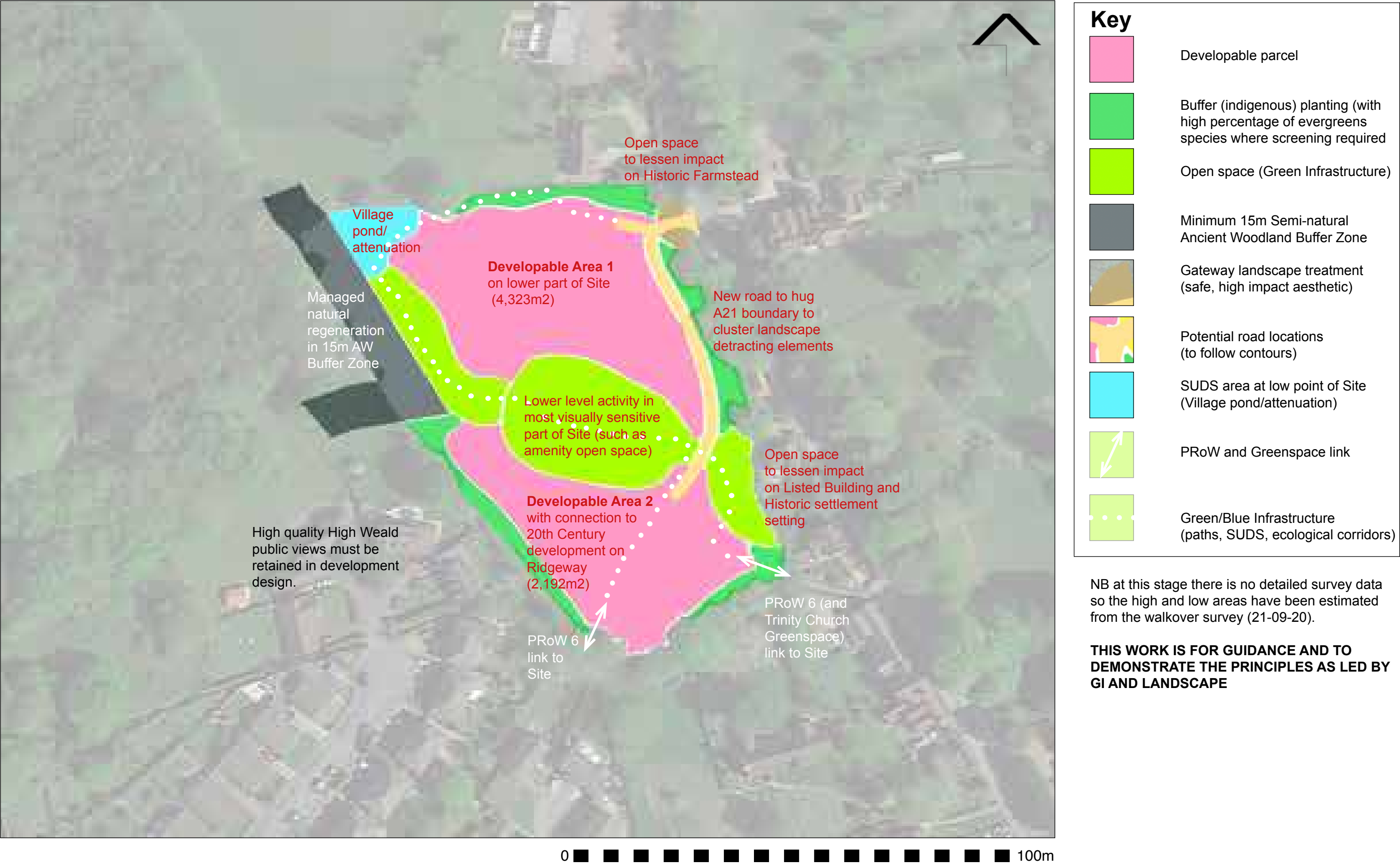
2.52 Whilst the Site offers a good fit in relation to the village it could also (in spite of the Low judgement for mitigating visual intrusion described in the RDC Landscape Assessment) offer effective Landscape Character and Visual Mitigation for the potentially impacted sensitive designations as well as offering a number of landscape opportunities for the village's: amenities; its settlement edge and setting; the local Green and Blue Infrastructure (and ecology); and the High Weald historic (Medieval) field boundary pattern. These would be beneficial enhancements that would offset the adverse impacts of the potential new residential development.

2.53 In order for the development design to occur the following are required: detailed topographic survey; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).

2.54 Further landscape assessment would be needed as and when a Highways design would be forthcoming.

2.55 As such this Site could be capable of accommodating landscape change if designed sensitively and using the principles as recommended in this report. The Site has the potential to be designed in different ways according to the key drivers and the Landscape and Developability Plan (Figure 34) offers a landscape led approach. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site with the consequent lower landscape impact. It is recommended that Figure 34 should be used to propose a number of design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

Figure 34 Landscape and Developability Potential Plan (Reference: hla 397 034)



3.0 HG11 Cooks Field, Burgh Hill TN19 7PB

3.1 Baseline or existing landscape

- 3.11 *Physical*
- 3.111 Site HG11 is a Greenfield Site located in the High Weald AONB, directly south and outside of the Development Boundary of Hurst Green towards the villages western end. It is located directly south of Burgh Hill which is a quiet rural lane and Historic Routeway (Road) which has a number of houses on its north side that look across the Site. These houses are 1.5 to 2 storey in height, located on rising land up to 3m higher than the Site's highest ground level and abut Burgh Wood Ancient Woodland to the north. The dwellings materials palette includes slate and clay roof tiles to steeply pitched roofs, red stock brickwork, external white rendered walls, weatherboarding and windows are predominantly painted timber or are upvc. Burgh Hill was an Historic Routeway that linked Hurst Green to Etchingham until the Turnpike Road was built in the mid 1800s. The Site is Semi-improved Grassland with sown wildflower margins on medium to light soils. The field is part of a modern field system. The ground levels of the Site fall from 80m AOD in the north west to 72.5m AOD towards the south east of the Site. The boundaries include a 2m height indigenous hedge along the northern boundary with a field gate access towards its western end. The western boundary is lined by tall mature Poplars which allow obscured views to the White House located directly west and adjacent to the Site. The southern boundary has some dense tree planting along its south eastern edge with more gaps in the planting towards its western end. The eastern end of the Site is fairly densely planted although there is some obscured intervisibility with the neighbouring properties on Southview Close. The trees located along the eastern boundary are covered by a Tree Preservation Area (Group) (TPO). There are two PRoWs, HG8 (north) and HG9 (west) in close proximity to the Site. PRoW HG9 is also a Historic Routeway. HG11 has a total Site area of 1.54ha.
- 3.12 *Landscape Character*
- 3.121 The settlement along Burgh Hill is a ribbon pattern with dwellings on either side except in the location of HG11 which, as a field, forms a break between dwellings which are located north, west and east of the Site. HG11 is a village edge, Semi-improved Grassland with sown wildflower margins, modern field in the nationally protected High Weald AONB landscape. It is located in the Upper Rother Valley on the rising wooded valley side 500m east of the River Rother. The Site is visually well contained to near distance views to the north, west and east and more open to the south. The Site is relatively tranquil in character with no landscape detracting elements except for telegraph lines which cross the Site. The Site's local context is a fairly uniform intact character with rural residential development to the north, west and east and more open rural fields that contribute to the High Weald countryside character to the south.
- 3.13 *Views*
- 3.131 The Site was visited on the 21st of September 2020 and the 22nd of October 2020 when key public Viewpoints along with views from within the Site were photographed see Figures 37 to 39 below.
- 3.132 The Site is visually well contained with near distance views only, in from the north, west and east although there are views in from neighbouring properties with those being most open to views in to the Site from the Burgh Hill houses located on higher ground directly opposite the Site. There are near to long distance views from the Site across the High Weald, the SSSI (located west of the village) to the wooded (Hounsel Wood) ridge to the south. The southern settlement edge of Hurst Green and the A21 are also glimpsed from the Site. There are obscured partial views of the Site from the backs of houses on Southview Close (west side) to the east and from the White House to the west. The Site is more open to the south with near, medium and long distance views in and out. There is a near distance view in from PRoW HG9 (Historic Routeway) to the south west of the Site (see Viewpoint 3 below) and a view across the field gate access in to the Site from Burgh Hill (Historic Routeway) otherwise public views in to the Site are limited.
- 3.14 *Heritage and landscape*
- 3.141 The Site has low heritage interest although the Burgh Hill Historic Routeway runs directly north and parallel with the Site's northern boundary.
- 3.15 *Ecology and landscape*
- 3.151 On page 5 of the Rapid Grassland Report Site HG11 is described as follows
- “Accessed via Burgh Hill Road, the Semi-improved HG11 grassland with positive indicator species- leads (unfenced) into larger grassland parcel HG36. Exhibiting similar grassland characteristics the grazed fields gently slopes south towards the main road (A265), with the lane adjacent to the north (Burgh Hill ASNW beyond) and domestic properties either side (east and west). The sward is fine but tussocky in sections. Margins around parts of the northern, eastern and southern headlands of HG11 have all been sown with a Chicory based wildflower mix - perhaps with the aim of increasing the wildlife potential of the grazed field. There is also part of a hedge/ tree margin to the southern boundary but this is incomplete.
- Rapid survey carried out with more grassland species expected and good invertebrate interest. Wet flush observed to the west with species such as Hogweed & Tufted Hair Grass. Reasonably flat field with good invertebrate records and with management variations - more wildflowers are likely.
- Key Attributes: Good hedgerows /tree boundaries. On the diverse hedgebank located on the lane Comma and Red Admiral butterflies observed in good numbers. Non medieval field system but known species rich wildflower meadows nearby - located beyond the A265.
- Key Species: Bird's-foot Trefoil, Red Clover, Common Knapweed, Red Fescue and Meadow Vetchling. 6 positive grassland indicators and 6 other notable species recorded. Ladybirds, Red Admiral & Comma Butterflies with Linnets feeding. The sown headland strip (while a cause of disturbance to the semi-natural grassland) supporting later foraging invert and bird species.
- Recommendations: Enough grassland and associated invertebrates for site background and re-survey work in spring and summer to record and collate additional species.”
- 3.16 *Trees*
- 3.161 Existing trees are generally indigenous and located along the boundaries. The row of Poplars to the western end are presumably an historic wind break feature of the Site. The trees at the eastern are a TPO (group) along the full length of the eastern boundary.

Figure 35 Location Plan (Reference: hla 397 035)



Figure 36 Aerial Photograph (Reference: hla 397 036)



Figure 37 Views within the Site a. to e. (Reference: hla 397 037)



View a. View from north west looking east



View b. View from south west looking east



View c. View from south east looking west



View d. View from south looking north



View e. View from north east looking south west

3.2 Background information

3.21 *The Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019*

The Report states (page 21) that HG11 is 'Greenfield' and 'Suitable? - No.' The Report's key findings as relevant to landscape are summarised (also page 21) as follows.

- "Site is a Greenfield Site adjacent to the settlement boundary, reasonably well located in respect of local services and facilities but with poor accessibility for pedestrians
- There is no existing access, but acceptable access arrangements appear achievable.
- The site is judged to be of high landscape sensitivity to change because of its location on the edge of the valley to the east, its enclosure by trees, and its views to the east which reflect the special qualities of the AONB identified in the AONB Management Plan. It is also within Viewpoint 2 of the "Core Strategy: Market Towns and Villages Landscape Assessment" where it concludes there a low ability to accommodate change
- The results of the assessment come to the same conclusion as the SHLAA conclusion."

On page 27 at point 5.13 the following statement in relation to HG11 is made.

"If there is evidence of housing need in Hurst Green amounting to 75 dwellings, then the Group are advised to obtain specific evidence about the landscape capacity of the sites currently identified as 'potentially suitable' as well as sites HG11, HG22 and HG36 (currently identified as 'not suitable'). With respect to these sites, evidence of the ability to provide a suitable vehicle access must also be sought to re-categorise the sites as 'potentially suitable'."

3.22 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020*

The Report quotes RDC's comments from 2019 in relation to Site HG11 on pages 3 and 11 as follows.

"Landscape impact. There may be scope to consider development of part of the site." (page 3).

It is considered that there is scope to develop the frontage of the site to Burgh Hill to complete the ribbon development in the same style and character of the existing development. It is also suggested that the depth of the plots and allocation be reduced to accord with existing predominant plot depths to the west of the Site." (page 11)

"Main constraint comprises landscape impacts. There may be scope to develop part of the Site." (page 11).

3.23 *The High Weald Area of Outstanding Natural Beauty Unit*

The Unit commented on the proposed HG Sites with the following conclusion for HG11.

"High impact on AONB due to loss of public enjoyment of views across the site from Burgh Hill."

3.24 *Other relevant Report*

3.241 HMY (Architectural firm) produced a scheme for HG11 in a Stage 1A report November 2019 (Reference: Job No 02341). On page 5, Section 3.0, paragraph 2 they stated that the Site was,

"a natural infill between existing residential developments to the north, west and east of the Site."

3.3 Baseline Landscape Character Assessments

3.31 *Local Landscape Character baseline condition.*

3.311 The significant designation that is a key influence on the existing Site and its Sensitivity is the High Weald AONB. The boundary trees are also key features although only those at the eastern boundary edge are protected by a TPO (Group).

3.312 Other landscape attributes or elements that have an influence on the Site's existing Landscape Character are described as follows.

- There are good quality near to long distance views from the Site across the High Weald, towards the wooded (Hounsel Wood) ridge to the south.
- The Site's physical proximity to: Burgh Hill Historic Routeway and the houses to its north side; and the properties with obscured views in from the east and west.
- The Site is located on medium to light soils which support Semi-improved Grassland with mature indigenous hedge and tree lined boundaries on a modern field system. The Poplar trees are a local landmark feature.

3.313 There are no significant landscape detracting features that negatively influence the Site although the telegraph line that runs east to west across the Site has a lessening influence as do the medium to long distance obscured views of traffic on the A21 to the south west (see Viewpoint 8).

3.314 Local Landscape Value: The Site is within a national AONB designation although it is also influenced by the local rural housing, the telegraph line and distant views of the A21. As such at a local scale the Site is judged to be of **Medium to High Landscape Value**.

3.315 Local Landscape Quality: The Site is fairly intact and tranquil although the local housing gives a rural settlement quality. As such the Site is judged to be of **Medium to High Landscape Quality**.

3.316 Local landscape Sensitivity: For the reasons given above the Landscape Sensitivity at a local scale is judged to be **Medium to High Sensitivity**.

3.32 District Landscape Character

3.321 The Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG2 (Location: South of Station Road) 2009 describes the local area of the Site in detail and on the penultimate page offers the following *Evaluation Scores*.

“Evaluation Scores

- “Quality - Good.
- Value - High.
- Sensitivity:
 - Visual - Moderate/High close to built up edge.
 - Character - Moderate/High.”
- **Landscape Condition**

“Generally good. There is evidence of a loss of historic landscape structure close to the village and where hedges have been removed in places.”
- **Most Appropriate Management Strategy**

“Conservation

Mature trees. Tree belts and hedges.

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.”
- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**

“Low. Some development may be acceptable close to built up area, within the existing development boundary and in character with existing development, but not encroaching open countryside to the south.”
- **Visual appraisal**

“Key Visual Receptors

Houses and village. Footpaths. AONB.

Types of view

Some long views to wider countryside from the village car park and Station Road. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts.”

- **Scope to mitigate visual intrusion**

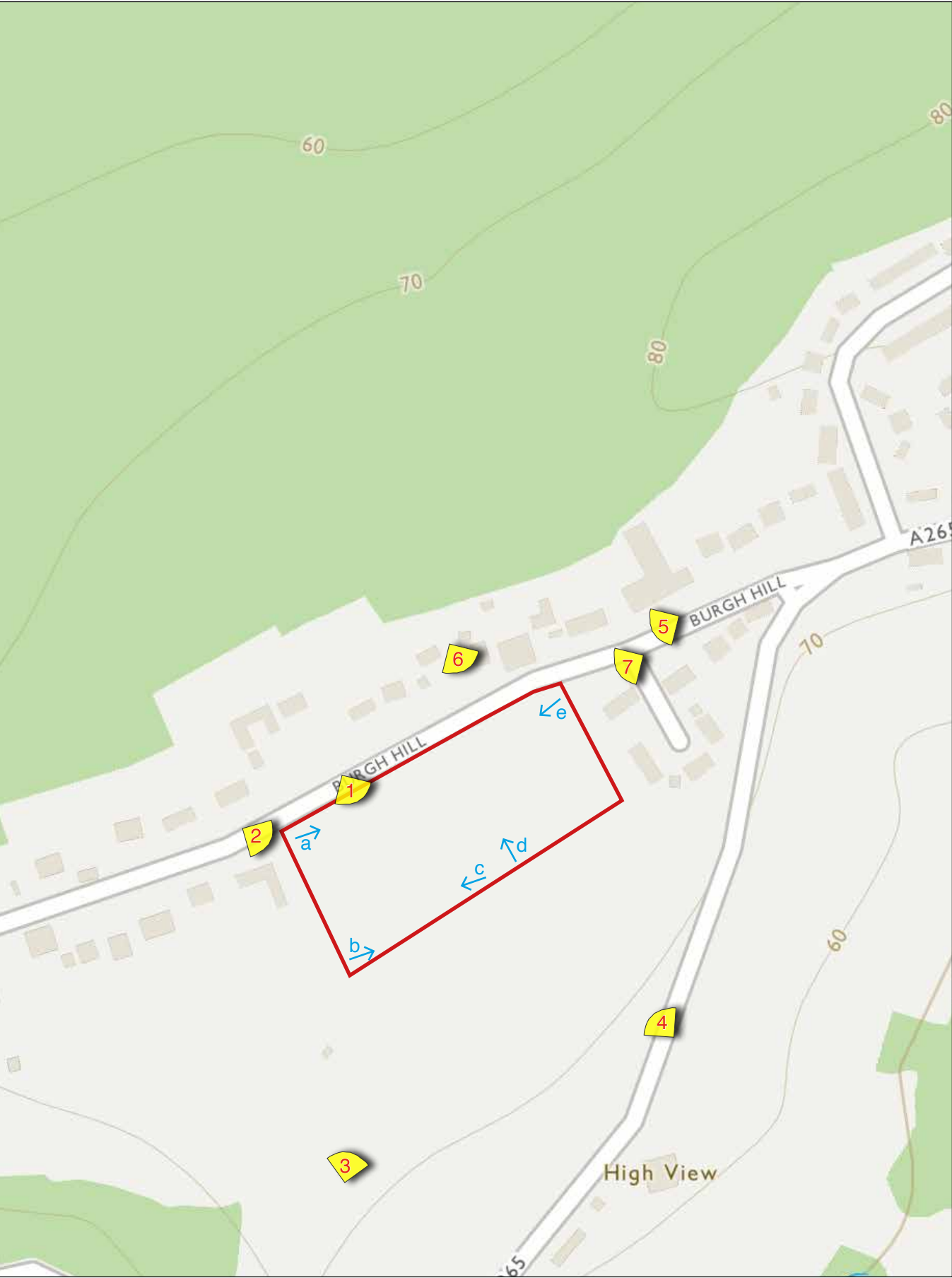
“Low There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. However, this could obscure valued long views out to the south and careful design would be needed.”

3.33 Landscape Sensitivity judgements

3.331 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

- Local: The Landscape Value and Quality descriptions lead to a judgement of **Medium to High Sensitivity**.
- National: High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172 is judged as **High Sensitivity** and National Character Area (NCA) 122 High Weald 2019 is judged as **High Sensitivity**.
- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged as **High Sensitivity**.
- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 6 Upper Rother Valley) 2016 is judged as **High Sensitivity**.
- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 2 (Location: South of Station Road) 2009 states ‘**Moderate/High Visual Sensitivity**’ and ‘**Moderate/High Character Sensitivity**.’
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) HG11 is listed as ‘**Not Suitable**.’
- Parish: The Sensitivity at Parish scale Landscape Character is judged as **Medium to High Sensitivity** (see Volume 1).

Figure 38 Viewpoints Plan (Reference: hla 397 038)



Key

- Site
- 1 Public Viewpoints
- b Internal views

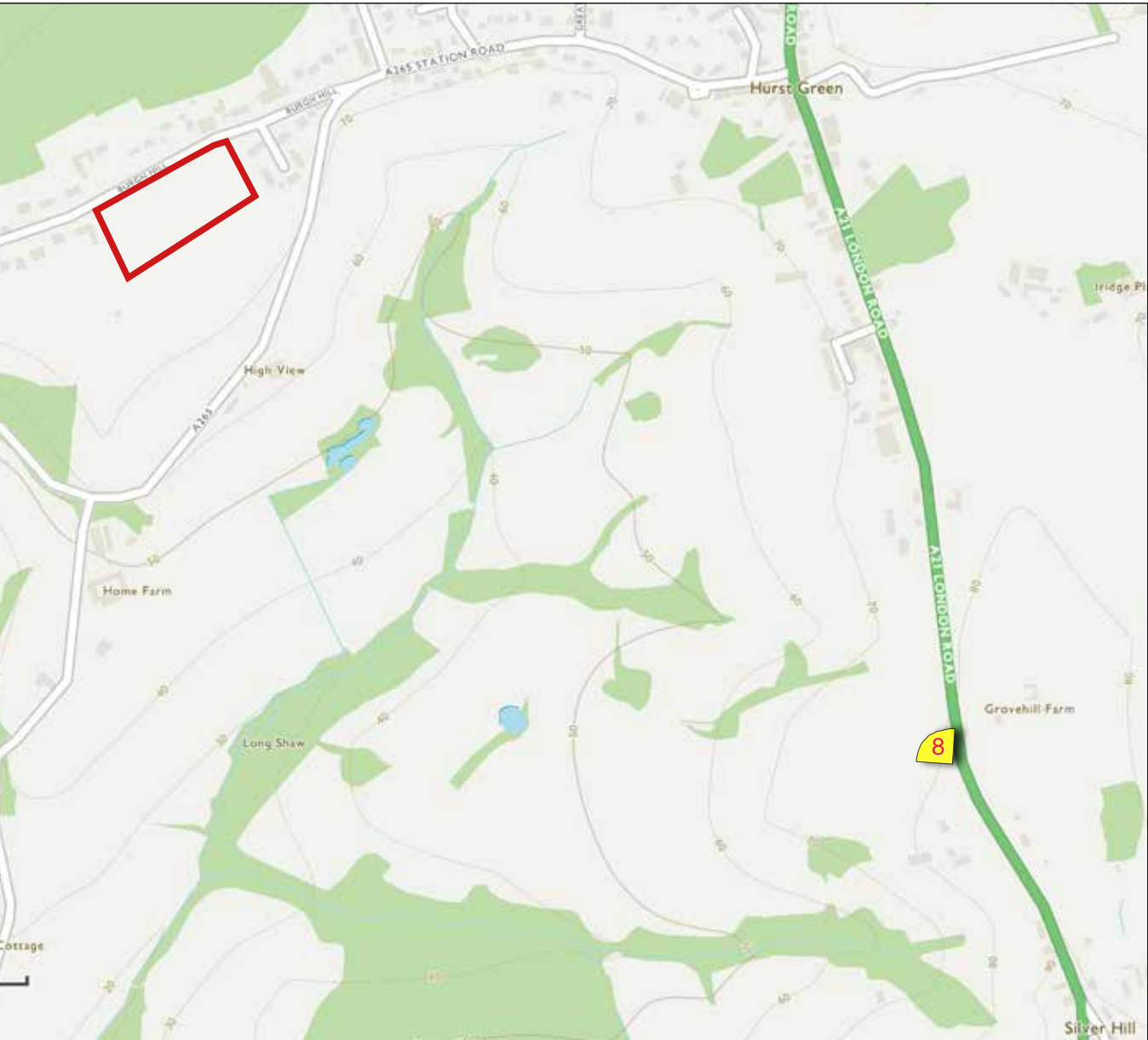
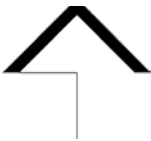


Figure 39 Viewpoints 1 to 3 (Reference: hla 397 039)

Rare view from Burgh Hill, Site behind
seen over field gate in planted boundary



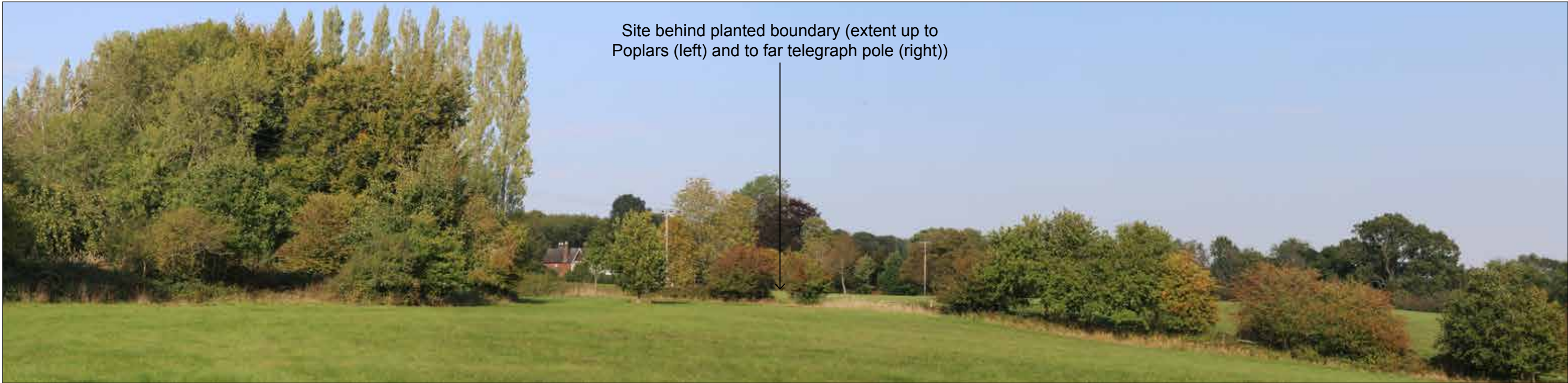
Viewpoint 1

Site behind
planted boundary



Viewpoint 2

Site behind planted boundary (extent up to
Poplars (left) and to far telegraph pole (right))



Viewpoint 3

Figure 40 Viewpoints 4 to 6 (Reference: hla 397 040)



Viewpoint 4



Viewpoint 5

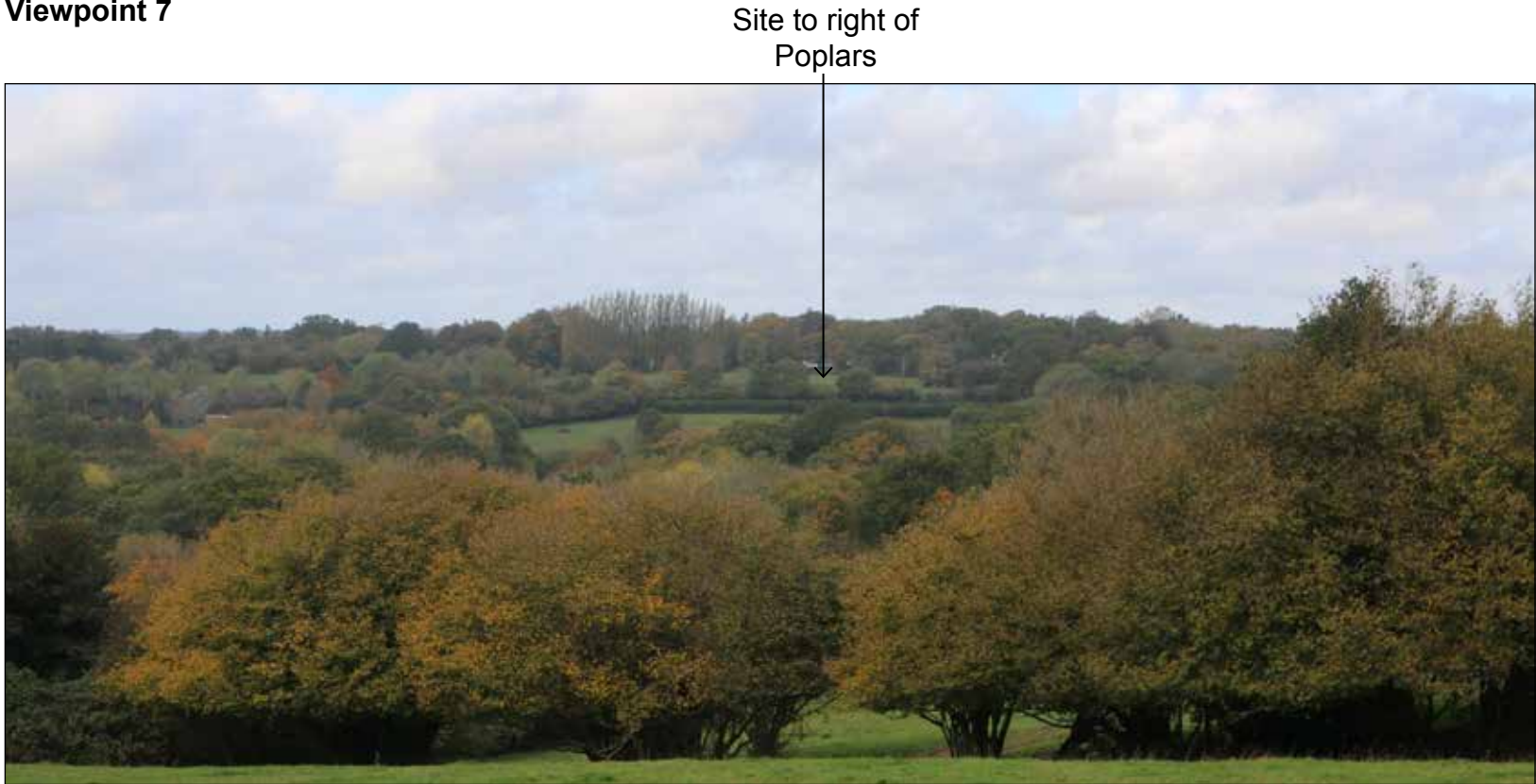


Viewpoint 6

Figure 41 Viewpoints 7 and 8 (Reference: hla 397 041)



Viewpoint 7



Viewpoint 8

Table 6 Viewpoints 1-8 Appraisal for HG11 (Reference: hla 397 T002)

x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 50.016785 Lat: 0.458809	View from Burgh Hill (Historic Routeway) looking south across southern boundary hedge and field gate entrance in to Site.	Obscured, partial and near distance view of Site from rural road of historic interest with High weald ridge line seen in the background. This is a rare public views in to the Site from Burgh Hill.	Medium (occasional traffic allowing safe local walking)	x	x	If this were to be the location of a new development entrance: Retain long distance High Weald view to the south from this area, create visually interesting gateway obscure new housing with planting (indigenous).	x	x
Viewpoint 2	Long: 50.016620 Lat: 0.458163	View from outside Hadlow Gate on Burgh Hill (Historic Routeway) looking south east across north west boundary hedge in to Site.	Obscured, partial and near distance view of Site from rural road of historic interest with High weald ridge line just discernible in the background. This is a rare public views in to the Site from Burgh Hill.	Medium (occasional traffic allowing safe local walking)	x	x	Obscure or screen new housing with planting (indigenous) at the boundary or within the Site.	x	x
Viewpoint 3	Long: 50.014486 Lat: 0.458096	View from PRoW HG9 looking north towards Site beyond the gap southern boundary of the Site. The housing on the north side of Burgh Hill, the landmark Poplars and the landscape detracting telegraph poles are all visual elements in the view.	Obscured and partial near distance view of Site from sensitive PRoW	Medium to High (from PRoW in the AONB with few detracting elements)	x	x	Strengthen southern boundary planting or screen views from PRoW with off Site planting closer to the visual receptors on the footpath to avoid screening good quality views from existing residents on the north side of Burgh Hill.	x	x
Viewpoint 4	Long: 50.014126 Lat: 0.459617	View from the busy A265	Obscured and partial near distance view of Site from PRoW	Low (from busy road with no pedestrian access)	x	x	No views and therefore unnecessary	x	x
Viewpoint 5	Long: 51.017605 Lat: 0.461560	View from outside of residential home located north side of Burgh Hill looking through Site's south eastern boundary towards the Site.	Predominantly screened near distance view towards Site which is barely discernible behind the intervening planting.	Medium (occasional traffic allowing safe local walking)	x	x	No discernible views although planting to the north east corner would ensure all year round screening.	x	x
Viewpoint 6	Long: 51.017605 Lat: 0.461560	View from PRoW HG8 looking south along path towards Burgh Hill and the Site beyond	Predominantly screened near distance view towards Site which is barely discernible behind the intervening built forms and planting.	Medium (limited view from PRoW in the AONB with detracting built forms visible)	x	x	No discernible views although planting to the northern boundary would ensure all year round screening.	x	x
Viewpoint 7	Long: 51.017605 Lat: 0.461560	View from junction of Burgh Hill and Southview Close (private road) looking west through Site's eastern boundary planting and past the corner dwelling (Brockhurst) on Southview Close.	Predominantly screened near distance view towards Site behind the late 20th Century residential housing on the Southway	Medium (occasional traffic allowing safe local walking)	x	x	Strengthen eastern boundary planting	x	x
Viewpoint 8	Long: 51.011327 Lat: 0.472932	View from west side pavement on A21 south of Hurst Green	Open panoramic view with Site seen as partial view and an influencing element with the visual composition	Low to Medium (high quality view from busy road)	x	x	Strengthen southern boundary planting	x	x

Figure 42 Landscape Analysis Plan (Reference: hla 397 042)

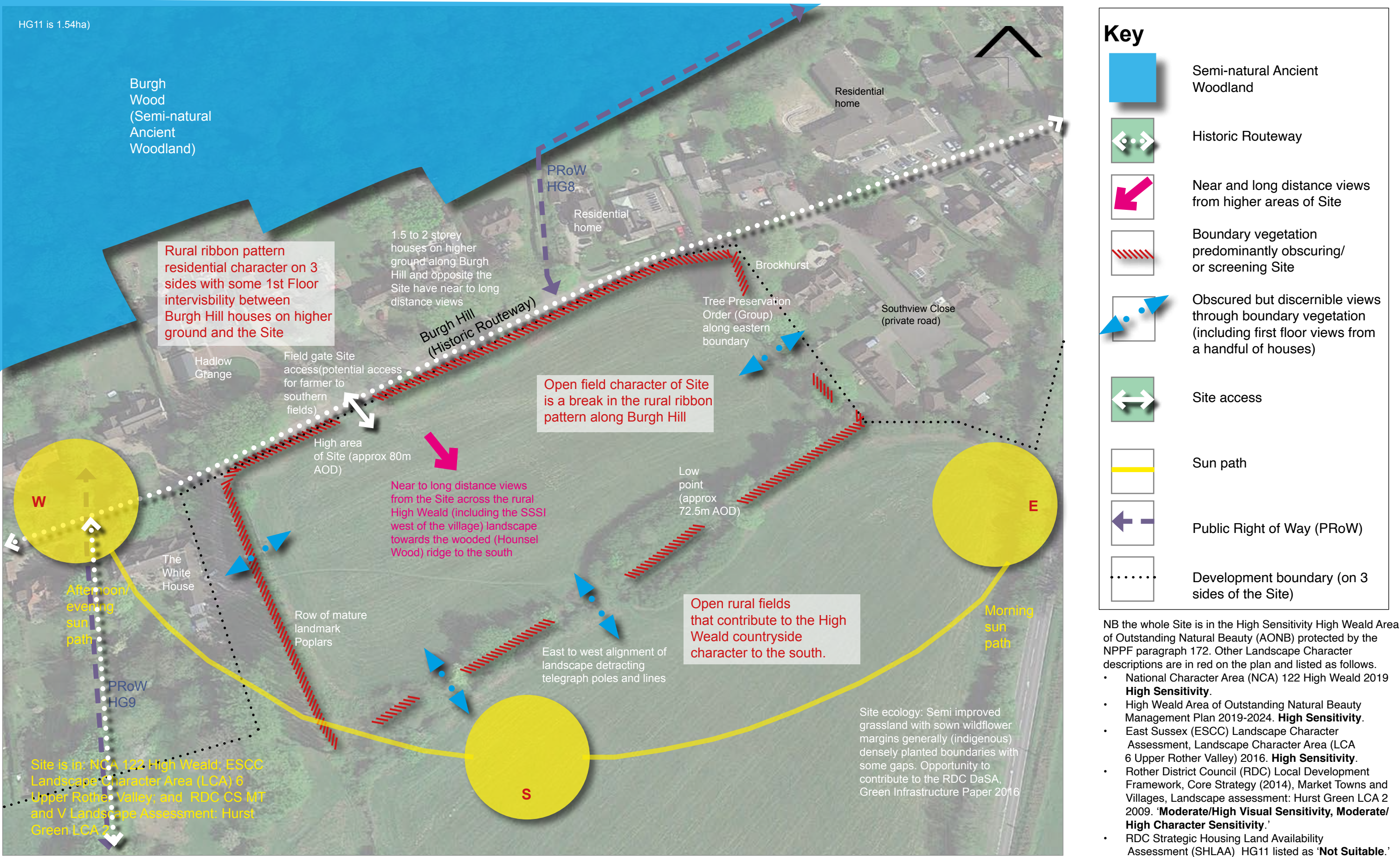


Figure 43 Landscape Appraisal Plan (Reference: hla 397 043)



3.4 Potential Landscape Strategy and mitigation

3.41 Should HG11 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.

- The south east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a village pond with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should led the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
- New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald to the south and Burgh Hill to the north should be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowed lighting should be used to lessen impacts on dark skies. .
- **Developable Area 1.** The most Site Sensitive parcel of land is located on the highest north western areas of the Site where there are good quality views to the High Weald wooded ridge line to the south. It should incorporate a welcoming gateway with lower (height) level landscape proposals (rather than taller built forms) such as amenity open space. This developable parcel on the higher ground should retain and strengthen the existing hedge and tree boundary and include a multi functional track for access to the houses, to link the PRoWs, to offer access for the farmer to the lower field, and to give the users of the Burgh Hill Historic Route a safer route within the Site. The design should seek to locate front gardens and drives to mirror the layout of the dwellings on the opposite side of Burgh Hill whilst also retaining good quality views for these residents.
- **Developable Area 2.** The parcel to the south on the lower slopes has a moderate Site Sensitivity (especially at its more discrete eastern end) and should utilise the topography for creating stepped architectural interest.
- An area at the eastern boundary should become a 10m protection planted buffer/open space for the existing TPO (Group). This protection should link with the Green and Blue Infrastructure through the Site and could be a biodiversity area and a linking path.
- The northern parts of Developable Areas 1 and 3 have the opportunity to continue the ribbon settlement pattern that exists north, west and east.
- The zone along the western boundary should include a planted buffer zone to include farmers access to the southern fields along with GI (path) inclusion and it should further obscure views in from the White House to the west.
- There are opportunities to link the Site to the local existing PRoWs (HG8 and HG9) and to offer pedestrian access along Burgh hill where none currently exists.
- The boundary planting to the north and south should be strengthened with indigenous species and a high percentage of evergreens to screen views in (specifically for views in from PRoW HG9 located south west).

- The landscape detracting telegraph poles and line should be installed underground if feasible. High quality High Weald public views must be retained in development design.
- All planting to boundaries and along the GI routes must be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
- A car parking strategy should be agreed at the outset with an aim of reducing landscape and visual impacts (specifically avoiding glint and glare impacts for views back in from the High Weald to the south). Car parking in driveways and on the road is more visually intrusive and suburbanising than discretely located and easily accessible block parking. The former should be avoided with a preference for the latter wherever possible.

3.5 Recommendations

- 3.51 Once the developable principles as described would have been utilised for the production of a Landscape Masterplan (Site Development Plan) and subsequently for an iteratively informed Block Plan then a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts forward the following potential recommendations. At a local scale the Site is of Medium to High Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Settlement Boundary towards the west of the village and is a natural fit for a continuation of the ribbon settlement pattern (as long as it mirrors the scale, density and materiality of the local dwellings) as there are houses to the west, north and east sides. It is noted that residents on higher ground on the north side of Burgh Hill have good quality views in to and across the Site and that these properties should be sensitively considered in any development proposals. Development proposals should seek to offer a wide area of green space as private garden and/or buffer planting along the boundaries (much like the north side of Burgh Hill where buildings are well set back from the road with intervening front gardens and boundary planting) so that built forms have less visual impact on existing residential views (and the Historic Routeway). With these principles in mind this part of Hurst Green could accept more development as it would be congruous with the existing historic ribbon pattern in this part of the village.
- 3.52 Whilst the Site offers a good fit in relation to the village it could also (in spite of the Low judgement for mitigating visual intrusion described in the RDC Landscape Assessment) offer effective Landscape Character and Visual Mitigation for the potentially impacted local AONB character, the Historic Routeway and local residents. The Site could offer a number of landscape opportunities for the village's: amenities; its settlement edge and setting; the local Green and Blue Infrastructure (and ecology); and the High Weald field boundary pattern. These would be beneficial enhancements that would offset the adverse impacts of the potential new residential development.
- 3.53 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 3.54 As such this Site could be capable of accommodating landscape change if designed sensitively and using the principles as recommended in this report. The Site has the potential to be designed in different ways according to the key drivers and the Landscape and Developability Plan (Figure 44) offers a landscape led approach. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site with the consequent lower landscape impact. It is recommended that Figure 44 should be used to propose a number of design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

Figure 44 Landscape and Developability Potential Plan (Reference: hla 397 044)



Key

- Developable parcel
- Buffer/Open space (indigenous) planting (with high percentage of evergreens species where screening required)
- Track for farmers access to southern fields
- Gateway landscape treatment (safe, high impact aesthetic)
- Potential GI and road locations (to follow contours)
- SUDS area at low point of Site (Village pond/attenuation)
- PRow link
- Green/Blue Infrastructure (paths, SUDS, ecological corridors)

NB at this stage there is no detailed survey data so the high and low areas have been estimated from the walkover survey (21-09-20).

THIS WORK IS FOR GUIDANCE AND TO DEMONSTRATE THE PRINCIPLES AS LED BY GI AND LANDSCAPE

4.0 Site HG22 (HG43) Land opposite Hurst Green School TN19 7PN

4.1 Baseline or existing landscape

4.11 Physical

- 4.111 HG22 is a 2.05 ha Greenfield Site. It is located in the High Weald AONB, directly east and beyond the Development Boundary of Hurst Green, and it is also directly east of the A21. The Site gently rises from the south at an approximate high point level of 81m Above Ordnance Data AOD and drops away to the northern boundary to a low point at 75m AOD (this topographical note is based on a Site walkover 22-10-20 rather than from a detailed levels survey which is not available at this time). The Assessment for HG22 includes the area HG43. The Site has a water main (and easement) which runs from midway across the northern boundary to Gravel Banks before hugging the Site's western boundary to the south. The landscape is comprised of Semi-improved grass field on light to medium soils. To the east the boundary is on rising ground and it is delineated by a post and wire fence.

4.12 Landscape Character

- 4.121 The Site is an undulating Semi-improved grass field located at the village edge. It is well screened from the settlement by dense boundary tree and understorey planting which creates a sense of enclosure to the west, north and south. To the elevated eastern areas of the Site it is more open and therefore more influenced by the parkland landscape around Iridge Place to the north and north east and the countryside High Weald character to the east and south. There is intervisibility with a handful of neighbouring properties and there are long distance and high quality open views to the High Weald ridge line to the east and north east with more limited views from the south to the High weald ridge lines to the west. The boundaries to the south, west and north are densely planted with trees and understorey planting which creates a sense of enclosure in those directions. Within the Site there are high quality mature specimen trees which contribute to the parkland character. The air and noise pollution of the A21 is a landscape detracting element which becomes more significant the closer receptors are located in relation to the western boundary. PRoW HG29 bisects the Site as it moves from the north west part of the Site before exiting approximately half way down the eastern boundary.
- 4.122 The Site is in the **High Sensitivity** High Weald Area of Outstanding Natural Beauty (AONB) protected by the National Planning Policy Framework as described in Paragraph 172.
- #### 4.13 Views
- 4.131 The Site was visited on the 23rd of October 2020 and key public Viewpoints along with views from within the Site were photographed see Figures below.
- 4.132 The Site is visually well contained to the west, south and north although there are open views from PRoW HG29 as it crosses the Site and for a short stretch beyond. To the west, south and north there is dense tree and understorey planting which creates a sense of enclosure in those directions. To the east the boundary is on rising ground and this topography also creates a sense of enclosure for the lower northern and western areas of the Site with long distance views opening up to the High Weald as visual receptors move closer to the eastern boundary. From the higher southern area of the Site there are more limited high quality long distance views to the west seen over and through a gap in the planting at the Site's south western edge. There is limited intervisibility with: Gravel Banks that abuts the south western boundary; the grade II Listed 76 London Road just beyond the north west boundary; and also the Grade II* Listed

Iridge Place and its associated buildings located 150m to the north east. There are long distance and high quality views to the High Weald ridge line to the east and north east.

4.14 Heritage and landscape

- 4.141 There is one Grade II* Listed Building, Iridge Place (Reference 1365292) located 150m north east of the Site (also an Historic Farmstead). There are four Grade II Listed Buildings in close proximity to the Site, these are: 115 and 117 London Road (Reference: 1365327); and 119, 121 and 123 London Road (Reference: 1034436) all of which are on the opposite side of the A21. Abutting the north west corner of the Site is 76 London Road (Reference: 1276290) which is located north of the Site's northern boundary (also an Historic Farmstead) and the Stables of Iridge Place to the north west of the House (Reference: 1034440). The A21 is an Historic Routeway (Road) and PRoW HG29 is an Historic Routeway (PRoW). The Site's southern boundary is an Historic Field Boundary.

4.15 Ecology and landscape

- 4.151 On page 5 of the Rapid Grassland Report Site HG6 is described as follows

"Accessed off the A21 with open grassland & dilapidated fences, the site exhibits a parkland feel. The large diverse roadside hedge/tree line provides a calm environment despite the proximity to the A21. Good views across the grassland to the east. The most recorded species (flora and fauna) of all the sites surveyed. Lightly grazed (with the odd anthill) the grassland dominated sward has tussocky and finer leaved areas (to include Sweet Vernal Grass). With additional management - wildflower species likely to improve.

"Full rapid survey carried out with more grassland species expected and good fungi & invertebrate interest. Grazed by c. 20 sheep at time of survey - very extensive (light) grazing. Also the most negative indicators species recorded; Thistle, Dock, with Bramble encroachment in areas - but useful for invertebrates. Survey identified; Anthills - indicative of traditional pasture land, Skippers, Red Admirals, Bumble Bees, Wood Wasps and Linnets.

Key Attributes: Parkland feel with diverse feature trees, diverse grassland with high value hedgerows. Non medieval field system, possibly changed over the years but with historic field boundaries present on the eastern edge.

Key Species: The highest number of flora species recorded; Bird's-foot Trefoil, Red Clover, Knapweed, Red Fescue, Fleabane (damp loving - good inverts), Grass and Meadow Vetchling.

Recorded; anthills, Fungi and Waxcaps. Out of season survey also identified the grassland being extensively used by; Skippers, Red Admiral Bumble Bees, Wood Wasps and Linnets. 8 positive grassland indicators and 9 other notable species (inc invert/fungi & birds).

Recommendations: Good grassland species, with this associated fungi and also invertebrate interest. Re-survey 2-3 times during the season with background information to add to the species present."

4.16 Trees

- 4.161 Existing trees are generally indigenous and located along the boundaries although there are a number of mature trees with significant landscape interest and which contribute to the parkland character of the Site.

Figure 45 Location Plan (Reference: hla 397 045)

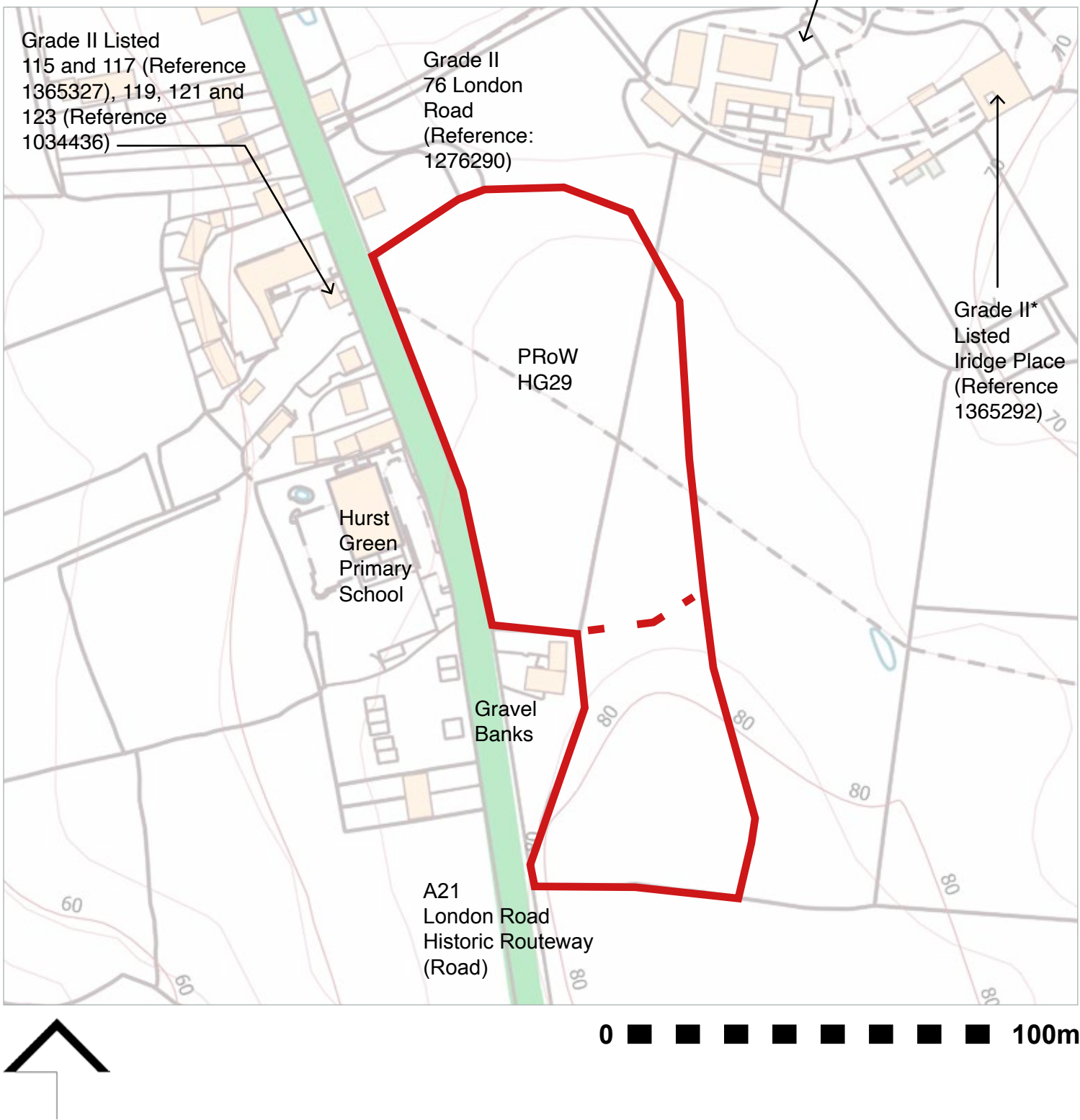


Figure 46 Aerial Photograph (Reference: hla 397 046)



Figure 47 Views within the Site a. to c. (Reference: hla 397 047)



View a. Looking south east from north west corner



View b. Looking south west from north east boundary



View c. Looking west from south east boundary (Gravel Banks in view)

Figure 48 Views within the Site d. to f. (Reference: hla 397 048)



View d. Looking north from south boundary (Grade II* Iridge Place in View)



View e. Looking north east from south boundary (Grade II* Iridge Place in View)



View f. Looking north from west boundary (Gravel Banks in view)

Figure 49 Views within the Site g. to i. (Reference: hla 397 049)



View g. Looking south from centre of Site (Gravel Banks in view)



View h. Looking west from centre of Site (Top or Hurst Green Primary School in view)



View i. Looking north from north west of Site (Gravel Banks in view)

4.2 Background information

4.21 *The Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019*

4.211 AECOM concluded on page 21 that HG22 had a red light (indicating the Site is not appropriate for allocation within the NDP) and that it may have an indicative capacity for 12 to 46 dwellings.

"Site type: Greenfield

Suitable?: No

Conclusions:

- Site is a greenfield site adjacent to the settlement boundary, reasonably well located in respect of local services and facilities.
- There is existing access to the site from the A21 which would need upgrading - access arrangements would need to be to the satisfaction of Highways England (i.e. satisfying the design requirements and be safe and fit for purpose without causing an acceptable delay to traffic on the A21). It is worth noting that there could be a potential conflict with the existing school opposite the site; this would need full consideration through detailed design development and transport input.
- The site is judged to be of high landscape sensitivity to change because of its designation within the AONB, the presence of mature trees within the site and the lack of screening vegetation at its north, east and south boundaries. There is also a Public Right of Way to the south of the site which indicates that it is more readily perceived as part of the countryside of the AONB
- In addition, whilst the site is of a scale that is unlikely to change the size and character of the settlement, the boundary relates poorly to the existing settlement and prevailing pattern of development. The "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a moderate ability to accommodate change but not encroaching into the open countryside to the south or east."

On page 27 at point 5.13 the following statement in relation to HG11 is made.

"If there is evidence of housing need in Hurst Green amounting to 75 dwellings, then the Group are advised to obtain specific evidence about the landscape capacity of the sites currently identified as 'potentially suitable' as well as sites HG11, HG22 and HG36 (currently identified as 'not suitable'). With respect to these sites, evidence of the ability to provide a suitable vehicle access must also be sought to re-categorise the sites as 'potentially suitable'."

4.22 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020 (and provided as the basis for the brief for this work).*

4.221 On page 3 of the report quotes that the main constraining factor for the Site HG22 is as follows.

"Landscape impact. The site has been submitted with a view to accommodating community green space and housing."

and in Appendix B on pages 11 and 12 Site HG22 the Table states RDC's comments as follows

"2019: Suitable and developable, subject to more detailed investigations and subject to new green space being created, addition of car park for new village green and use as drop-off point for school. As Hurst Green is all within the HWAONB it is not clear of the extent of the landscape impact as it is adjacent to the settlement boundary and reasonably well located to local services and facilities. The key issue is the ability to provide a satisfactory vehicular access to the housing site from the A21. In addition the provision of a footpath on the eastern side of the road inside the retained tree belt and a satisfactory pedestrian crossing over the A21 to the school would be requirements of any development of this land."

and concludes for HG22 on page 12 with the following statement,

"The site has the potential to deliver housing and a community facility. The main constraints are access and landscape impact

and in Appendix B on page 18 Site HG43 the table states

"No Planning History

Moderate impact on AONB due to loss of public enjoyment of the rural setting of the PROW."

"Potential for development, as an extension of HG22; main constraint is landscape."

4.23 *The High Weald Area of Outstanding Natural Beauty Unit*

4.231 The Unit commented on the proposed HG Sites with the following conclusion for HG22.

"Moderate impact on AONB due to loss of public enjoyment of the rural setting of the PROW."

4.24 *Other relevant Report*

4.241 HGPC are currently in discussion with developers to produce masterplans for the Site. The design proposals have been formed from a brief with the following key principles: protect the setting of Iridge Place; retain and protect the mature tree screen along the A21; create a new pedestrian crossing for access to the school; to create school drop-off car parking; to create dedicated footpaths to separate the vehicles from the pedestrians (this report suggests that shared use is preferred to separation); to include hedgerows and planting to provide soft internal boundaries between properties; to include a new Village Green; to conserve and enhance the existing PROW HG29; to protect the water main and associated easement that runs east to west across the Site; and to use native buffer planting to screen the development from the countryside.

4.3 Baseline Landscape Character Assessments

4.31 *Local Landscape Character baseline condition.*

4.311 The significant designations that are a key influence on the existing Site and its Sensitivity is the High Weald AONB and the intervisibility and influence on the setting of the local Listed Buildings.

4.312 Other landscape attributes or elements that have an influence on the Site's existing Landscape Character are described as follows.

- The significant local landscape character includes a parkland character to the north and north east and a rural countryside High Weald character to the east and south. Owing to the lack of intervisibility to the west there is minimal connection with the settlement edge.
- PRoW HG29 is an Historic Route that allows public access through the heart of the Site.
- The dense boundary planting creates an enclosed sense of space to the north, west and south. Similarly the rising topography to the east creates a sense of enclosure for the lower areas to the west and north. The more open eastern boundary and the long distance views east are also significant.
- The Site is located on medium to light soils which support Semi-improved Grassland with mature indigenous hedge and tree lined boundaries. The Site is a modern field system with an Historic Field Boundary at its southern edge.

4.313 The A21 is a significant landscape detractor that runs along the length of the western boundary. Whilst intervisibility is almost indiscernible the air and noise pollution lessens the tranquillity experienced within the Site.

4.314 Local Landscape Value: The Site has a good quality parkland and countryside landscape character within the nationally protected High Weald AONB designation which is significantly and negatively influenced by the A21. As such at a local scale the Site is judged to be of **Medium Landscape Value**.

4.315 Local Landscape Quality: Other than the A21's negative influence the Site is fairly intact. As such the Site is judged to be of **Medium to High Landscape Quality**.

4.316 Local Landscape Sensitivity: For the reasons given above the Landscape Sensitivity at a local scale is judged to be **Medium to High Sensitivity**.

4.32 District Landscape Character

4.321 The Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009 describes the local area of the Site in detail and on the penultimate page offers the following *Evaluation Scores*.

- **“Evaluation Scores**
 - Quality - Good
 - Value - High.

Sensitivity:

 - Visual - Low.
 - Character - Moderate, as open areas form a buffer to Semi-natural Ancient Woodland (SNAW).”

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.”

- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**

“**Moderate.** Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east.”
- **Visual appraisal**

“*Key Visual Receptors*

Houses. Footpaths. AONB.

Types of view

Local and enclosed. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts.”
- **Scope to mitigate visual intrusion**

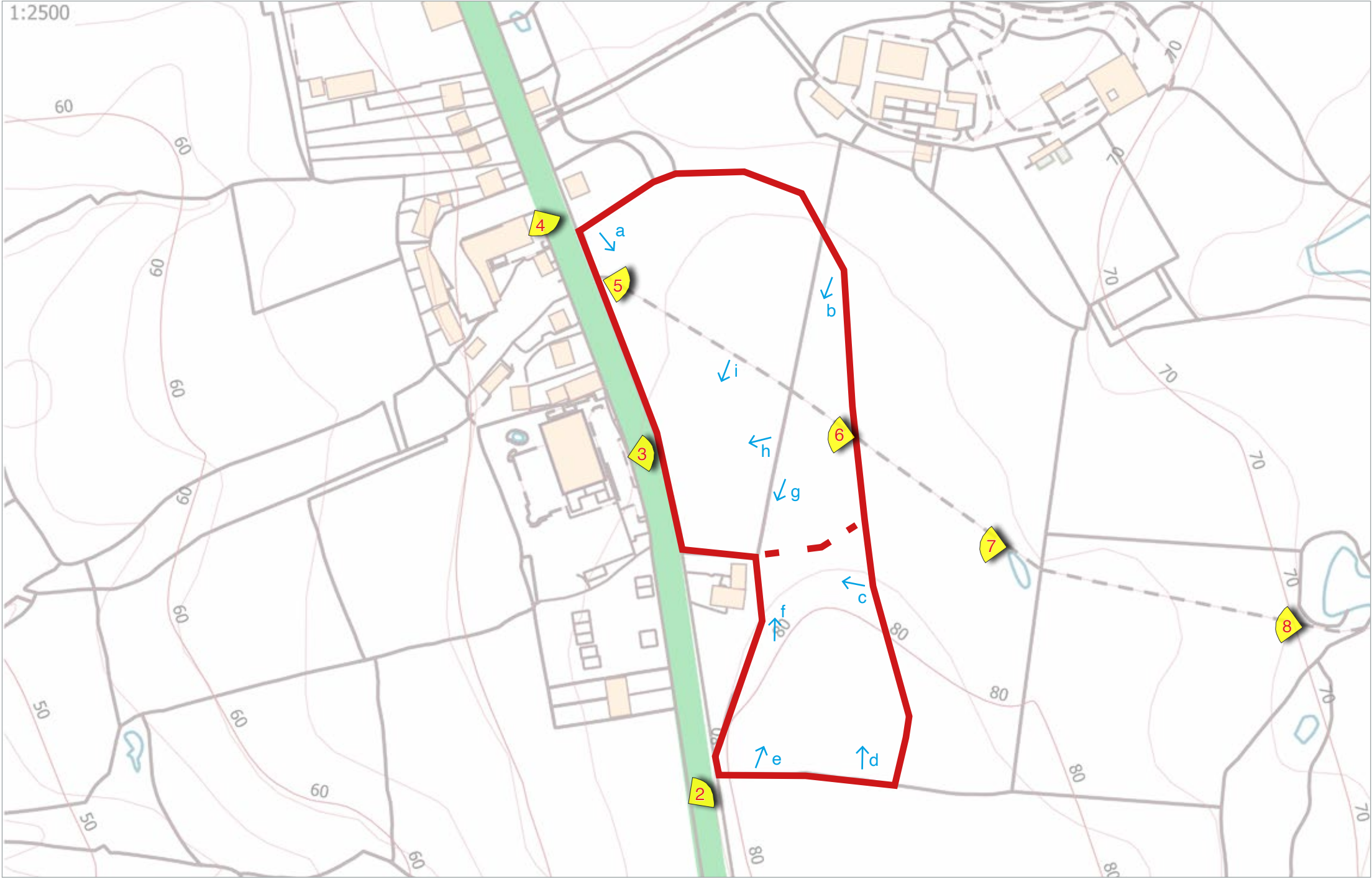
“Moderate. There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. Mitigation measures could replace lost tree belts and use planting to strengthen the village edge.”

4.33 Landscape Sensitivity judgements

4.331 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

- Local: The Landscape Value and Quality descriptions lead to a judgement of **Medium to High Sensitivity**.
- National: High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172 is judged as **High Sensitivity** and National Character Area (NCA) 122 High Weald 2019 is judged as **High Sensitivity**.
- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged as **High Sensitivity**.
- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016 is judged as **Medium to High Sensitivity**.
- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: east of A21) 2009 states ‘**Moderate/Low (close to buildings) Visual Sensitivity**’ and ‘**Moderate Character Sensitivity**.’
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) HG22 is not listed.
- Parish: The Sensitivity at Parish scale Landscape Character is judged as **Medium to High Sensitivity** (see Volume 1).

Figure 50 Viewpoints Plan (Reference: hla 397 050)



Key

- Site
- Public Viewpoints
- Internal views



Figure 51 Viewpoints 1 to 3 (Reference: hla 397 051)



Viewpoint 1



Viewpoint 2



Viewpoint 3

Figure 52 Viewpoints 4 to 6 (Reference: hla 397 052)

Site behind
planted boundary



Viewpoint 4



Viewpoint 5



Viewpoint 6

Figure 53 Viewpoints 7 and 8 (Reference: hla 397 053)



Viewpoint 7



Viewpoint 8

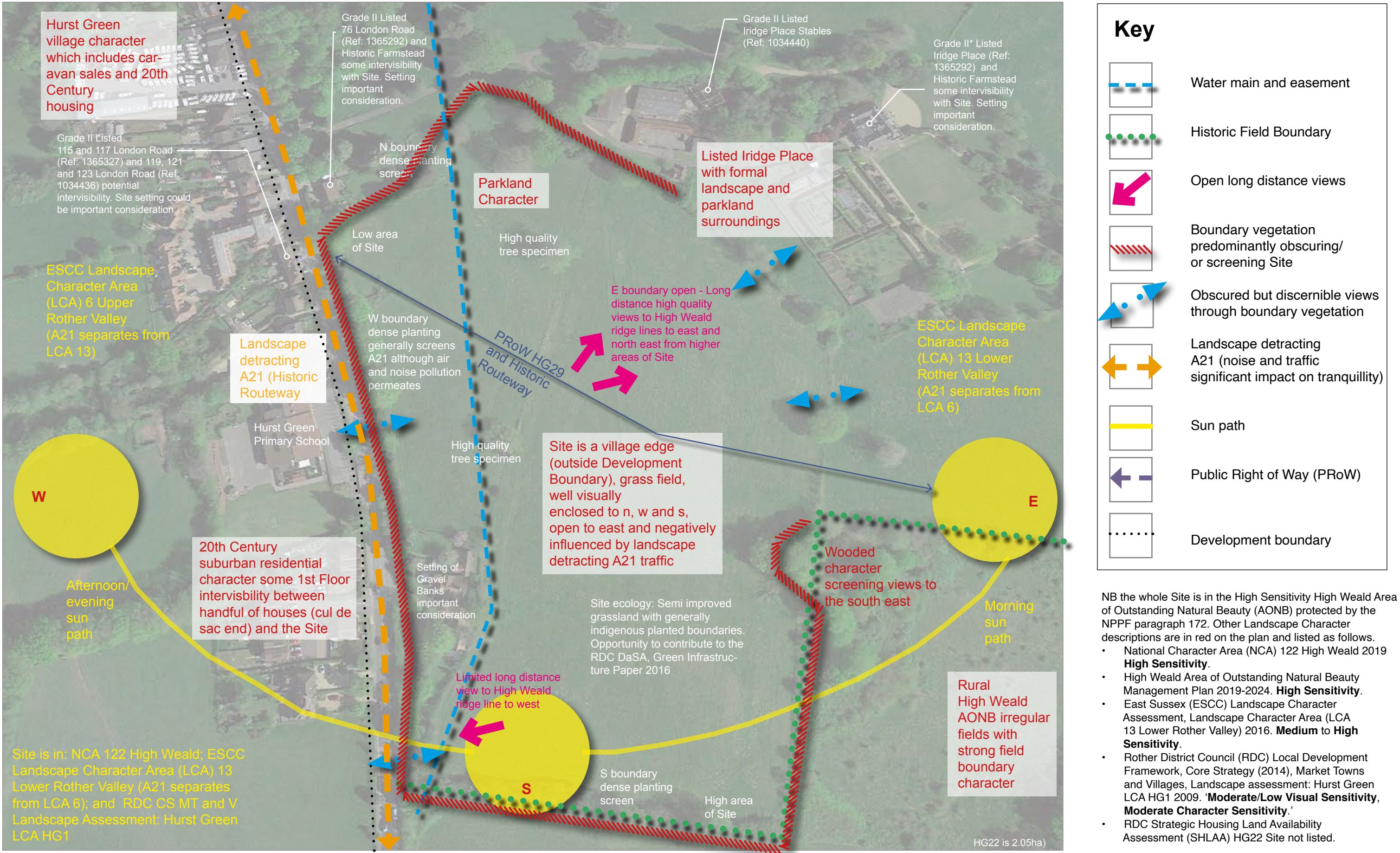
Table 7a Viewpoints 1 to 4 Appraisal for HG22 (Reference: hla 397 T007)

x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 50.016785 Lat: 0.458809	View from west side pavement of A21 London Road (Historic Routeway (Road)) looking south across road to southern tree planting along southern Site boundary.	Obscured, partial and near distance view of Site's southern boundary. The Site is screened and dominated by the landscape detracting tbusy A21.	Low (from busy road with no pedestrian access)	x	x	Not necessary	x	x
Viewpoint 2	Long: 51.013117 Lat: 0.472602	View from west side pavement of A21 London Road (Historic Routeway (Road)) outside 4 Dairy Close looking north east across road to western tree planted western Site boundary.	Obscured, partial and near distance view of Site's western boundary. The Site is screened and dominated by the landscape detracting busy A21.	Low (from busy road with no pedestrian access)	x	x	Not necessary. Although should a new access puncture through Site's western boundary in close proximity to the view than sensitive landscape detailing would be needed for a welcoming, high quality and potentially screened view in.	x	x
Viewpoint 3	Long: 51.013891 Lat: 0.472397	View from west side pavement of A21 London Road (Historic Routeway (Road)) outside Hurst Green Primary School looking east across road to western tree planted western Site boundary.	Obscured, partial and near distance view of Site's western boundary. The Site is screened and dominated by the landscape detracting busy A21.	Low (from busy road with no pedestrian access)	x	x	Not necessary. Although should a new access puncture through Site's western boundary in close proximity to the view than sensitive landscape detailing would be needed for a welcoming, high quality and potentially screened view in.	x	x
Viewpoint 4	Long: 50.015244 Lat: 0.471703	View from west side pavement of A21 London Road (Historic Routeway (Road)) looking south east across road to western densely tree planted western Site boundary.	Obscured, partial and near distance view of Site's western boundary. The Site is screened and dominated by the landscape detracting busy A21.	Low (from busy road with no pedestrian access)	x	x	Not necessary. Although should a new access puncture through Site's western boundary in close proximity to the view than sensitive landscape detailing would be needed for a welcoming, high quality and potentially screened view in.	x	x

Table 7b Viewpoints 5 to 8 Appraisal for HG22 (Reference: hla 397 T007)

	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 5	Long: 51.014835 Lat: 0.472277	View from PRow HG29 (adjacent to stile from A21) looking south east across the Site	Open view to Site and typical of PRow HG29 views as it crosses the Site. The View has a parkland character with well planted boundaries seen to the west and high quality specimen trees within the Site. Views to the east are screened by the sloping topography. The noise of the A21 lessens the tranquility.	Medium (good quality view from PRow in the AONB lessened by the noise from the A21)	x	x	PRow HG29 must be retained as high quality route with parkland character, a focus on views out and links to new paths within the Site and to the village.	x	x
Viewpoint 6	Long: 51.014042 Lat: 0.474190	View from PRow HG29 from Sites eastern boundary looking west across the Site	Open view to Site and typical of PRow HG29 views as it crosses the Site. The View has a parkland character with well planted boundaries seen to the west and high quality specimen trees within the Site. Views to the east are open and long distance to the High Weald ridge lines.	Medium to High (good quality view from PRow in the AONB)	x	x	PRow HG29 must be retained as high quality route with parkland character, a focus on views out and links to new paths within the Site and to the village.	x	x
Viewpoint 7	Long: 51.014042 Lat: 0.474190	View from PRow HG29 east of the Sites eastern boundary looking west towards the Site. The Sites open western boundary edge is visible as are the higher areas of the Site with the lowest areas towards the A21 boundary screened by the topography.	Open view to Site from PRow HG29. The View has a parkland character which looks towards the Sites open eastern boundary. Views to the west side of the Site are predominantly screened by the sloping topography.	Medium to High (good quality view from PRow in the AONB)	x	x	The Site's western boundary should be planted with a mixed species indigenous planted buffer zone to screen views of any new built forms that may be visible. Sensitive layout of built forms on lower ground to reduce views of buildings beyond the higher ground of the Site.	x	x
Viewpoint 8	Long: 51.013084 Lat: 0.477048	View from PRow HG29 east of the Sites eastern boundary looking west across towards Site which is not discernible and predominantly obscured by intervening planting.	Views of Site screened by intervening planting. The View is somewhat enclosed by the planting and it has a scrubby woodland edge character.	Medium to High (good quality view from PRow in the AONB)	x	x	The Site's western boundary should be planted with a mixed species indigenous planted buffer zone to screen views of any new built forms that may be visible. Sensitive layout of built forms on lower ground to reduce views of buildings beyond the higher ground of the Site.	x	x

Figure 54 Landscape Analysis Plan (Reference: hla 397 054)



Lowest Site area - Village pond/attenuation potential and sensitive setting to Listed 76 London Road

Medium Sensitivity area on sloping ground

Bleed parkland character in to development

Most Site sensitive - Village Green with parkland character

Potential attenuation and connecting GI through Site

High quality High Weald public views must be retained in development design.

Strengthen boundary planting for lessening impact for views in from east and to strengthen High Weald field boundary (incl Historic Field Boundary to south)

Most sensitivity - Village green along ridge line

Highest and open part of Site. Potential to utilise views in public open space area. Potential for central area of large scale Village Green and low level development around it. Link to PRoW HG29.

Less Sensitive parcel on lower ground needs mitigation to lessen impact of landscape detracting A21 mitigating

Strengthen boundary planting for lessening impact of A21. Apace could include perimeter path.

Potential attenuation and pond area creating sensitive setting to Gravel banks and connecting GI space

Potential attenuation and connecting GI through Site










GI links

PRoW HG29

GI link

GI link

Boundary treatments: Indigenous planting to reinforce visual containment, to lessen landscape detracting impact of A21, to further obscure or screen views, to enhance ecology and to strengthen the High Weald AONB field pattern

- | | |
|---|---|
|  | Dense scrub and tree planting obscuring intervisibility |
|  | Permeable parkland trees with gaps allowing near distance views beyond. |
|  | Permeable planted Iridge Place boundary obscuring views to Listed Buildings |
|  | Open eastern Site boundary delineated by 1.2m height post and wire fence |
|  | Wooded copse beyond Site screening views to east |
|  | Dense mature tree and understorey (Historic Field) Boundary - some views below canopies |
|  | Dense planted boundary along A21 with one rare gap at south western end |
|  | Permeable tree planted boundary allowing obscured views in to Gravel Banks |
|  | Retain existing specimen tree to preserve sense of place and parkland character |

NB at this stage there is no detailed survey data so the high and low areas have been estimated from walkover survey.

4.4 Potential Landscape Strategy and mitigation

4.41 Should HG22 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.

- The most Site Sensitive parcel of land is located on the highest western areas of the Site where there are good quality views to the High Weald ridge line to the east and also to the west where there is a parkland character. These areas must form a large scale Village Green as an amenity for the whole village. The Village Green must have a minimum size of 800m².
- The northern and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a village pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
- New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald to the east and the Listed Buildings must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowed lighting to be used to lessen impacts on dark skies. High quality public views to be retained.
- Use the existing slopes to create sensitive to sense of place and setting with built forms that step down with the topography and which emphasise horizontal lines.
- The constraints of the water main and the need to protect PRoW HG29 offer opportunities for new green spines through the Site which could enhance the GI.
- **Developable Areas 1 and 2.** These parcels are located on the lowest most discrete areas of the Site and they are heavily influenced by the air and noise pollution of the A21. These parcels may have to include the Site access with the loss of dense planting and the design must seek to minimise the impacts on views and landscape character as the landscape detracting influence of the A21 increases.
- **Developable Area 3 and 4.** These parcels are located on rising slopes that are relatively discretely located these should utilise the topography for creating architectural interest. Parcel 4 is at the green heart of the Site and could reflect this concept.
- **Developable Area 5.** This parcel is also on rising slopes and is relatively discrete. It is located in the area of the Site more influenced by the parkland character and the design of the buildings should reflect this to retain the existing sense of place.
- The boundary planting should be strengthened with indigenous species and a high percentage of evergreens where screening of views is required.
- A car parking strategy should be agreed at the outset with an aim of reducing landscape and visual impacts (specifically avoiding glint and glare impacts for views back in from the High Weald to the south). Car parking in driveways and on the road is more visually

intrusive and suburbanising than discretely located and easily accessible block parking. The former should be avoided with a preference for the latter wherever possible.

4.5 Recommendations

- 4.51 Once the developable principles as described would have been utilised for the production of a Landscape Masterplan (Site Development Plan) and subsequently for an iteratively informed Block Plan then a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts forward the following potential recommendations. At a local scale the Site is of Medium to High Landscape Character Sensitivity. The Site is located outside, opposite and is screened from the Development Boundary and as such is less influenced by the settlement character. The parkland and countryside High Weald character is more influential and the development design must be sensitive to reflect this context. The design must mitigate the landscape detracting air and noise pollution of the A21 with planting and could include earthworks design. Development proposals should seek to offer a wide area of green space as private garden with buffer planting and the use of public open spaces (village green, village ponds, a perimeter path and GI links). The highest area of the Site which runs parallel and along the central section of the eastern boundary must seek to use low level built forms and this location has been highlighted as having potential for a village green which could utilise the existing high quality views to the east and become the green hub of the development. With bespoke design the constraints could offer opportunities for green spines to enhanced the GI strategy.
- 4.52 This Site is in a challenging location with a number of sensitive and constrained areas. The higher eastern areas must avoid significant obtrusive built forms on higher ground that would be visually intrusive in long distance views or from sensitive Listed Building or other areas of historic interest. The Site must retain an high quality PRoW HG29 through the Site and this may require a wider buffer zone and the retention of good quality views between built forms. The Site could offer a number of landscape opportunities for village amenities; the local Green and Blue Infrastructure (and ecology); the High Weald field boundary pattern; and the potential for car parking, a new A21 crossing and better pedestrian access for the Hurst Green Primary School. These would be beneficial enhancements that would offset the likely significant adverse impacts of the potential new residential development.
- 4.53 In order for the development design to progress the following are required: detailed topographic survey; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 4.54 As such this Site could be capable of accommodating landscape change but only if it is designed sensitively and using the principles as recommended in this report. The Site has the potential to be designed in different ways and in line with the Landscape and Developability Plan (Figure 55) which offer a landscape led approach. It is also feasible that the Site could be partially developed with built forms proposed in less sensitive locations within the Site. Any development should avoid proposing built forms that break the horizon line when seen for the long distance views in from the High Weald to the north east and east (also from Iridge Place and setting (if feasible)) and proposed planting and carefully located built forms should be explored in this respect. It is recommended that Figure 55 should be used to propose design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

Figure 56 Landscape and Developability Potential Plan (Reference: hla 397 056)



VOLUME 2 Part b:
Stage 1 High Level Landscape Assessment for 5 of the
8 No. Potential housing Sites in Hurst Green
HG30, HG38, HG40, HG42, HG45

hla 397 R02b
Hurst Green



Client: Hurst Green Parish Council

By Harper Landscape Architecture LLP
November 2020



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5.0 HG30 Land adjacent to Mill Barn TN19 7QD

5.1 Baseline or existing landscape

- 5.11 *Physical*
- 5.111 HG30 is a 1.28hectare (ha) Greenfield Site, located to the south east of Silver Hill, outside the Hurst Green Development Boundary, at the southern end of Hurst Green Parish and a part of the High Weald Medieval Field Pattern. The field is within the curtilage of Mill Farm, it is approximately 110 metres (m) east of the A21, directly east of Bodiam Road (Historic Routeway) and there is residential development to the north and west. The Site is on an elevated position with a high point at approximately 107m Above Ordnance Data (AOD) at the south of the Site and it slopes down to approximately 102m AOD along its northern boundary (this topographical note is based on a Site walkover 23-10-20 rather than a detailed levels survey which is not available at this time). The Site is roughly rectangular in shape and located to the north west of a wider open field at Mill Farm.
- 5.12 *Landscape Character*
- 5.121 The Site is located at the village edge, it is judged to be improved grassland on light to medium soils and it is an elevated and a visually open Site for the most part. There is Historic Boundary planting to the west (a managed hedge and a small copse at the south west corner) and to the north (a mix of densely planted trees and understorey). The Site is open to the east and south across the grassed field. There are no landscape detractors within the Site although the sound of the A21 is just audible and the telephone mast at Windmill Farm and local telegraph wires are partially visible. The Site's local context is described as follows: to the north and west the character is rural village edge with predominantly rural character houses of mixed architectural styles and use of materials, and which have a somewhat suburbanising effect; to the east (and including the Site) the character is open, elevated, rural, and is part of the High Weald large field pattern defined by hedge and planted boundaries with high quality long distance countryside AONB views; and to the north east the landscape is open, rural, and is comprised of an High Weald field pattern defined by hedge and tree planted boundaries creating a countryside character.
- 5.13 *Views*
- 5.131 The Site was visited on the 23rd of October 2020 and key public Viewpoints along with views from within the Site were photographed (see Figures below).
- 5.132 The Site is visually open with long distance views (seen over the boundary planting) to the High Weald ridge lines to the north, west and east. There are open near and medium distance views to the south and east with clear uninterrupted views from PRoW HG27 (Historic Routeway) (see Viewpoints 6 and 7) located 300m to the east. The Site is more visually discrete towards its northern boundary where the ground is lower and dense boundary planting offers screening. There may be views in to the Site from a handful of houses including Windmill Farm to the west and properties north and north west (including the Listed Stangate) although these views are likely to be partial and predominantly obscured. There are also barely discernible views from Bodiam Road (see Viewpoints 1, 2 and 3) and from PRoW HG26 (see Viewpoints 4 and 5).
- 5.14 *Heritage and landscape*
- 5.141 The field is part of the Medieval Field system with Historic Boundaries to the north and west. The buildings directly to the north west include the Grade II Listed Stangate (Reference: 1334176) that abuts the Site. Bodiam Road, PRoWs HG26 and HG27 are all Historic Routeways that are within the visual envelope influenced by the Site.
- 5.15 *Ecology and landscape*
- 5.151 The Rapid Grassland Report does not describe Site HG30. The field is most likely to be Improved Grassland with the boundaries offering the most likely biodiversity interest.
- 5.16 *Trees*
- 5.161 Existing trees are generally indigenous and located at the boundaries.

Figure 57 Location Plan (Reference: hla 397 057)

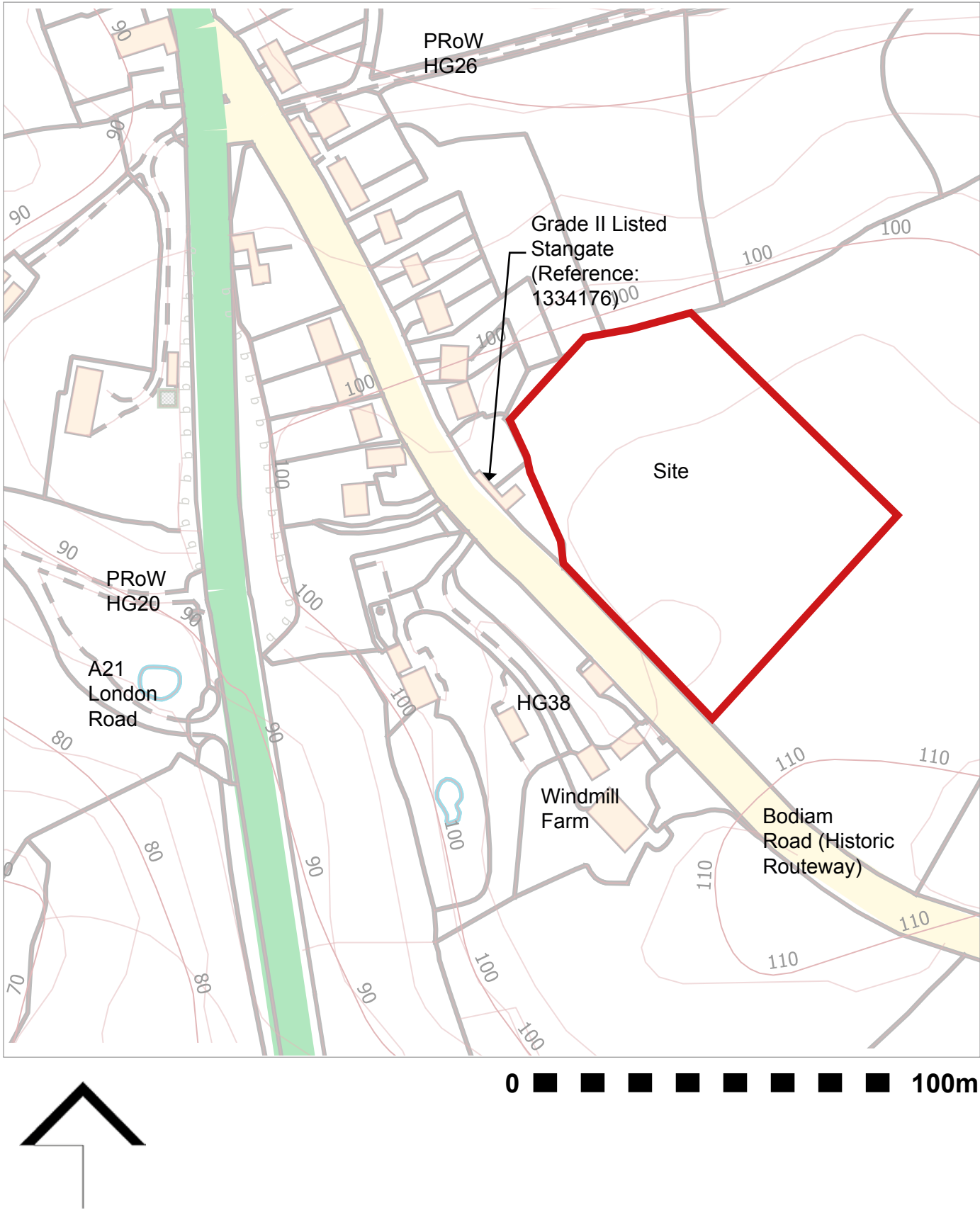


Figure 58 Aerial Photograph (Reference hla 397 058)



Figure 59 Views within the Site a. to i. (Reference: hla 397 059)



View a. from Site's south west corner looking north east



View b. from Site's south east corner looking north west



View c. from Site's north east corner looking south west



View d. from Site's north west corner looking south east

5.2 Background information

5.21 *Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019.*

5.211 AECOM concluded on page 22 of their report that HG30 had a red light (indicating the Site is not appropriate for allocation within the NDP).

“Site type: Greenfield

Suitable?: No

Conclusions:

- Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities.
- If the whole site was developed it would significantly change the size and character of Silver Hill.
- A new access would be required, and it is unclear whether the adjoining road would have the ability to accommodate the traffic.
- The site is of high landscape sensitivity as a result of its designation within the AONB, its elevated landform, location in relation to existing settlement patterns, and extent of visibility.”

and on page 27 conclusions in relation to the Sites in Silver Hill and Swiftsden are as follows.

“The sites within the hamlets of Silver Hill and Swiftsden have been categorised as unsuitable of allocation for housing. This largely relates to the fact that the NPPF and the Local Plan directs development to sustainable locations and seeks to protect the countryside for its intrinsic characteristics and beauty.”

5.22 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020*

5.221 The Report states in relation to Site HG30 (pages 3, 13 and 14) the following.

“Landscape impact and access constraints. Whole Site considered: could be scope to consider part of site/ proposals for mixed use. Note that the Site is outside the development boundary for Hurst Green, but is potentially well-placed for access to facilities such as the school.” (page 3),

and

“Conclusion: Constraints related to landscape sensitivity.” (page 14).

5.23 *The High Weald Area of Outstanding Natural Beauty Unit*

5.231 The Unit did not comment on Site HG30.

5.24 *DaSA Local Plan document titled Options and Preferred Options for public consultation dated December 2016*

5.241 The Site is not described in this policy document.

5.25 *RDC Strategic Housing Land Availability Assessment (SHLAA)*

5.251 The Site is not described in the SHLAA.

5.3 Baseline Landscape Character Assessments

5.31 Local Landscape Character

5.311 The Site's local Landscape Character baseline condition is described as follows.

5.312 The significant designations that are an influence on the existing Site and its Sensitivity include: the High Weald AONB; the Sites location outside the Development Boundary; its part in the Medieval field pattern; the Historic Boundaries (north and west); and the local Historic Routeways (including Bodiam Road, and PRoWs HG26 and HG27).

5.313 Other landscape attributes or elements that have an influence on the Site's existing Landscape Character are described as follows.

- The Site has a village edge and countryside character and makes a positive contribution to the local High Weald landscape.
- The Site is on elevated ground and is judged to be improved grassland on medium to light soils.
- The Site is visually open to the east and south on all sides with long distance views to the High Weald ridge lines to the west, north and east.
- The Site is part of the Medieval field pattern and there are Historic Boundaries to the north and west delineated by planting to the west (a managed hedge and a small copse at the south west corner) and to the north (a mix of densely planted trees and understorey)
- The Site's close proximity and intervisibility with the abutting houses (including Windmill Farm and the Listed Stangate).

5.314 There are no significant landscape detractors although the sound of the A21 is just audible and the telephone mast at Windmill Farm and local telegraph wires are partially visible.

5.315 Local Landscape Value: The Site is open to the wider High Weald nationally protected AONB landscape to the east and south (with longer distance views over boundary planting (west, north and east) and is a typical large field within the local AONB landscape. At a local scale the Site is judged to be of **Medium to High Landscape Value**.

5.316 Local Landscape Quality: The Site's intactness is good, it is a Greenfield, it is an improved grassland field with clearly planted boundaries to the north and west. At a local scale the Site is judged to be of **Medium to High Landscape Quality**.

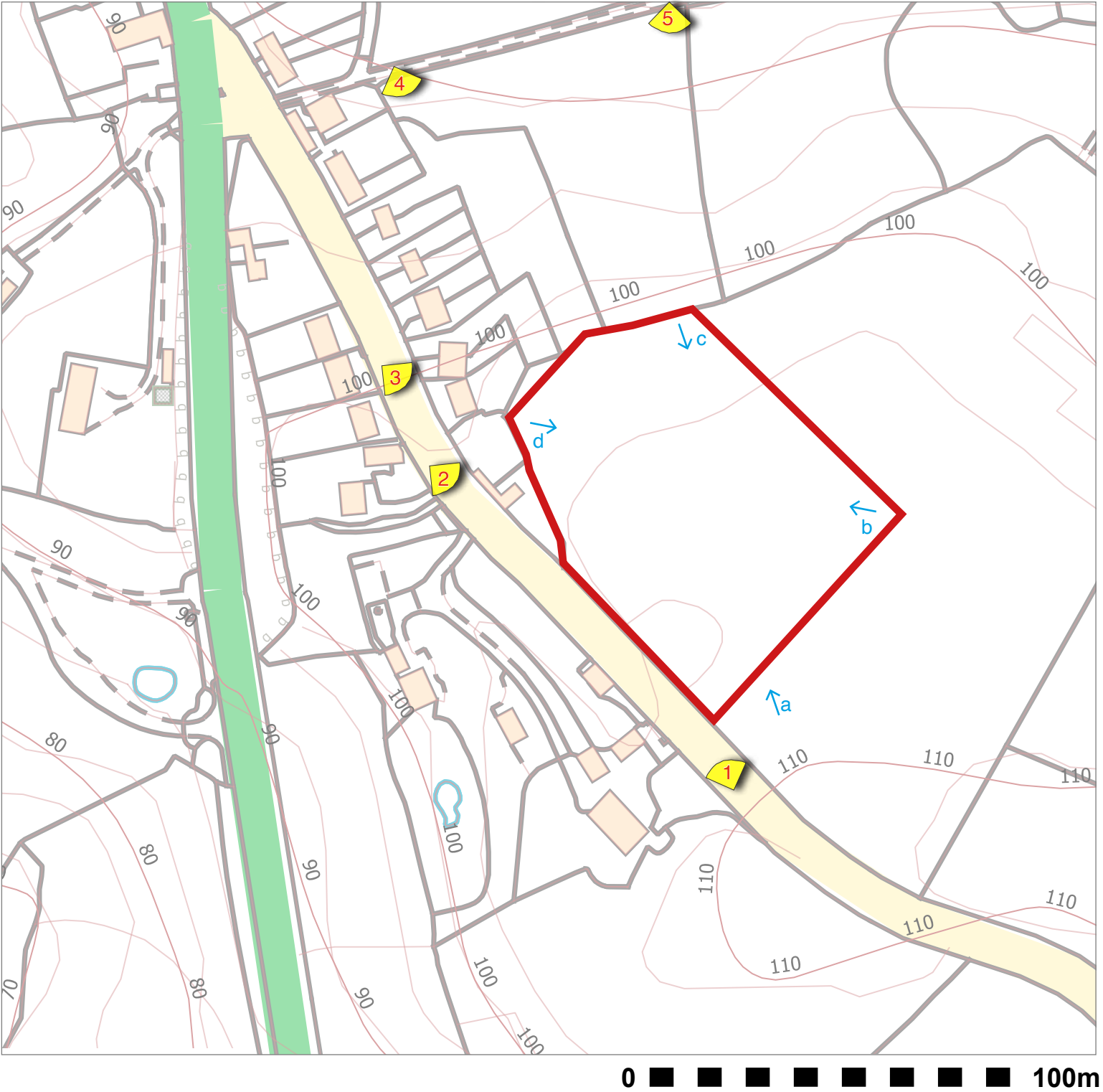
5.317 Local Landscape Sensitivity: For the reasons given above the Landscape Sensitivity at a local scale is judged to be **Medium to High Landscape Sensitivity**.

5.33 Landscape Sensitivity judgements

5.331 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

- Local: The Landscape Value and Quality descriptions lead to a judgement of **Medium to High Sensitivity**.
- National: High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172 is judged as **High Sensitivity** and National Character Area (NCA) 122 High Weald 2019 is judged as **High Sensitivity**.
- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged to be **High Sensitivity**.
- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016 is judged as **Medium to High Sensitivity**..
- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green 2009 does not include Silver Hill and the Site in its Landscape Character Areas (HG1, HG2 and HG3).
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) does not include HG30.
- Parish: The Sensitivity at Parish scale Landscape Character is judged to be of **Medium to High Sensitivity** (see Volume 1).

Figure 60 Viewpoints Plan (Reference: hla 397 060)



Key

- Site
- Public Viewpoints
- Internal views



Figure 61 Viewpoints 1 to 3 (Reference: hla 397 061)



Viewpoint 1



Viewpoint 2



Viewpoint 3

Figure 62 Viewpoints 4 to 6 (Reference: hla 397 062)



Viewpoint 4



Viewpoint 5



Viewpoint 6

Figure 63 Viewpoint 7 (Reference: hla 397 063)



Viewpoint 7

Table 8 Viewpoints 1-7 Appraisal for HG30 (Reference: hla 397 T08)

x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 50.005615 Lat: 0.476633	View from Bodiam Road (Historic Routeway), outside Windmill Farm looking north west with Site's densely planted western boundary screening views in.	Screened or predominantly obscured near distance rural residential view of Site from Historic Routeway with front gates to Windmill Farm, the telephone mast and telegraph poles visual influences in the view.	Medium (rural road with occasional traffic)	x	x	If this were to be in the vicinity of a new entrance then sensitive layout and screening vegetation would be needed to obscure views that may be opened up in to the Site	x	x
Viewpoint 2	Long: 50.006421 Lat: 0.476450	View from Bodiam Road (Historic Routeway) opposite Stangate looking south east with Site's densely planted western boundary which screens views in to the Site.	Obscured, partial and near distance rural residential view to edge of Site only from Historic Routeway.	Medium (rural road with occasional traffic)	x	x	If this were to be in the vicinity of a new entrance then sensitive layout and screening vegetation would be needed to obscure views that may be opened up in to the Site. Also strengthening of planting along northern boundary.	x	x
Viewpoint 3	Long: 51.006722 Lat: 0.476347	View from Bodiam Road (Historic Routeway) opposite Sherbrook Cottage looking south east with Site's densely planted western and northern boundaries with Stangate screening views in to the Site.	Obscured, partial and near distance rural residential view to edge of Site only from Historic Routeway. The view includes landscape detracting telegraph poles visible.	Medium to High (from PRow in the AONB with few detracting elements)	x	x	If this were to be in the vicinity of a new entrance then sensitive layout and screening vegetation would be needed to obscure views that may be opened up in to the Site. Also strengthening of planting along northern boundary.	x	x
Viewpoint 4	Long: 51.007680 Lat: 0.476250	Rural residential view from PRow HG26 looking across the backs of houses on Bodiam Road with a glimpsed partial view of Site's northern boundary.	Predominantly screened near distance view towards Site which is barely discernible behind the intervening planting.	Medium (PRow influenced by residential character)	x	x	If built forms visible above northern boundary then strengthen the planting at this edge.	x	x
Viewpoint 5	Long: 51.007917 Lat: 0.47762	Rural residential view from PRow HG26 looking across paddocks and the backs of houses on Bodiam Road with a glimpsed partial view of Site's northern boundary.	Predominantly screened near distance view towards Site which is barely discernible behind the intervening planting.	Medium (PRow influenced by residential character)	x	x	If built forms visible above northern boundary then strengthen the planting at this edge.	x	x
Viewpoint 6	Long: 51.005581 Lat: 0.482334	High quality AONB View from PRow HG27 with Site open in the middle distance and the High Weald ridge seen beyond.	Open near to long distance High Weald AONB countryside view.	High (high quality view from PRow in the AONB)	x	x	Creating new indigenous hedge line along southern and eastern boundaries to screen any new development but allow long distance views to continue. The development and planting would most likely to continue to be a Significant impact after establishment.	x	x
Viewpoint 7	Long: 51.005170 Lat: 0.482395	High quality AONB View from PRow HG27 with Site open in the middle distance and the High Weald ridge seen beyond.	Open near to long distance High Weald AONB countryside view.	High (high quality view from PRow in the AONB)	x	x	Creating new indigenous hedge line along southern and eastern boundaries to screen any new development but allow long distance views to continue. The development and planting would most likely to continue to be a Significant impact after establishment.	x	x

Figure 64 Landscape Analysis Plan (Reference: hla 397 064)

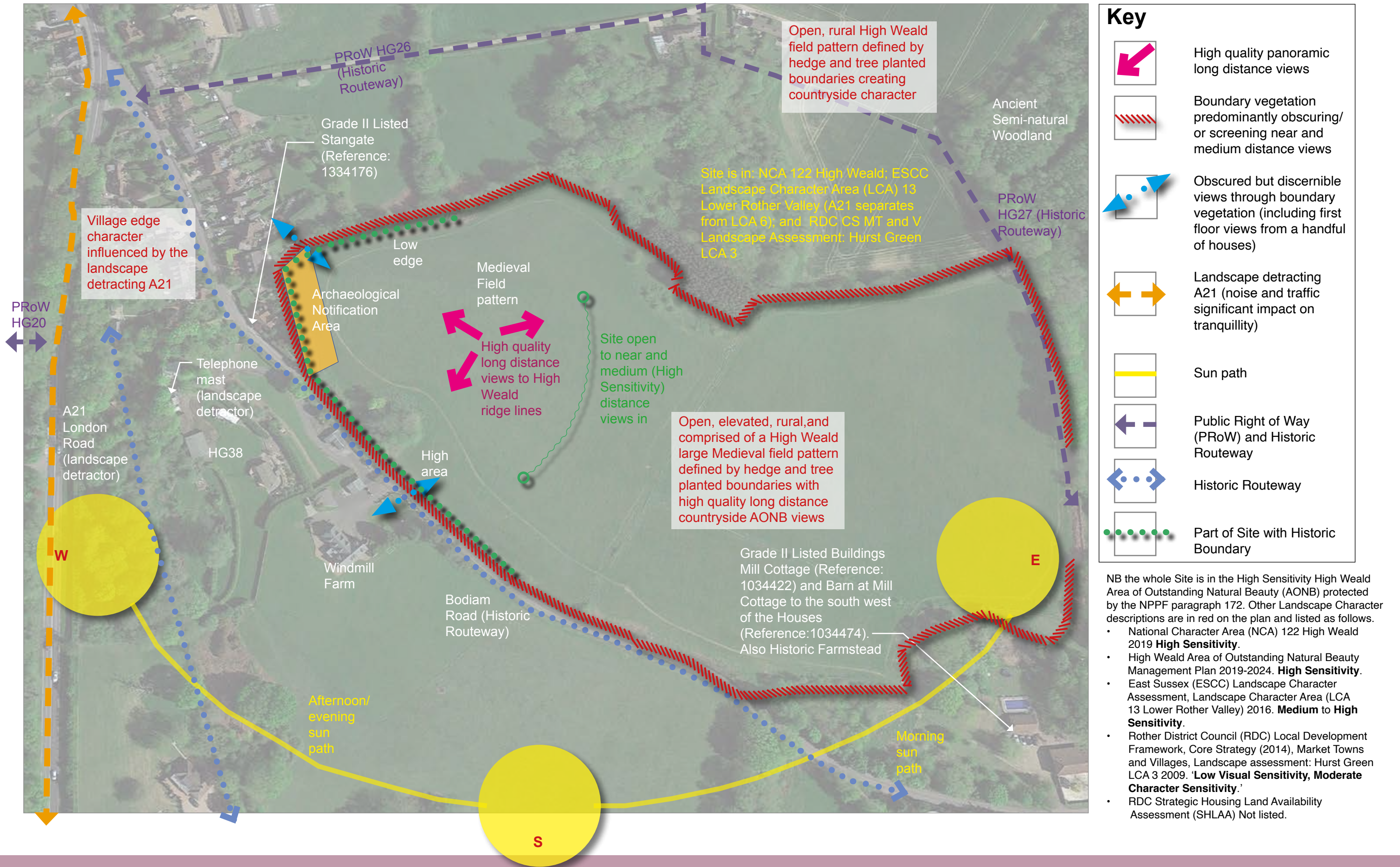


Figure 65 Landscape Appraisal Plan (Reference: hla 397 065)



Key

Boundary treatments: Indigenous planting to reinforce visual containment, to further obscure or screen views, to enhance ecology and to strengthen the High Weald AONB field pattern

1	Strengthen existing dense trees and understorey
2	Open boundary could receive new indigenous hedge and tree planting
3	Strengthen existing dense hedge planting and manage to grow up to screen views of taller built forms.
4	Retain copse as focal part of development for sense of place

NB at this stage there is no detailed survey data so the high and low areas have been estimated from walkover survey.

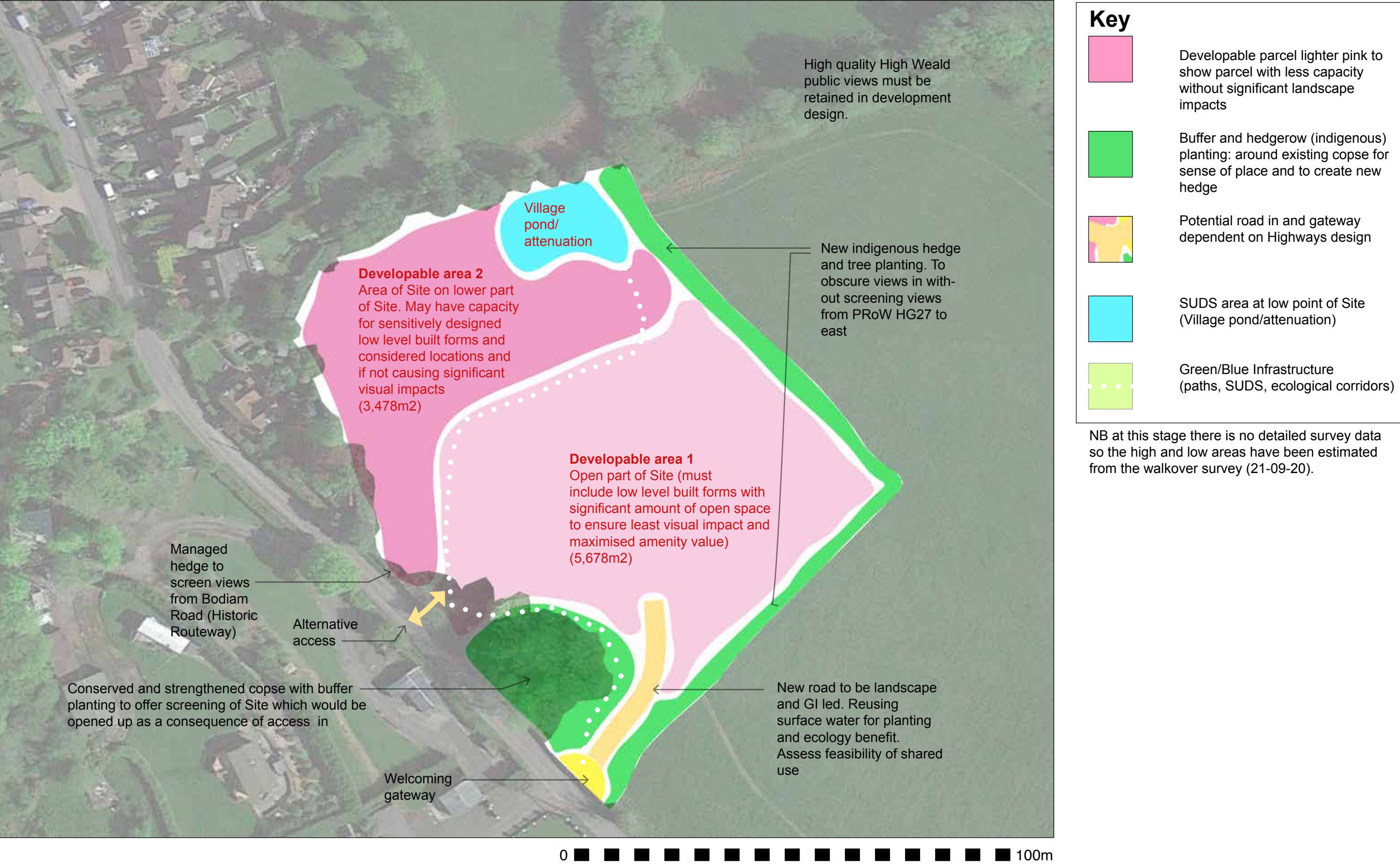
5.4 Potential Landscape Strategy and mitigation

- 5.41 Should HG30 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The north east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as: the medium distance High Sensitivity views in from the east; the long distance High Weald ridge line views (west, north and east); the local Historic Boundaries; and the Listed Stangate, must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc where possible. Low level or cowed lighting should be used to lessen impacts on dark skies.
 - Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive approach to retain sense of place and landscape setting.
 - **Developable Area 1.** The most Site Sensitive open area which is located on the elevated highest southern area where there is intervisibility with High Sensitivity Character and Visual Receptor Sites. The developable parcels on the higher ground should explore the potential for lower level built forms with a preference for amenity open space.
 - **Developable Area 2.** This parcel is located on the lower ground which is a more discrete area of the Site and may have capacity for development if implementing sensitively designed, low level, built forms, carefully located planting, considered locations of visually impacting elements to lessen Adverse Visual Impacts
 - Retain the existing tree planted copse to retain a sense of place, to ensure any development has a greater opportunity to blend with the landscape context and to limit the visual impacts created that could occur as a result of a new access in to Site.
 - All planting to boundaries and along the GI routes to be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
 - High quality High Weald public views must be retained in development design.

5.5 Recommendations

- 5.51 As the Site's access would be subject to Highways design a gateway area (rather than a road proposal) has been suggested only at this stage. This has somewhat constrained the assessment. The shortest route would be from the Bodiam Road (as shown) although this would break through the existing hedge line, need to be cut in to the ground levels and would open views in to the Site causing visual impacts that would need to be mitigated.
- 5.52 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium to High Landscape Character Sensitivity. The Site is located outside Hurst Green's Settlement Boundary. Development proposals should seek to offer open space in the less discrete and elevated areas to lessen Adverse Visual Impacts.
- 5.53 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 5.54 Further landscape assessment would be needed as and when a Highways design would be forthcoming and two options have been put forward on Figure 66 (alternative access may have lower impact).
- 5.55 It is noted that without Highway design the potential access as shown is indicative only at this stage
- 5.56 Any development (part of or the whole Site) would result in the loss of an area of Medieval field which significantly contributes to the local Landscape Character and the High Sensitivity Viewpoints. This Site will not be capable of accommodating landscape change without significant impacts on the surrounding Landscape Character and Visual Receptor Sites. Partial development on the more discrete lower slopes may result in lower visual impacts although landscape character impacts are likely to remain Significant.
- 5.56 The Landscape Strategy and Mitigation could offer some lessening of the developments incursion in to the open elevated AONB countryside although it is judged that even with proposed screening the overall effect would be an incongruous and Significant adverse intervention. If it is judged that development of this Site is to go ahead then the development must be sensitively designed (in line with NPPF Paragraph 79 as quoted in Volume 1) and as recommended in this report. Partial development should be considered to lessen potential impacts if development were to go ahead and it is recommended that the Landscape and Developability Plan should be used to propose a number of design options for further assessment.

Figure 66 Landscape and Developability Plan (Reference: hla 397 066)



6.0 HG38 Windmill Farm TN19 7QD

6.1 Baseline or existing landscape

- 6.11 *Physical*
- 6.111 HG38 is a 0.81 ha Site located directly north and beyond the Development Boundary of Hurst Green and it is approximately 30 metres (m) west of the A21. The Site rises steeply on a densely tree planted bank up from the A21 to the pond area at approximately 100m AOD before rising steeply again to a level of approximately 107m AOD towards the central southern boundary (this topographical note is based on a Site walkover 23-10-20 rather than detailed levels survey which is not available at this time). The Site is located to the north of Windmill Farm which is a large modern property and that defines the southern boundary of the Site. The Site is at a higher level than the A21 and is well screened from it by the densely planted bank although the noise of traffic can be heard within the Site. Whilst Aecom stated the HG38 is Brownfield RDC have stated (by email 20-11-20) that the Site is considered to be Greenfield.
- 6.112 The Site is made up of a number of different areas each separated by topography and planting (much of which is mature, dense and incongruous coniferous). The Site's eastern area has hardstanding and some intervisibility with and is more associated with the Bodiam Road (Historic Routeway) residential area. This eastern area includes a number of dilapidated buildings, overgrown planting with a predominantly indigenous hedge boundary along the roadside. To the north west and central area of the Site there are a number of derelict buildings including two caravans, a number of disused roads and hardstanding areas, and overgrown planting, all of which are located on flat or slightly sloping ground and have some long distance views to the west. The telecommunications mast to the north west of the Site is a landscape detracting and very visible landmark in the local area. There is also low quality fencing and mature lines of dense Cupressus x Leylandii (Leyland Cypress) planting. To the west of the Site is a pond with surrounding marginal and overgrown planting which is located at the foot of a retaining wall that separates it from the caravan area located east and at a higher level.
- 6.12 *Landscape Character*
- 6.121 The Site is a village edge, Greenfield and elevated Site that is visually fairly well enclosed although there are near distance views from Bodiam Road and medium distance views from PRoW HG27 further to the east with long distance views out from the elevated central areas of the Site to the High Weald ridge line in the west. The Site is dilapidated, poorly managed, with disused buildings, structures, caravans, hardstanding areas and the tall telecommunications mast, all of which are landscape detractors that contribute poorly to the good quality local High Weald and Silver Hill Landscape Character. The Site's tranquillity is also influenced by the noise pollution of the A21. There is Historic Boundary planting that passes through the southern part of the Site which encloses an area of the local Medieval field pattern although this is overgrown and the planting structure is fairly indiscernible. The Site's wider local context is described as follows: to the north the character is rural village edge with predominantly rural character houses of mixed architectural styles and a varied use of materials, and which have a somewhat suburbanising effect; to the east and south the character is open, elevated, rural, and comprised of an High Weald large field pattern defined by hedge and wooded boundaries with high quality long distance across AONB countryside; and to the west is the A21 with the Rother Valley High Weald landscape beyond.
- 6.13 *Views*
- 6.131 The Site was visited on the 23rd of October 2020 and key public Viewpoints along with views from within the Site were photographed see Figures below.
- 6.132 The Site is visually fairly well enclosed with areas to the east and west separated by the tall screening mature conifer planting that screens views along the centre of the Site as a north to south visual barrier and which restricts intervisibility within the Site. As such the area to east is related to a visual envelope of near to medium distance views to the north and east. To the west there are near distance views within the Site, middle distance views are screened by the planting along the A21 and there are longer distance views towards the High Weald ridge line obscurely seen in the background from some elevated positions. Dense planting to the north and conifer hedge planting to the south predominantly screen views out in those directions. Public Viewpoints in to the Site include near distance views from Bodiam Road (potentially including a handful of houses) as it passes the Site with views in to the eastern Site area as seen over the obscuring boundary hedge and also for medium distance visual receptors using PRoW HG27 to the east which see the conifer planting located at the centre of the Site. The telecommunications mast is also a significant and landscape detracting visual landmark located at the southern end of the Site.
- 6.14 *Heritage and landscape*
- 6.141 Much of the southern part of the Site is part of the Medieval Field system with a 'U' shaped and somewhat eroded Historic Boundary delineating the historic edge. To the north of the Site is an Archaeological Notification Area. There are three relevant Historic Routeways that may be influenced by changes to the Site these are: an indiscernible track at the Site's western boundary; Bodiam Road at the eastern Site boundary; and PRoW HG27 approximately 425m to the east. The Grade II Listed Stangate (Reference: 1334176) is located on the opposite side of the Bodiam Road and to the north east of the Site. Bodiam Road and PRoW HG26 are both Historic Routeways that are within the visual envelope and are influenced by the Site's landscape.
- 6.15 *Ecology and landscape*
- 6.151 The Rapid Grassland Report does not describe Site HG38. Ecological interest is likely to be found throughout the Site as it is unmanaged and overgrown. The Site includes a pond with associated habitat, wooded slopes, mature tree and hedge planting and areas of grassland.
- 6.16 *Trees*
- 6.161 Existing trees are located throughout the Site with indigenous species mainly at the boundary edges (specifically to the north and west) with extensive incongruous conifer (Cupressus x Leylandii) planting throughout the central and southern boundary areas of the Site.

Figure 67 Location Plan (Reference: hla 397 067)

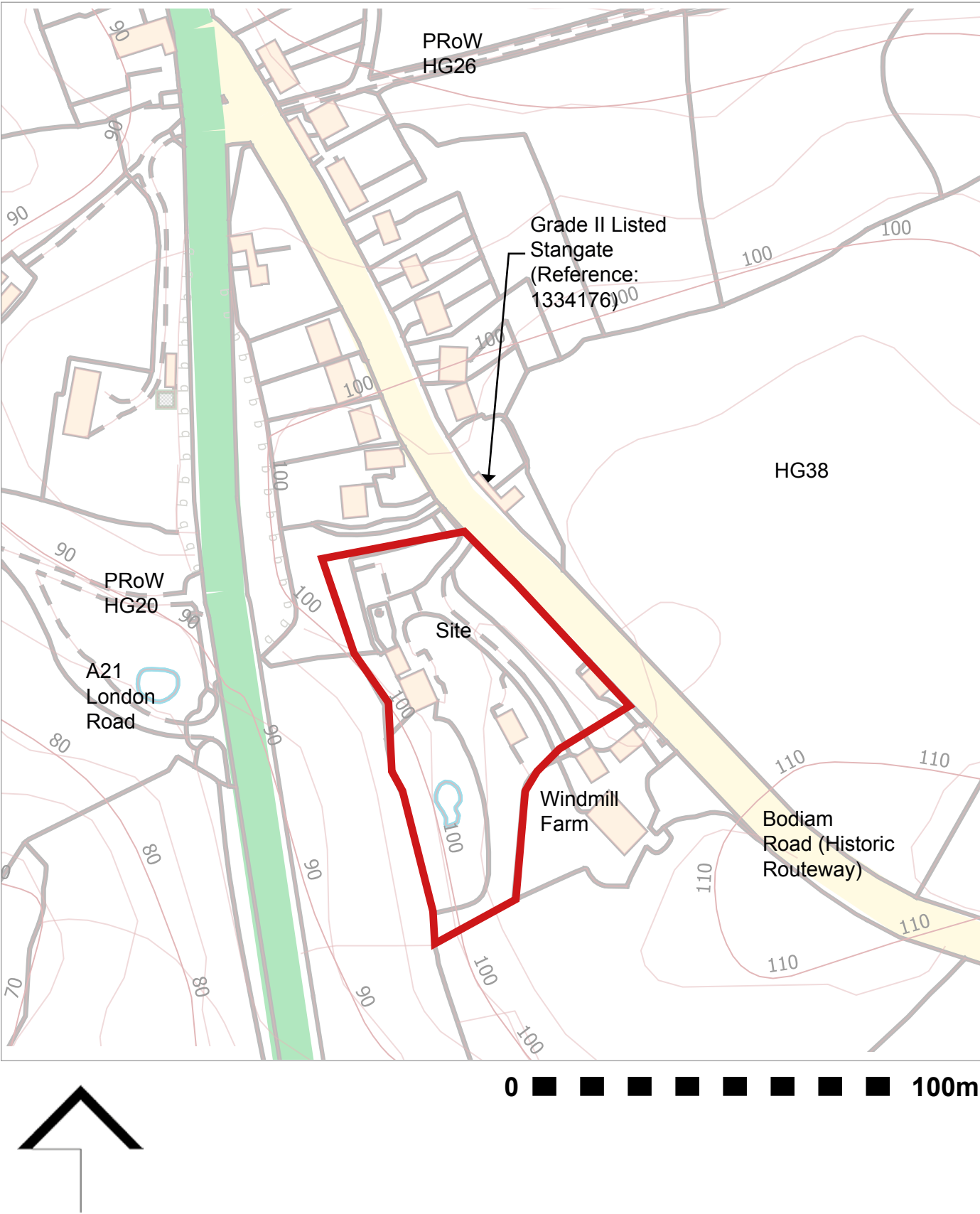


Figure 68 Aerial Photograph (Reference: hla 397 068)



Figure 69 Views within the Site a. to g. (Reference: hla 397 069)



View a.



View b.



View c.



View d.



View e.



View f.



View g.

Figure 70 Views within the Site h. to m. (Reference: hla 397 070)



View h.



View i.



View k.



View l.



View j.



View m.

Figure 71 Views within the Site n. to p. (Reference: hla 397 071)



View n.



View o.



View p.

6.2 Background information

6.21 *Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019.*

6.211 AECOM concluded on page 24 of their report that HG38 had a red light (indicating the Site is not appropriate for allocation within the NDP).

“Site type: Brownfield*

Suitable?: No

Conclusions:

- Site is a brownfield* site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities
- The existing accesses would need to be upgraded to facilitate the proposed development and this is achievable; although it is unclear whether the adjoining road would have the ability to accommodate the traffic.
- The site is of medium landscape sensitivity because of the balance between its designation within the AONB, and its relationship with the settlement pattern and current brownfield* use.”

and on page 27 conclusions in relation to the Sites in Silver Hill and Swiftsden are put forward.

“5.17 In Silver Hill HG38 is a brownfield* site with an indicative capacity of 5 to 19 dwellings. Given the distance of the site to community services and facilities, and its relative inaccessibility (no provision for pedestrians), the site is not considered to be suitable for allocation for housing. However, if the Housing Needs Assessment identifies a local need for housing in Silver Hill, then it is advised that the conclusions of the site assessment could be revisited, and the site could potentially be re-categorised as potentially suitable subject to the mitigation of (major) constraints. The potential of this site should be discussed with RDC and the Local Highways Authority.”

6.22 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020*

6.221 The Report states in relation to Site HG38 (pages 3, 13 and 14) the following.

“Landscape impact and access constraints. Whole Site considered: could be scope to consider part of site/ proposals for mixed use. Note that the Site is outside the development boundary for Hurst Green, but is potentially well-placed for access to facilities such as the school.” (page 3),

and

“Conclusion: Constraints related to Landscape Sensitivity.” (page 14).

* Whilst Aecom stated the HG38 is 2 RDC have stated (by email 20-11-20) that the Site is considered to be Greenfield.

6.23 *The High Weald Area of Outstanding Natural Beauty Unit*

6.231 The Unit did not comment on Site HG45.

6.24 *DaSA Local Plan document titled Options and Preferred Options for public consultation dated December 2016*

6.241 The Site is not described in this policy document.

6.25 *RDC Strategic Housing Land Availability Assessment (SHLAA)*

6.251 The Site is not described in the SHLAA.

6.26 *Other relevant Report*

6.261 A scheme was put forward by the Applicant with a design for 3 No. residential properties accessed and set back from Bodiam Road, August 2019. The red line for the scheme extended to half way across the Site to the west and did not include the pond and mast areas. The existing hedge is proposed to be replaced by a new native hedge set back to allow sight lines for vehicles.

6.3 Baseline Landscape Character Assessments

6.31 Local Landscape Character

6.311 The Site's local Landscape Character baseline condition is described as follows.

6.312 The significant designations that are an influence on the existing Site and its Sensitivity include: the High Weald AONB; the Sites location outside the Development Boundary; its Medieval historical field pattern and the 'U' shaped Historic Boundary; and the local Historic Routeways (including the track at the western boundary, Bodiam Road, and PRoW HG27).

6.313 Other landscape attributes or elements that have an influence on the Site's existing Landscape Character are described as follows.

- The Site has a village edge, unmanaged, Greenfield character which includes dilapidated structures and hardstanding areas, the tall telecommunications mast and large areas of conifer planting.
- The Site has a number of visually enclosed spaces which are broadly divided in to two character areas: one is to the east and relates to Silver Hill and the open High Weald landscape; and the other is to the west which is influenced by dilapidated structures, the pond, the A21 and the long distance High Weald ridge line views to the west seen from elevated areas.
- Much of the Site is on elevated ground that rises up from Bodiam Road to the centre and south of the Site, it drops steeply down to the A21 in the west and gradually down to Silver Hill in the north.
- The Site is part of the Medieval Field Pattern and there is an Historic Boundary through the centre of the Site.
- There are three Historic Routeways that may be influenced by changes to the Site these are: an indiscernible track west of the Site; Bodiam Road; and PRoW HG27. The Grade II Listed Stangate (Reference: 1334176) may have some intervisibility.

6.314 The Site is dilapidated, poorly managed and includes the following landscape detracting elements: disused built forms and hardstanding areas; the tall telecommunications mast; and large areas of incongruous mature conifer planting. These have a negative influence on the local High Weald and Silver Hill Landscape Character. The noise pollution of the A21 lessens the tranquillity of the Site.

6.315 Local Landscape Value: The Site is open to the wider High Weald nationally protected AONB but its value is significantly lessened by the landscape detracting elements. As such at a local scale the Site is judged to be of **Low to Medium Landscape Value**.

6.316 Local Landscape Quality: The Site's is in poor condition and therefore has lessened intactness although it has the potential to enhance Landscape Character, Views, heritage and ecology. As such the Site is judged to be of **Medium Landscape Quality**.

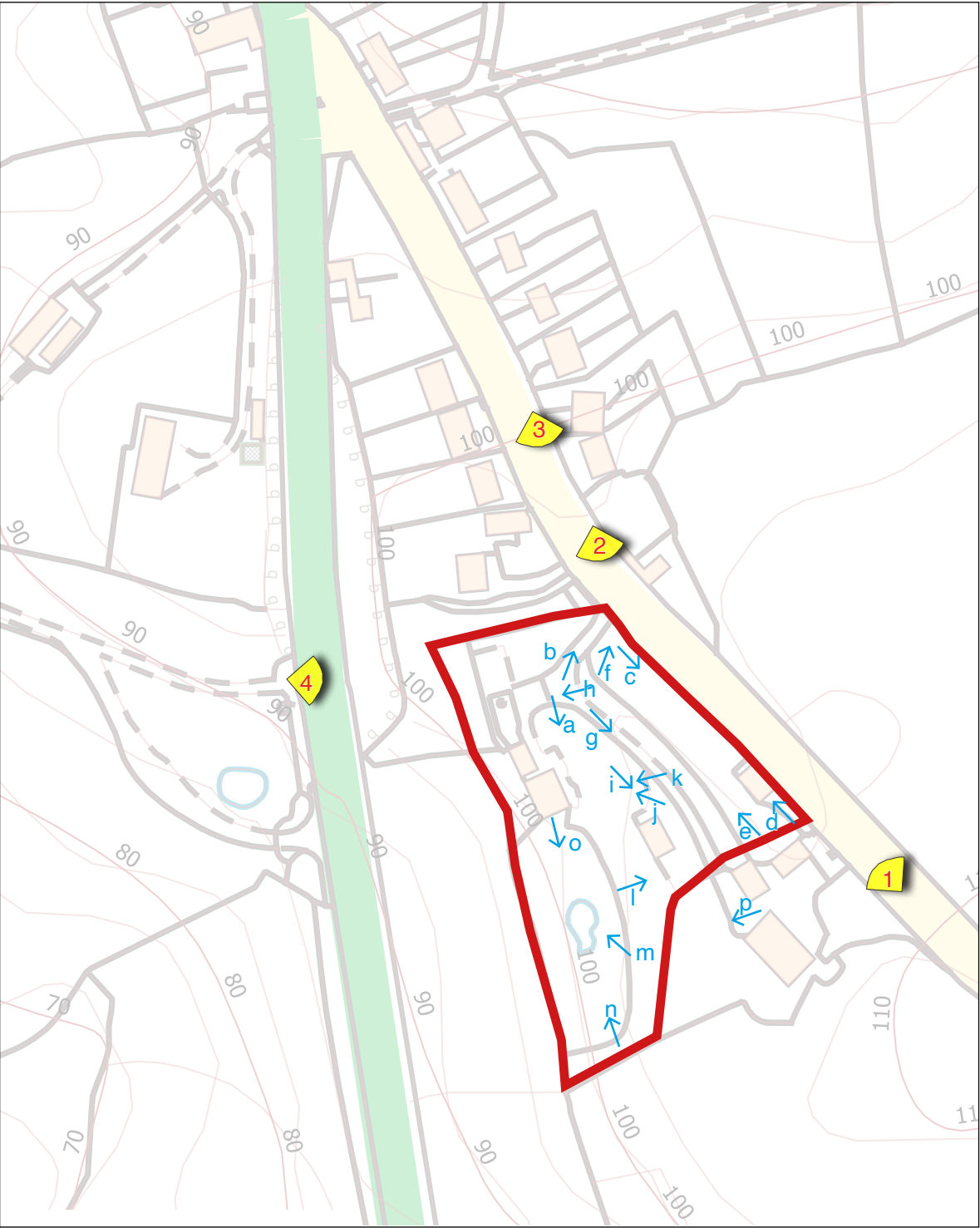
6.317 Local Landscape Sensitivity: For the reasons given above the Landscape Sensitivity at a local scale is judged to be **Medium Landscape Sensitivity**.

6.32 Landscape Sensitivity judgements

6.321 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

- Local: The Landscape Value and Quality descriptions lead to a judgement of **Medium Sensitivity**.
- National: High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172 is judged as **High Sensitivity** and National Character Area (NCA) 122 High Weald 2019 is judged as **High Sensitivity**.
- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged to be **High Sensitivity**.
- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016 is judged as **Medium to High Sensitivity**.
- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green 2009 does not include Silver Hill and the Site in its Landscape Character Areas (HG1, HG2 and HG3).
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) does not include HG30.
- Parish: The Sensitivity at Parish scale Landscape Character is judged to be of **Medium to High Sensitivity** (see Volume 1).

Figure 72 Viewpoints Plans (Reference: hla 397 072)



Key

- Site
- Public Viewpoints
- Internal views

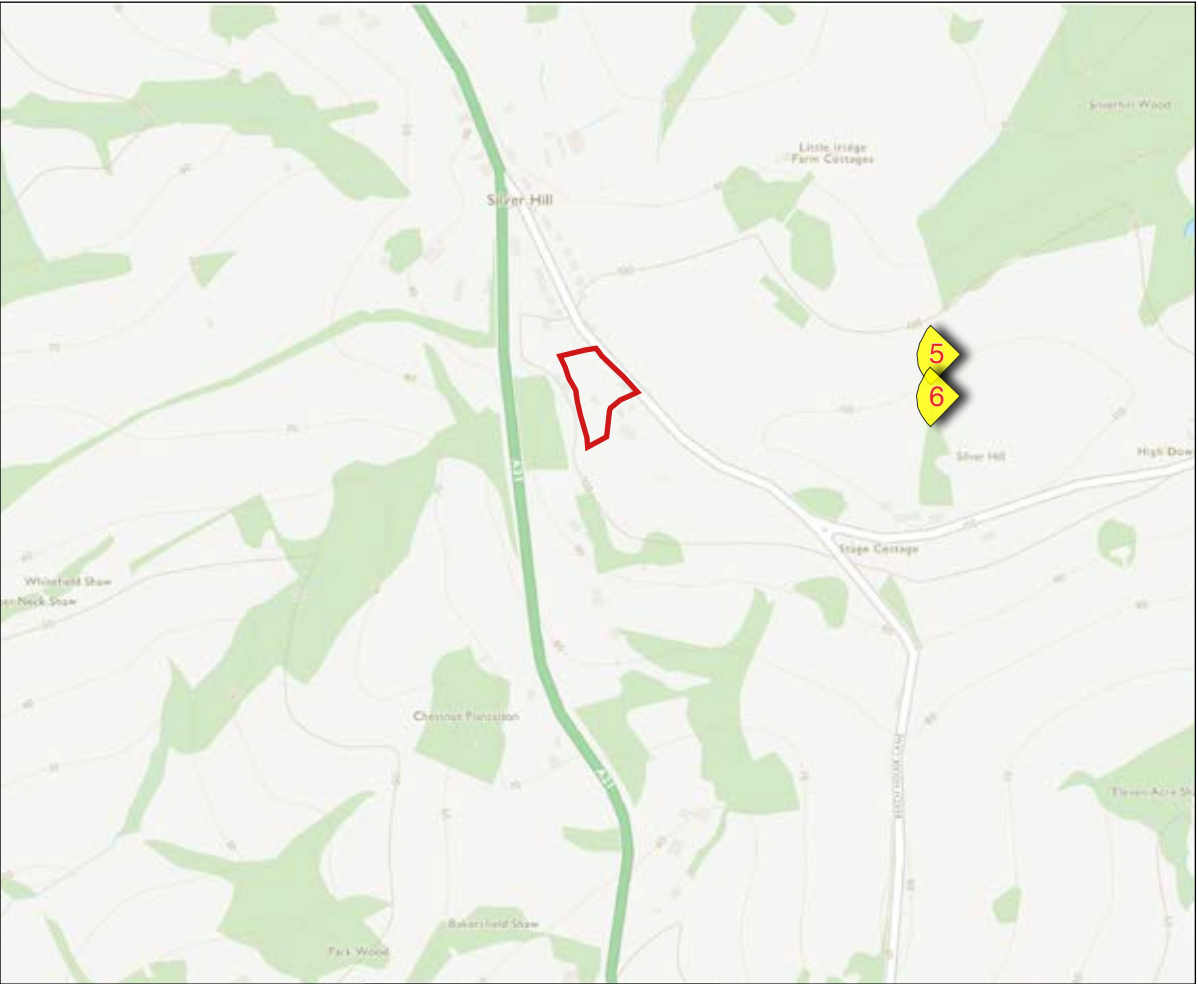


Figure 73 Viewpoints 1 and 2 (Reference: hla 397 073)



Viewpoint 1



Viewpoint 2

Figure 74 Viewpoints 3 to 6 (Reference: hla 397 074)

Site behind house and planted boundary



Viewpoint 3

Site behind A21 wooded embankment



Viewpoint 4

Site behind planting



Viewpoint 5

Site behind planting

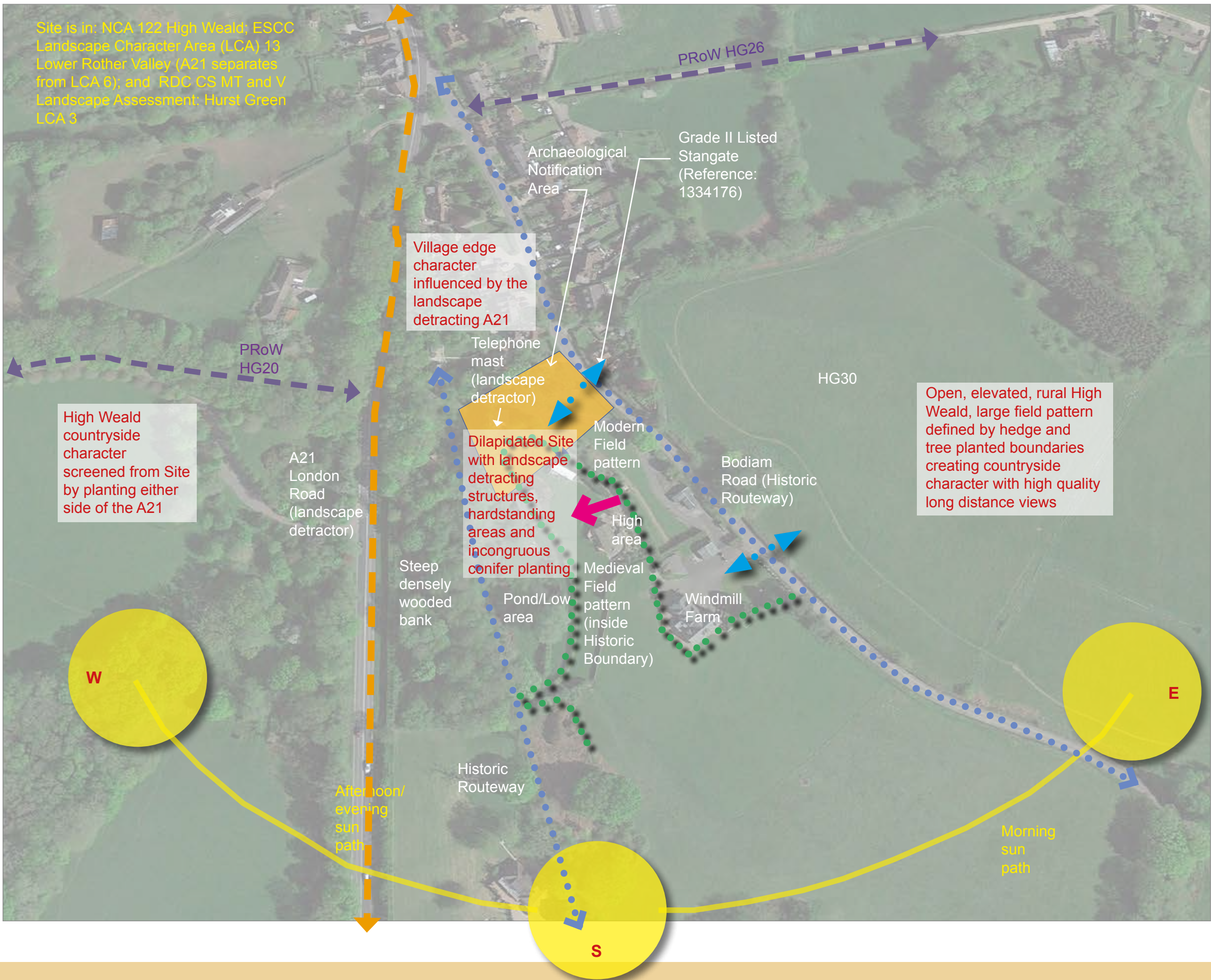


Viewpoint 6

Table 9 Viewpoints 1 - 6 Appraisal for HG38 (Reference: hla 397 T09)

x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 50.005615 Lat: 0.476633	View from Bodiam Road (Historic Routeway), outside and looking north west across Windmill Farm with Bodiam Road seen to the right. The Site's coniferous and built form edge is visible but not the Site beyond.	Residential view along road with landscape detracting telephone mast and telegraph poles in the view and the main area of the Site screened.	Medium (rural road with occasional traffic)	x	x	If this were to be in the vicinity of a new entrance then sensitive layout and screening vegetation would be needed to obscure views that may be opened up in to the Site. Retention of existing boundary planting with a view to long term replacement of incongruous conifers with indigenous planting.	x	x
Viewpoint 2	Long: 50.006358 Lat: 0.476559	View from Bodiam Road (outside Sherbrook Cottage) looking south with Site's densely planted northern and eastern boundary screening views in to the Site.	Residential view along rural road and the main area of the Site screened.	Medium (rural road with occasional traffic)	x	x	If this were to be in the vicinity of a new entrance then sensitive layout and screening vegetation would be needed to obscure views that may be opened up in to the Site. Retention of existing boundary planting.	x	x
Viewpoint 3	Long: 51.006722 Lat: 0.476347	View from Bodiam Road pavement (outside Silverbank Cottages) looking south with Site's densely planted western boundary screening views in to the Site.	Residential view along rural road and the main area of the Site screened by its boundary planting.	Medium (rural road with occasional traffic)	x	x	If this were to be in the vicinity of a new entrance then sensitive layout and screening vegetation would be needed to obscure views that may be opened up in to the Site. Retention of existing boundary planting.	x	x
Viewpoint 4	Long: 51.005158 Lat: 0.475207	View from PRoW HG 20 where it meets the A21.	Enclosed, screened view of Site looking across significantly landscape detracting A21 from rare view on this PRoW.	Low (on grass verge of busy landscape detracting road)	x	x	Not necessary	x	x
Viewpoint 5	Long: 51.005581 Lat: 0.482334	High quality AONB View from PRoW HG27 with Site's conifer planting visible in the middle distance and the High Weald ridge seen beyond.	Open near to long distance High Weald AONB countryside view.	High (high quality view from PRoW in the AONB)	x	x	Replacement of incongruous conifers with indigenous planting may open Site up in short term. Sensitively located planting to obscure views of any new development would need to be considered in any development.	x	x
Viewpoint 6	Long: 51.005170 Lat: 0.482395	High quality AONB View from PRoW HG27 with Site's conifer planting visible in the middle distance and the High Weald ridge seen beyond.	Open near to long distance High Weald AONB countryside view.	High (high quality view from PRoW in the AONB)	x	x	Replacement of incongruous conifers with indigenous planting may open Site up in short term. Sensitively located planting to obscure views of any new development would need to be considered in any development.	x	x

Figure 75 Landscape Analysis Plan (Reference: hla 397 075)



Key

- High quality panoramic long distance views
- Boundary vegetation predominantly obscuring/ or screening near and medium distance views
- Obscured but discernible views through boundary vegetation (including first floor views from a handful of houses)
- Landscape detracting A21 (noise and traffic significant impact on tranquillity)
- Sun path
- Public Right of Way (PRow)
- Historic Routeway
- Part of Site with Historic Boundary

NB the whole Site is in the High Sensitivity High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172. Other Landscape Character descriptions are in red on the plan and listed as follows.

- National Character Area (NCA) 122 High Weald 2019 **High Sensitivity**.
- High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024. **High Sensitivity**.
- East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016. **Medium to High Sensitivity**.
- Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape assessment: Hurst Green LCA 3 2009. **'Low Visual Sensitivity, Moderate Character Sensitivity.'**
- RDC Strategic Housing Land Availability Assessment (SHLAA) HG6 listed as **'Not Suitable.'**

Figure 76 Landscape Appraisal Plan (Reference: hla 397 076)



Key

Boundary treatments: Indigenous planting to reinforce visual containment, to further obscure or screen views, to enhance ecology and to strengthen the High Weald AONB field pattern

1	Retain existing planting and strengthen understorey with indigenous planting.
2	Strengthen buffer planting around A21 bank planting.
3	Sensitively replace incongruous conifer planting at the southern boundary and throughout the Site with new phased indigenous planting (sensitive to views that may be opened up).
4	Strengthen existing hedge and tree planting to lessen intervisibility with neighbouring houses and PRow HG27

NB at this stage there is no detailed survey data so the high and low areas have been estimated from walkover survey.

6.4 Potential Landscape Strategy and mitigation

6.41 Should this Site be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.

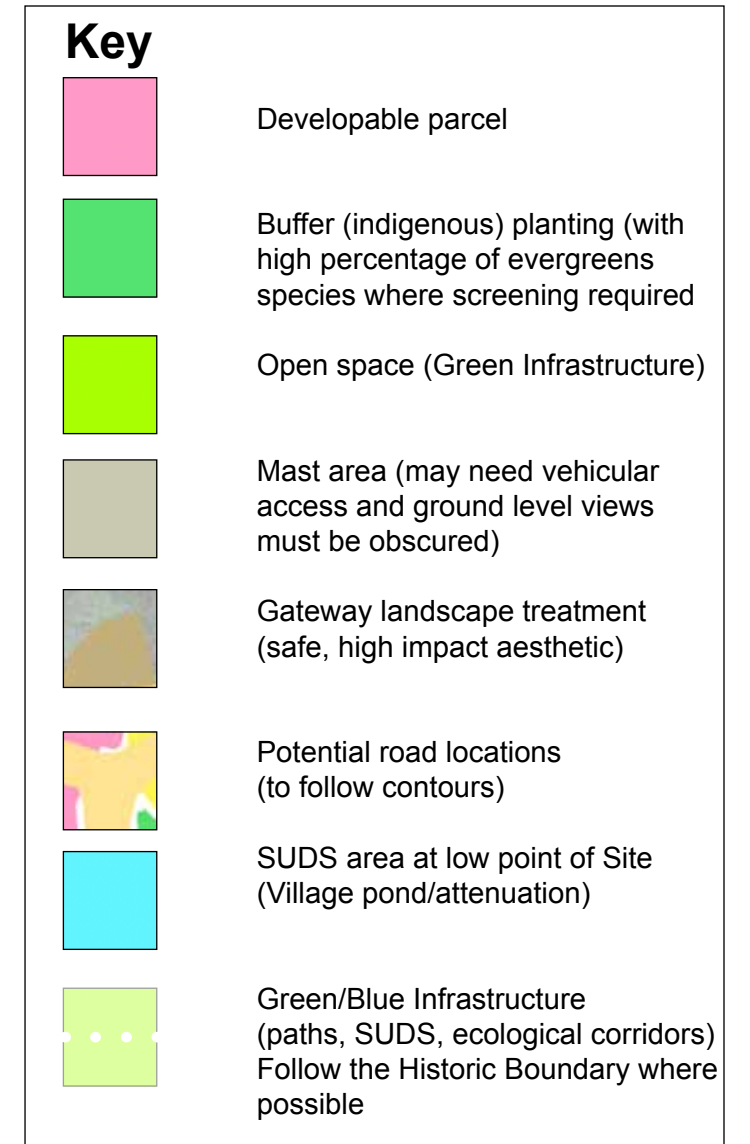
- The west pond area and the northern and eastern boundaries are on the lowest ground and have the potential to receive surface water from the adjacent sloping areas of the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to the existing or new pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
- New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as: the sensitive near and medium distance views in from the east; the long distance High Weald ridge line views to the west; the local Historic Boundaries and Routeways; and Stangate Listed Building, must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowed lighting should be used to lessen impacts on Dark Skies.
- Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive to sense of place and setting.
- **Developable Area 1.** Area to be sensitive in outlook to Silver Hill and the high quality views in from the east (PRoW HG27). Area may include a separate SUDs strategy to Developable areas 2 and 3
- **Developable area 2.** Built forms to reflect rising ground with potential to focus on open space and pond areas whilst obscuring views to landscape detracting elements
- **Potential Developable area 3.** Focussed on an existing pond (potential focus for development) that could be attenuation/ecology/village pond
- Conserve and strengthen wooded areas of the Site with buffer planting to screen views of the new development for residents looking in from Silver Hill and views of landscape detracting elements such as the telecommunications mast (where this might be possible).
- Manage Bodiam Road existing boundary hedge and tree planting for more height and screening. New planting should include indigenous species to screen views from Bodiam Road (Historic Routeway) and from PRoW HG27 to the east. Planting should be strengthened for enhanced screening where the Site might be opened up by the new access road. The new access road could have a dog-legged layout to enable screening with new planting proposed near to the entrance.
- High quality High Weald public views must be retained in development design.

- In the more open and elevated space located towards the south and centre of the Site there is potential for greenspace (rather than built forms) to lessen Visual Impacts, separate (whilst also visually linking) Developable Parcels 1 and 2 and offer a good communal amenity location for the new residents
- There is a significant change of level on the east side of the pond and this must be assimilated in to the design proposals.

6.5 Recommendations

- 6.51 As the Site's access would be subject to an Highways design a gateway area has been suggested only at this stage. This has somewhat constrained the assessment. The shortest route would be in from Bodiam Road (as shown) although this would break through the existing hedge line and open views in to the Site which would need to be mitigated.
- 6.52 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside Hurst Green's Settlement Boundary. Development proposals should seek to offer communal open space in the more open and elevated area to lessen Visual Impacts. Potentially the pond area could also offer an opportunity for communal open space.
- 6.53 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 6.54 Further landscape assessment would be needed as and when a Highways design would be forthcoming.
- 6.55 It is feasible that the Site could be partially developed with new built forms proposed to the east extending the settlement pattern without impacting on the western part of the Site and beyond.
- 6.56 This Site could be capable of accommodating landscape change without significant impacts on the surrounding Landscape Character and Visual Receptor Sites. The Landscape Strategy and Mitigation could lessen the influence of the landscape detracting elements on the High Weald AONB character, enhance the dilapidated condition to be a fairly discrete intervention. If it is judged that development of this Site is to go ahead then the Site design must be sensitively proposed and as recommended in this report. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

Figure 77 Landscape and Developability Plan (Reference: hla 397 077)



NB at this stage there is no detailed survey data so the high and low areas have been estimated from the walkover survey (23-10-20).

0 100m

7.0 HG 40 Land behind Foundry Close TN19 7QW

7.1 Baseline or existing landscape

7.11 Physical

- 7.111 HG40 is a 0.62 hectare (ha) Site located in the High Weald AONB, directly east and beyond the eastern edge of the Hurst Green Development Boundary (although in the DaSA 2016 it is marked as an area of 'Proposed Amendments to the Development Boundary'). It is located directly east of and to the rear of the buildings (these are within the Historic settlement boundary) that front on to the A21 (Historic Routeway) which is located 60 metres (m) to the west. PRow HG31 (Historic Routeway) runs east to west 70m south of the southern boundary and Drewitts Field Greenspace and pavilion is 30m further south of the PRow. There is an overgrown ditch that runs between HG40 and HG42 which feeds in to a water course to the east. The Site gently rises from the south eastern corner at approximately 62m AOD up to a high point to the west of the Site at an approximate level of 70m AOD.

7.12 Landscape Character

- 7.121 The Site is recti-linear in shape, it is a Medieval village edge location and it is a well managed grazed field. Its main features include the sloping topography and the mature tree planting to the north, east and south (and to the west although this is more gappy). The south and east Site edges are Historic Boundaries. To the west the Site is more open to the backs of buildings which are of varied architectural quality and include somewhat landscape detracting and suburbanising elements such as outbuildings, a semi-permanent swimming pool and car parking. Along with some tree planting these elements enclose the Site to the west. The Site is a Semi-improved or Unimproved grass field on light to medium soils. The buildings directly to the west include 3 No. Grade II Listed Buildings whose plots back on to the western boundary. The Site is located 10m east of the Historic Settlement Boundary curtilage which encloses these Listed Buildings. The Site is more suburban in character towards the western boundary and more rural character towards the eastern boundary.

7.13 Views

- 7.131 The Site was visited on the 21st of September 2020 and the 23rd October 2020 when key public Viewpoints and views from within the Site were photographed see Figures below.
- 7.132 The Site is visually well contained as it is bounded by dense mature trees (north, east and south) and trees and buildings (west). The only views in and out are near distance. There may be obscured partial views in to the Site from a handful of houses including the Listed Buildings noted above. There are predominantly obscured, glimpsed and partial views to the boundary edge of the Site from public Viewpoints and these are demonstrated in Viewpoints 1 to 4 below which include the almost indiscernible, narrow and obscured view through woodland from PRow HG31 (Historic Routeway) 70m to the south, from HG33 (Historic Routeway) 125m to the north and from the most open views from the A21 pavement looking between buildings. There is no intervisibility between the Site and Drewitts Field.

7.14 Heritage and landscape

- 7.141 The field is part of the Medieval Field system with Historic Boundaries to the south and east. The buildings directly to the west include 3 No. Grade II Listed Buildings that back on to the western boundary these include from south to north, Hurst Green Stores (Reference: 1234105), the Old Bull Inn (Reference: 1034437) and 28-30 London Road (Reference: 1365328). The Site is located 10m east of the Historic Settlement Boundary. PRow HG31 (Historic Routeway) is located 70m to the south, PRow HG33 (Historic Routeway) is located 125m to the north and the A21 (Historic Routeway) is located 60m to the west).

7.15 Ecology and landscape

- 7.151 The Rapid Grassland Report stated that the on-Site ecologist could not gain access to survey Site HG40 although there is a map titled WMP Survey - HGPC NP on page 9 which shows HG40 on Site HG42. The Site is shown as being either Semi-improved Grassland or Unimproved Grassland. The ecological interest is likely to be along the boundary planting and specifically the overgrown ditch along the southern boundary that is shared with Site HG42.

7.16 Trees

- 7.161 Existing trees are generally mature and indigenous and these are all located along the boundaries.

Figure 78 Location Plan (Reference: hla 397 078)

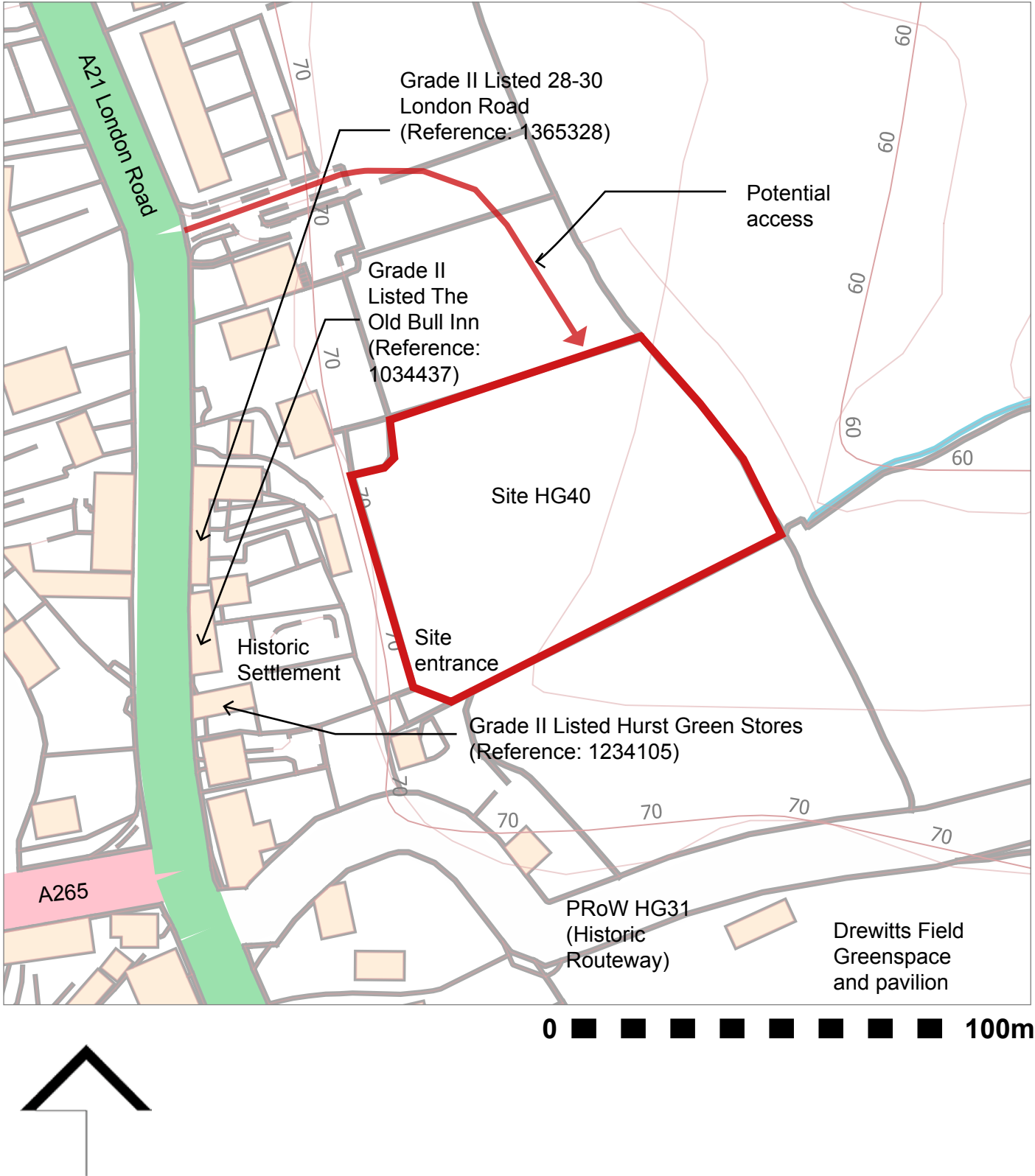


Figure 79 Aerial Photograph (Reference: hla 397 079)



Figure 80 Views within the Site a. to e. (Reference: hla 397 080)



View a. Looking from south east towards the north west



View e. Overgrown ditch



View b. Looking from south west towards the north east



View c. Looking from north east towards the south west



View d. Looking from north west towards the south east

7.2 Background information

7.21 A previous planning application (Reference: RR/2016/1577/P) for 60 houses on Sites HG40, HG42 and HG35 was refused 19th April 2017 for a number of reasons although there was a focus on its impact on the AONB landscape.

7.22 *The Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019*

7.221 The Report does not describe HG40.

7.23 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020*

7.231 The Report states in relation to Site HG42 (pages 4, 17 and 18) the following.

“Main constraining factor: Potential landscape impacts. This site borders HG35.” (page 4), and

“Conclusion: Potential for development, main constraint is landscape.” (pages 17 and 18)

7.24 *The High Weald Area of Outstanding Natural Beauty Unit*

7.241 The Unit commented on the proposed HG Sites with the following conclusion for HG40.

“Moderate impact on AONB due to loss of open land.”

7.24 *DaSA Local Plan document titled Options and Preferred Options for public consultation dated December 2016*

7.251 In the chapter titled Village with Site Allocations (page 258) the Site is specifically described as a Preferred Site named HG18 (and HUR1) Land off Foundry Close which includes Sites HG40 and HG42 (as well as HG35). On page 260 to 262 the following description is quoted.

“Key Constraints/opportunities

The site is suitable for residential development, relating well to existing services. There is capacity for approximately 60 dwellings subject to provision of parking, retention of important trees, hedges, historic field boundary and ecological features (including ditches). The site is relatively well contained, although a strong wooded edge would be required to contain new development from the wider countryside, particularly along the east boundary which is a historic field boundary. There is an existing vehicle access via Foundry Close that meets with the approval of both Highways England and ESCC Highways Authority.

Additional pedestrian linkages are required for this site to ensure permeability, including direct access via a pedestrian crossing to village services, the school and shops, including:

- 1) a connection to the A21 and Station Road via the south west corner of the site (along existing footpath 31);

- 2) connections to Drewitts Field to the south (also along existing footpath 31);

- 3) a connection north to footpath 33.”

It goes on as follows.

“A ‘Local Area for Play’ would be desirable to incorporate within the development to cater for locally generated need.

The stream/ditch that sub-divides the two lower fields is a key character feature and also a High Weald AONB ‘historic field boundary’. It should be retained for both heritage and ecological purposes (in accordance with Core Strategy Policies EN5, EN1 and EN2). There is an existing farm access gate on the western end that can be utilised to provide through access between the two lower fields.”

on page 263 Policy HUR1: Land off Foundry Close, Hurst Green is described as follows.

“Land to the east of Hurst Green is allocated for residential development.

Proposals will be permitted where:

- (i) approximately 60 dwellings are provided, of which 40% are affordable;
- (ii) vehicular access is provided off Foundry Close;
- (iii) the development provides additional unallocated car parking spaces adjacent to the Foundry Close access, sufficient to replace on-street parking that is lost as a result of traffic management measures on Foundry Close;
- (iv) a ‘Local Area for Play’ is provided within the development;
- (v) a strong wooded edge screens new development from the wider countryside, particularly along the east boundary;
- (vi) direct pedestrian linkages are provided as follows;
 - (a) a connection to the A21 and Station Road via the south west corner of the site (along existing footpath 31);
 - (b) connections to the Public Open Space to the south (also along existing footpath 31); and
 - (c) a connection north to footpath 33.
- (vii) the stream/ditch historic field boundary that sub-divides the two lower fields is retained and incorporated within the layout; and
- (viii) developer’s contributions are made towards highway safety improvements in the village, in order to make the development acceptable in planning terms.”

7.3 Baseline Landscape Character Assessments

7.31 Local Landscape Character

- 7.311 The Site’s local Landscape Character baseline condition is described as follows.
- 7.312 The significant designations that are an influence on the existing Site and its Sensitivity include: the High Weald AONB; the setting of three Grade II Listed Buildings (Hurst Green Stores, The Old Bull Inn and 28-30 London Road) to the west; and the Sites close proximity to the eastern side of the Historic Settlement and Development Boundaries. The access may impact on either the Historic Routes of the A21 or PRoW HG31 depending on its proposed location.
- 7.313 Other landscape attributes or elements that have an influence on the Site’s existing Landscape Character are described as follows.
- The Site is a village edge and it is: Medieval; recti-linear in shape; and a well managed grazed field whose main features are its sloping topography and the mature tree planting to the north, east and south.
 - The Site is in close proximity 10m east of the Historic Settlement Boundary.
 - The Site is Medieval with southern and eastern Historic Field Boundaries and it incrementally contributes to the good quality High Weald AONB’s field pattern and character to the east.
 - The Site is located on medium to light soils which support Semi-improved Grassland with mature tree lined boundaries.
- 7.314 The land between the Site and the setting of the Listed Buildings (and the Historic Settlement Boundary) includes an access road, car parking, a semi permanent swimming pool, and other small outbuildings that contribute to a suburbanising character which has landscape detracting influence on the Site.
- 7.315 Local Landscape Value: The Site is well contained and contributes incrementally to the wider High Weald nationally protected AONB landscape. It is also somewhat influenced by the suburbanising and landscape detracting elements. As such at a local scale the Site is judged to be of **Medium Landscape Value**.
- 7.316 Local Landscape Quality: The Site’s intactness has been slightly eroded by the landscape detracting elements. As such the Site is judged to be of **Medium Landscape Quality**.
- 7.317 Local Landscape Sensitivity: For the reasons given above the Site at a local scale is judged to be **Medium Sensitivity**.

7.32 District Landscape Character

- 7.321 The Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009 describes the local area of the Site in detail and on the penultimate page offers the following *Evaluation Scores*.
- **“Evaluation Scores**
 - Quality - Good
 - Value - High.
- Sensitivity:*
- Visual - Moderate/Low close to built up edge
 - Character - Moderate, as open areas form a buffer to SNAW.”
- Restoration*
- Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.”
- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**
- “Moderate.** Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east.”
- **Visual appraisal**
- “Key Visual Receptors*
- Houses. Footpaths. AONB.
- Types of view*
- Local and enclosed. Longer views to countryside as move away from built up area.
- Visual barriers*
- Trees and tree belts.”
- **Scope to mitigate visual intrusion**
- “Moderate.** There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. Mitigation measures could replace lost tree belts and use planting to strengthen the village edge.”

7.33 Landscape Sensitivity judgements

7.331 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

- Local: The Landscape Value and Quality descriptions lead to a judgement of **Medium Sensitivity**.
- National: High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172 is judged as **High Sensitivity** and National Character Area (NCA) 122 High Weald 2019 is judged as **High Sensitivity**.
- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged to be **High Sensitivity**.
- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016 is judged as **Medium to High Sensitivity**..
- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009. '**Moderate/Low (close to buildings) Visual Sensitivity**' and '**Moderate Character Sensitivity**.'
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) listed as HG7 listed as '**Suitable and developable**' subject to more detailed investigations including some key factors (amber Site).'
- Parish: The Sensitivity at Parish scale Landscape Character is judged to be of **Medium to High Sensitivity** (see Volume 1).

Figure 81 Viewpoints Plan (Reference: hla 397 081)



Figure 82 Viewpoints 1 to 5 (Reference: hla 397 082)



Viewpoint 1



Viewpoint 5



Viewpoint 2



Viewpoint 3



Viewpoint 4

Table 10 Viewpoints 1-5 Appraisal for HG40 (Reference: hla 397 T010)

x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation (dependent upon choice of entrance location)	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 51.01130 Lat: 0.471137	View from PRow 31 (Historic Routeway) looking north across field gate and west end of HG42 to wooded intervening.	Obscured, partial and near distance view of Site from PRow (Historic Routeway) in an enclosed setting. The Site is indiscernible from rare public view from PRow 31.	Medium (enclosed view from PRow in High Weald AONB)	x	x	Planting to the south western corner would entirely screen all year round views in. It is noted that it is unclear where Site access might be located and this may need further attention.	x	x
Viewpoint 2	Long: 51.019596 Lat: 0.470688	View from Foundry Close cul-de-sac off London Road looking south to partial section of Site's northern boundary.	Suburban view (with A21 noise lessening tranquility). Withe. Site predominantly obscured by the northern boundary planting.	Low to Medium (from suburban Foundry Road)	x	x	Not necessary although strengthened screening of northern boundary would be a benefit.	x	x
Viewpoint 3	Long: 51.018955 Lat: 0.470342	View from pavement on east side of London Road between Capella and 18 London Road looking east.	Obscured, partial, framed and glimpsed near distance view of Site from sensitive from landscape detracting A21. Site almost entirely indiscernible.	Low to Medium (from landscape detracting A21 between buildings to the High Weald AONB)	x	x	Not necessary although strengthened screening of western boundary would be a benefit.	x	x
Viewpoint 4	Long: 51.018259 Lat: 0.470207	View from pavement on east side of London Road between 42 and 44 London Road looking east and the Site boundary is partially and just discernible.	Obscured, partial, framed and glimpsed near distance view of Site from sensitive from landscape detracting A21. Site almost entirely indiscernible.	Low to Medium (from landscape detracting A21 between buildings to the High Weald AONB)	x	x	Not necessary although strengthened screening of western boundary would be a benefit.	x	x
Viewpoint 5	Long: 51.018005 Lat: 0.473289	View from PRow HG31 looking north west to Site's towards Site's south east boundary corner.	Screened view of Site with Site's eastern boundary dense planting and HG42 screening views in.	Medium (PRow in the AONB view with limited and enclosed views)	x	x	Not necessary	x	x

Figure 83 Landscape Analysis Plan (Reference: hla 397 083)



Key

.....

Development boundary

Historic Settlement boundary
extent circa 1860

Historic Field Boundary

Overgrown ditch with
potential ecological interest

Boundary vegetation
predominantly obscuring/
or screening Site

Slightly obscured clearly
discernible views to backs of
houses

Landscape detracting
A21 (Historic Routeway)

Sun path

Public Right of Way (PRoW)
(Historic Routeway)

NB the whole Site is in the High Sensitivity High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172. Other Landscape Character descriptions are in red on the plan and listed as follows.

- National Character Area (NCA) 122 High Weald 2019 **High Sensitivity.**
- High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024. **High Sensitivity.**
- East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016. **Medium to High Sensitivity.**
- Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape assessment: Hurst Green LCA HG1 2009. **'Moderate/Low Visual Sensitivity'** and **'Moderate Character Sensitivity.'**
- RDC Strategic Housing Land Availability Assessment (SHLAA) HG40 '(Listed as HG7) **'Suitable and developable.'**

7.0 HG40 Land behind Foundry Close TN19 7QW

Harper Landscape Architecture LLP

Landscape Analysis Plan

HLA

90

Figure 84 Landscape Appraisal Plan (Reference: hla 397 084)



Key

Boundary treatments: Indigenous planting to reinforce visual containment, to enhance existing High Weald field pattern and Historic Boundaries, and to further obscure or screen views to local houses, and to enhance ecology.

1

Strengthen existing scrub and trees with new indigenous new planting.

2

Further obscure intervisibility with local houses specifically those in Historic Settlement Boundary.

3

Protect Historic Boundary with sensitive design and buffer planting.

4

Protect Historic Boundary with sensitive design and buffer planting. Selectively clear ditch and reprofile/replant for enhanced ecology.

NB at this stage there is no detailed survey data so the high and low areas have been estimated from walkover survey.
It is also significant that any vehicular access in to the Site is dependent on other land owners and that the statements made in this report may need to be altered to suit as a and when the location of an access route in is agreed.

7.4 Potential Landscape Strategy and mitigation

- 7.41 Should HG40 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The south east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the local historic sensitive elements and boundaries must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowled lighting should be used to lessen impacts on dark skies. The use of green open space near the tree lined edges would be most appropriate.
 - Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive to sense of place and setting.
 - **Developable Area 1.** The most Site Sensitive parcel of land is located on the highest western area where there is intervisibility with the sensitive historic village edge. The developable parcels on the higher ground should explore the potential for communal open space and buffer planting on the intervening land to reduce the visual impact.
 - **Developable Area 2.** This parcel is located on the lower ground and away from the historic built up edge although it is more of an incursion (although not visually) in to the existing countryside character. This parcel has the opportunity to focus on the pond area.
 - All planting to boundaries and along the GI routes to be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
 - The overgrown ditch at the southern boundary between HG40 and HG42 should be managed to enhance ecological interest. This could include selectively clearing the existing vegetation, reprofiling the banks and replanting.
 - Any scheme should include a link to the existing PRow HG31 link if feasible.






7.5 Recommendations

- 7.51 This Site has no obvious access in and as such the work is somewhat constrained. The most ideal route would be in from the north off Foundry Close. This would involve developing land that may be out of the control of the potential developer.
- 7.52 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Settlement Boundary towards the east of the village (although in the DaSA 2016 it was marked as an area of 'Proposed Amendments to the Development Boundary'). It is noted that the buildings west of the Site have historic sensitivity and views across the Site's field character. Development proposals should seek to offer a wide area of green space as private garden and/or buffer planting so that built forms are discretely located for lower impact on residential views (and the historic village edge).
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) which includes HG40 in a larger area named HG7 is described as being '**Suitable and developable**' subject to more detailed investigations including some key factors (amber Site).'
- 7.53 The Site is located in a buffer zone between the village and the countryside and it is considered to be relatively discrete despite resulting in the loss of a field in the High Weald and having some impact on the setting of the historic built edge (although the sensitivity has already been lessened by the C20th suburban interventions). Also the Site could offer a number of landscape opportunities for the village's local Green and Blue Infrastructure (and ecology). Utilising these opportunities could be beneficial, incremental enhancements that would offset the adverse impacts of any potential new residential development.
- 7.54 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 7.55 Further landscape assessment would be needed as and when a Highways design would be forthcoming but it has been assumed that a route from Foundry Road would be used.
- 7.56 As such this Site could be capable of accommodating landscape change if designed sensitively and as recommended in this report although the access in to the Site is a potential show stopper and needs further consideration in terms of location, design and landscape impacts. As the Site is relatively small it is unlikely that partial development is viable. It is recommended that the Landscape and Developability Plan should be used to propose a number of design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

Figure 85 Landscape and Developability Plan (Reference: hla 397 085)



Key

-  Developable parcel
-  Buffer (indigenous) planting (with high percentage of evergreens species where screening required Could include open space and paths (Green Infrastructure)
-  SUDS area at low point of Site (Communal open space/attenuation)
-  PRoW link
-  Green/Blue Infrastructure (paths, SUDS, ecological corridors) notional route (from high to low)

NB at this stage there is no detailed survey data so the high and low areas have been estimated from the walkover survey (21-09-20).

THIS WORK IS FOR GUIDANCE AND TO DEMONSTRATE THE PRINCIPLES AS LED BY GI AND LANDSCAPE

8.0 HG 42 Land behind Foundry Close TN19 7PN

8.1 Baseline or existing landscape

8.11 Physical

- 8.111 This Site is very overgrown and the existing vegetation allowed limited access to the western edge of the Site only.
- 8.112 HG42 is a 0.67 hectare (ha) Site located in the High Weald AONB directly east and beyond the eastern edge of the Hurst Green Development Boundary (although in the DaSA 2016 it is marked as an area of 'Proposed Amendments to the Development Boundary'). It is located directly east of the rear of the buildings (these are within the Historic Settlement Boundary) that front on to the A21 (Historic Routeway) which is 70 metres (m) to the west. PRoW HG31 (Historic Routeway) runs east to west directly at the southern boundary and Drewitts Cricket Field and Pavilion is on the other side and south of the PRoW. There is an overgrown ditch that runs along the boundary of HG40 and HG42 which feeds in to a water course to the east. The Site gently rises from the northern corner at approximately 61m AOD up to a high point to the west of the Site at an approximate level of 72m AOD.

8.12 Landscape Character

- 8.121 The Site is recti-linear in shape, it is a Medieval village edge location and it is densely overgrown with naturally regenerating and impenetrable trees and scrub. The main features of the Site were difficult to discern as access was limited however the sloping topography, the mature tree planting to all boundaries, Byways, the house located at the western boundary and the Site's naturally regenerating nature are the main influences. The full perimeter curtilage is Historic Boundary and the field itself is Medieval. To the west of the Site are the backs of buildings that front on to the A21 and are part of the Historic Settlement (its boundary is 10m to the west of the Site) although intervening vegetation obscures intervisibility. The Site is comprised of semi mature secondary tree and shrub planting with a dense scrubby understorey on light to medium soils. The Site has a wooded and wild character and does not feel overly connected with either the settlement nor the wider High Weald landscape as the existing vegetation precludes intervisibility with either.

8.13 Views

- 8.131 The Site was visited on the 21st of September 2020 and the 23rd October 2020 when key public Viewpoints and views from within the Site were photographed (see Figures below).
- 8.132 The Site is visually well contained as it is bounded by dense mature trees on all boundary sides and by the dense internal planting. The only views in and out are near distance. There may be obscured partial views in to the Site from a handful of houses located to the west although views are likely to be indiscernible except from Byways which may have some obscured, near distance, partial views. Views from public Viewpoints are almost entirely screened and these are demonstrated in Viewpoints 1 to 5 below which include the almost entirely indiscernible and obscured views through the densely wooded southern boundary from PRoW HG31 (Historic Routeway) directly to the south. There is no intervisibility between the Site and Drewitts Cricket Field.

8.14 Heritage and landscape

- 8.141 The field is part of the Medieval Field system with Historic Boundaries on all sides. Views of the Site from the Historic Settlement Boundary (10m to the west) are almost entirely indiscernible owing to the intervening dense planting. PRoW HG31 (Historic Routeway) is located directly to the south and the A21 (Historic Routeway) is located 70m to the west both of which have almost entirely indiscernible views in to the Site.

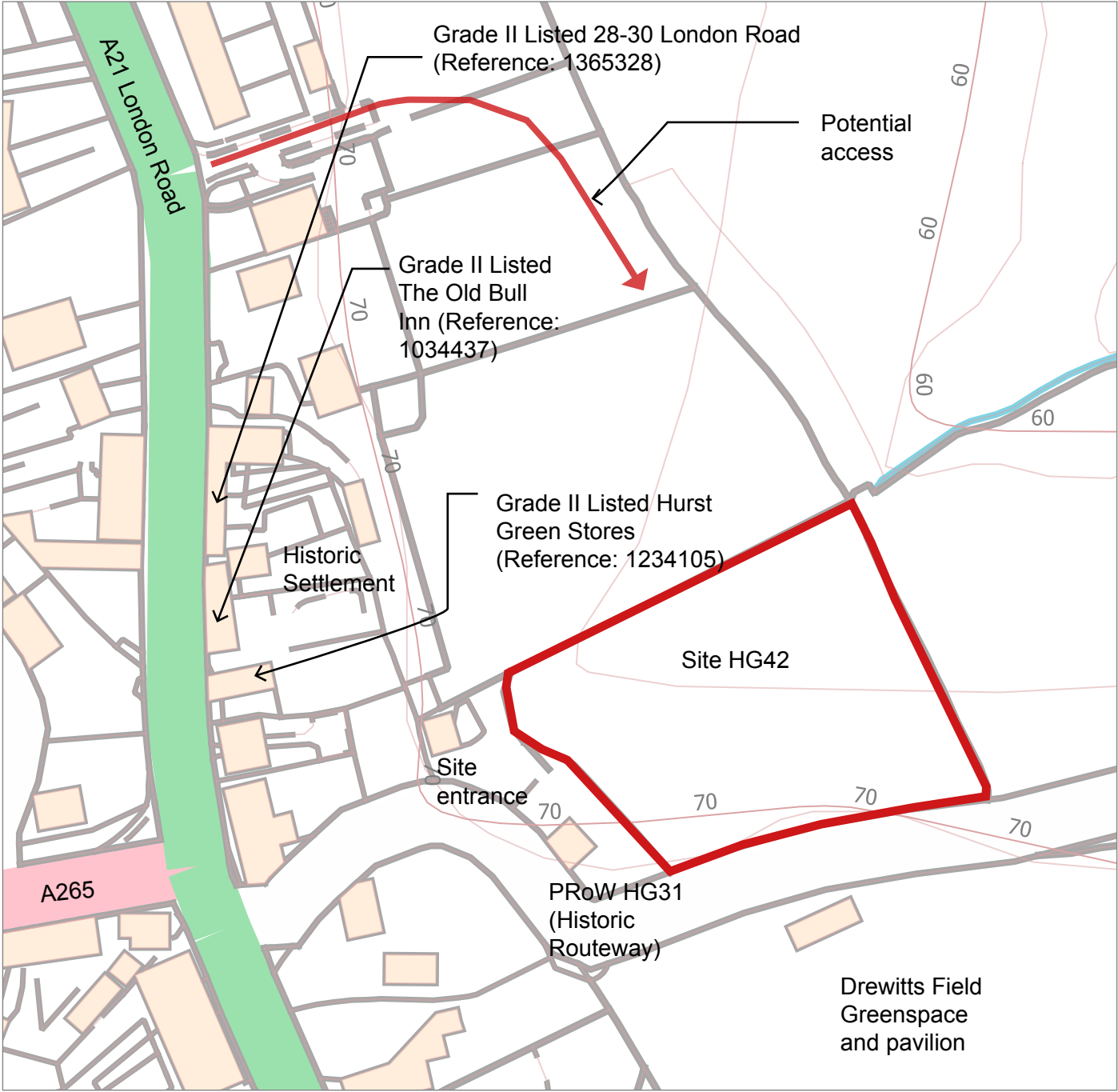
8.15 Ecology and landscape

- 8.151 The Rapid Grassland Report shows Site HG40 on Site HG42. The Report states that the on-Site ecologist could not gain access to survey the Site although there is a map titled WMP Survey - HGPC NP on page 9 which shows the Site to be either Semi-improved Grassland or Unimproved Grassland. The ecological interest is likely to be high amongst the naturally regenerating internal area, along the boundary planting and in the overgrown ditch along the northern boundary with HG40.

8.16 Trees

- 8.161 Existing mature trees are generally indigenous and these are all located along the boundaries. The internal area of the Site is covered by secondary semi mature trees of a self seeded nature and predominantly indigenous.

Figure 86 Location Plan (Reference: hla 397 086)



0 ■ ■ ■ ■ ■ ■ ■ ■ 100m



Figure 87 Aerial Photograph (Reference: hla 397 087)



8.2 Background information

8.21 A previous planning application (Reference: RR/2016/1577/P) for 60 houses on Sites HG40, HG42 and HG35 was refused 19th April 2017 for a number of reasons with a focus on its impact on the AONB landscape.

8.11 *The Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019*

The Report does not describe HG40.

8.22 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020*

The Report states in relation to Site HG42 (pages 4 and 18) the following.

“Main constraining factor: Potential landscape Constraints. This site borders HG42.” (page 4), and

“Potential for development, main constraint is landscape.” (page 18)

8.23 *The High Weald Area of Outstanding Natural Beauty Unit*

The Unit commented on the proposed HG Sites with the following conclusion for HG40.

“Moderate impact on AONB due to loss of open land.”

8.24 *DaSA Local Plan document titled Options and Preferred Options for public consultation dated December 2016*

8.241 In the chapter titled Village with Site Allocations (page 258) the Site is specifically described as a Preferred Site named HG18 (and HUR1) Land off Foundry Close which includes Sites HG40 and HG42 (as well as HG35). On page 260 to 262 the following relevant described is given.

“Key Constraints/opportunities

The site is suitable for residential development, relating well to existing services. There is capacity for approximately 60 dwellings subject to provision of parking, retention of important trees, hedges, historic field boundary and ecological features (including ditches). The site is relatively well contained, although a strong wooded edge would be required to contain new development from the wider countryside, particularly along the east boundary which is a historic field boundary. There is an existing vehicle access via Foundry Close that meets with the approval of both Highways England and ESCC Highways Authority.

Additional pedestrian linkages are required for this site to ensure permeability, including direct access via a pedestrian crossing to village services, the school and shops, including:

- 1) a connection to the A21 and Station Road via the south west corner of the site (along existing footpath 31);

- 2) connections to Drewitts Field to the south (also along existing footpath 31);

- 3) a connection north to footpath 33.”

It goes on as follows.

“A ‘Local Area for Play’ would be desirable to incorporate within the development to cater for locally generated need.

The stream/ditch that sub-divides the two lower fields is a key character feature and also a High Weald AONB ‘historic field boundary’. It should be retained for both heritage and ecological purposes (in accordance with Core Strategy Policies EN5, EN1 and EN2). There is an existing farm access gate on the western end that can be utilised to provide through access between the two lower fields.”

on page 263 Policy HUR1: Land off Foundry Close, Hurst Green is described as follows.

“Land to the east of Hurst Green is allocated for residential development.

Proposals will be permitted where:

- (i) approximately 60 dwellings are provided, of which 40% are affordable;
- (ii) vehicular access is provided off Foundry Close;
- (iii) the development provides additional unallocated car parking spaces adjacent to the Foundry Close access, sufficient to replace on-street parking that is lost as a result of traffic management measures on Foundry Close;
- (iv) a ‘Local Area for Play’ is provided within the development;
- (v) a strong wooded edge screens new development from the wider countryside, particularly along the east boundary;
- (vi) direct pedestrian linkages are provided as follows;
 - (a) a connection to the A21 and Station Road via the south west corner of the site (along existing footpath 31);
 - (b) connections to the Public Open Space to the south (also along existing footpath 31); and
 - (c) a connection north to footpath 33.
- (vii) the stream/ditch historic field boundary that sub-divides the two lower fields is retained and incorporated within the layout; and
- (viii) developer’s contributions are made towards highway safety improvements in the village, in order to make the development acceptable in planning terms.”

8.3 Baseline Landscape Character Assessments

8.31 Local Landscape Character

- 8.311 The Site’s local Landscape Character baseline condition is described as follows.
- 8.312 The significant designations that are an influence on the existing Site and its Sensitivity include: the High Weald AONB; the Sites close proximity to the eastern side of the Historic Settlement and Development Boundaries; and its close proximity to PRoW HG31 (Historic Routeway).
- 8.313 Other landscape attributes or elements that have an influence on the Site’s existing Landscape Character are described as follows.
- The Site is a recti-linear shape, it is a naturally regenerated scrubby field with secondary semi mature trees and understorey on medium to light soils.
 - The Site is on sloping ground and it is visually well contained within and on all sides.
 - The Site is Medieval with an Historic Field Boundary to its full perimeter.
 - The Site’s close proximity to the abutting Byways at its south western corner.
- 8.314 There are no landscape detracting features although the Site is overgrown and unmanaged.
- 8.315 Local Landscape Value: The Site is well contained and contributes incrementally to the wider High Weald nationally protected AONB landscape although its naturally regenerating unkempt nature is uncommon in the local well managed landscape. As such at a local scale the Site is judged to be of **Medium Landscape Value**.
- 8.316 Local Landscape Quality: The Site’s intactness as a managed agricultural field has been somewhat eroded by the naturally regenerating planting. As such the Site is judged to be of **Medium Landscape Quality**.
- 8.317 Local Landscape Sensitivity: For the reasons given above and at a local scale the Site is judged to be **Medium Sensitivity**.

8.32 District Landscape Character

8.321 The Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009 describes the local area of the Site in detail and on the penultimate page offers the following *Evaluation Scores*.

- **“Evaluation Scores**
 - Quality - Good
 - Value - High.

Sensitivity:

 - Visual - Low
 - Character - Moderate, as open areas form a buffer to SNAW.”

Restoration

Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.”
- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**

“**Moderate.** Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east.”
- **Visual appraisal**

“*Key Visual Receptors*

Houses. Footpaths. AONB.

Types of view

Local and enclosed. Longer views to countryside as move away from built up area.

Visual barriers

Trees and tree belts.”
- **Scope to mitigate visual intrusion**

“Moderate. There could be some scope to strengthen the planted edge to the countryside and redefine the village edge. Mitigation measures could replace lost tree belts and use planting to strengthen the village edge.”

8.33 *Landscape Sensitivity judgements*

8.331 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

- Local: The Landscape Value and Quality descriptions lead to a judgement of **Medium Sensitivity**.
- National: High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172 is judged as **High Sensitivity** and National Character Area (NCA) 122 High Weald 2019 is judged as **High Sensitivity**.
- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged to be **High Sensitivity**.
- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016 is judged as **Medium to High Sensitivity**..
- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009. '**Moderate/Low (close to buildings) Visual Sensitivity**' and '**Moderate Character Sensitivity**.'
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) listed as HG7 listed as '**Suitable and developable** subject to more detailed investigations including some key factors (amber Site).'
- Parish: The Sensitivity at Parish scale Landscape Character is judged to be of **Medium to High Sensitivity** (see Volume 1).

Figure 88 Views within the Site a. to e. (Reference: hla 397 088)



View a. Looking along southern boundary



View d. Looking along southern boundary



View b. Looking from south west towards the north



View c. Looking from south east towards the north



View e. Overgrown ditch between Sites

Figure 89 Viewpoints Plan (Reference: hla 397 089)

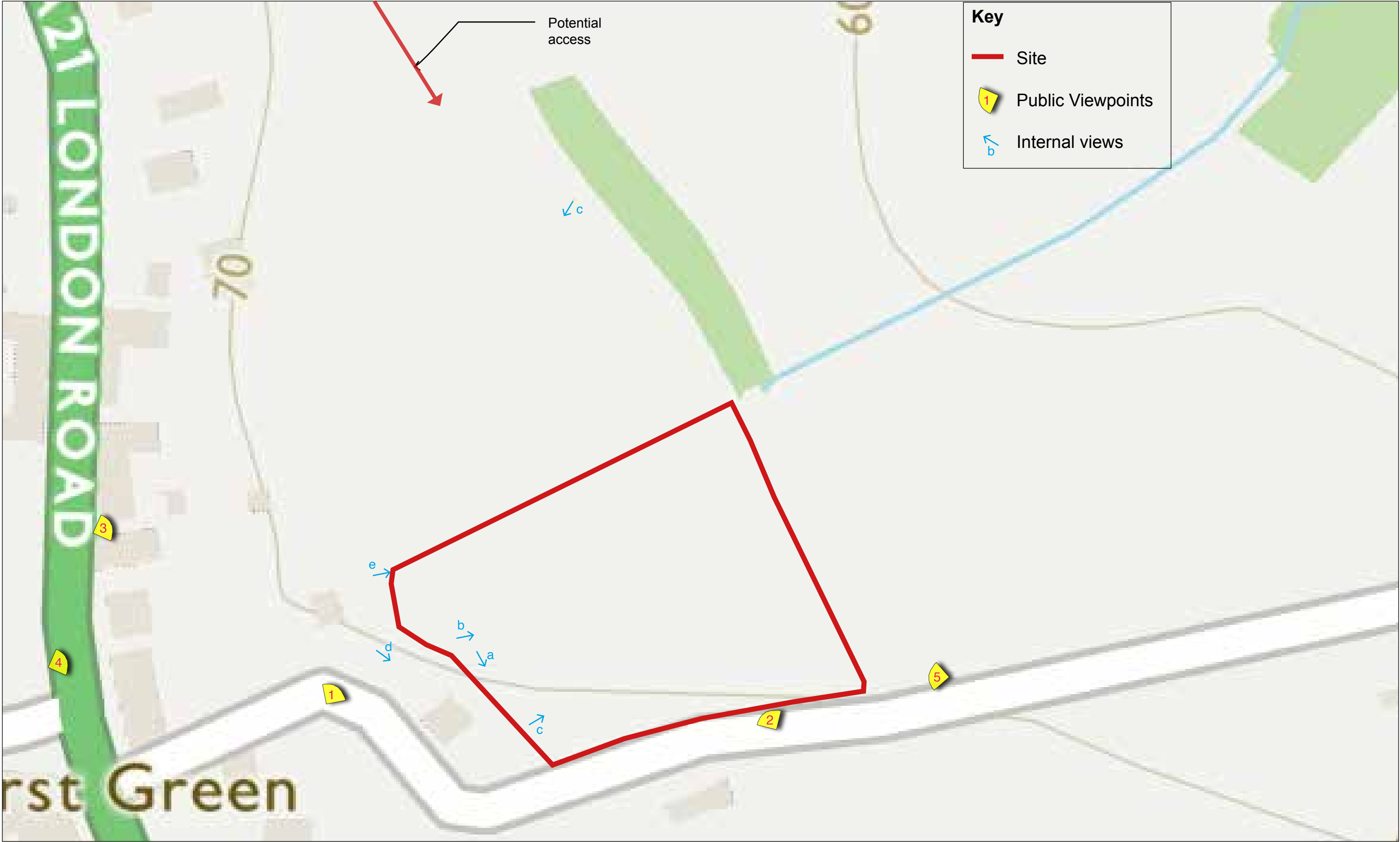


Figure 90 Viewpoints 1 to 5 (Reference: hla 397 090)



Viewpoint 1



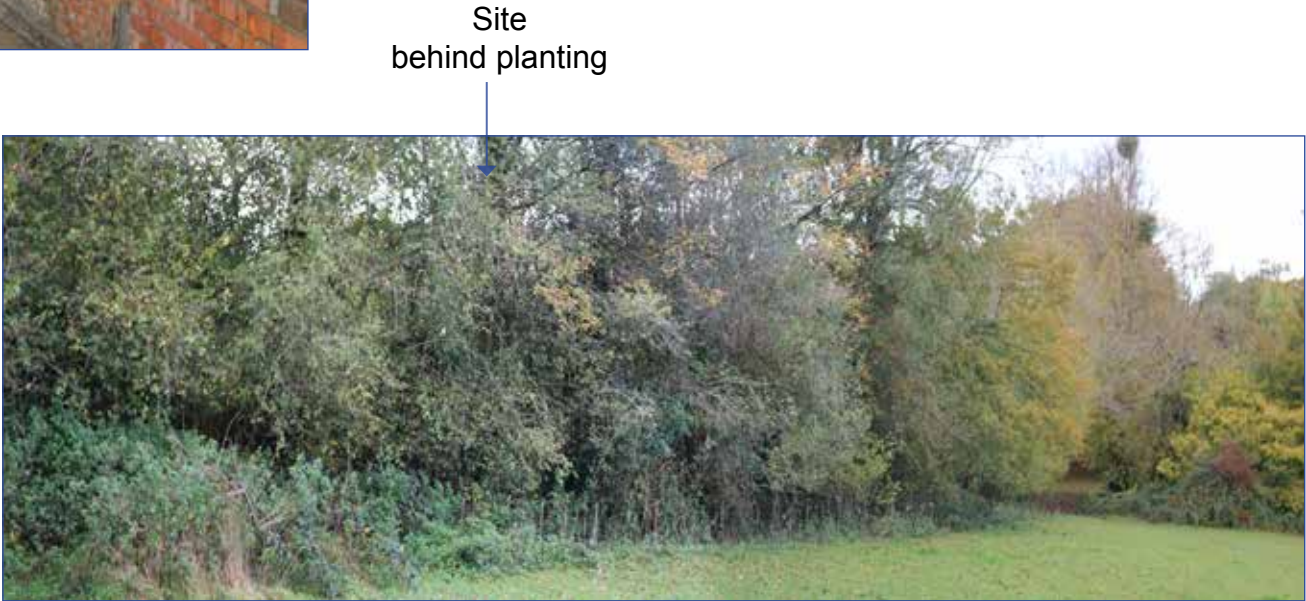
Viewpoint 2



Viewpoint 3



Viewpoint 4

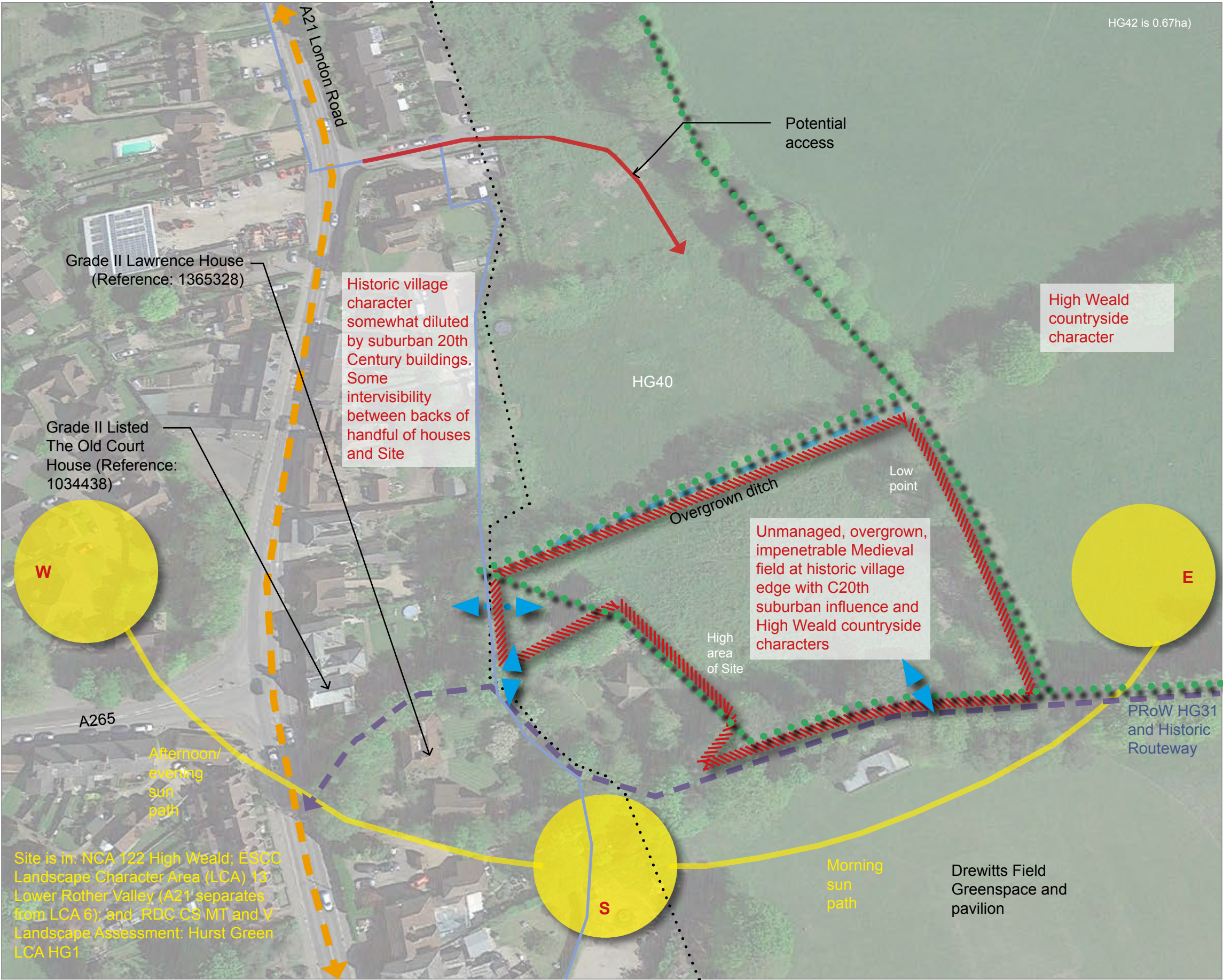


Viewpoint 5

Table 11 Viewpoints 1 - 5 Appraisal for HG42 (Reference: T011)

x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation (dependent upon choice of entrance location)	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 51.01130 Lat: 0.471137	View from PRow 31 (Historic Routeway) looking north across field gate and west end of HG42 to wooded intervening.	Obscured, partial and near distance view of Site from PRow (Historic Routeway) in an enclosed setting. The Site is indiscernible from rare public view from PRow 31.	Medium (enclosed view from PRow in High Weald AONB)	x	x	Planting to the south western corner would entirely screen all year round views in. It is noted that it is unclear where Site access might be located and this may need further attention.	x	x
Viewpoint 2	Long: 51.018132 Lat: 0.412490	View from PRow HG31 looking north to Site's densely planted southern boundary.	Screened view of Site with Site's southern boundary dense planting blocking views in.	Medium (PRow in the AONB view with limited and enclosed views)	x	x	Not necessary although strengthened screening of Site's southern boundary would screen views in.	x	x
Viewpoint 3	Long: 51.018955 Lat: 0.470342	View from pavement on east side of London Road between Capella and 18 London Road looking east.	Obscured, partial, framed and glimpsed near distance view of Site from sensitive from landscape detracting A21. Site almost entirely indiscernible.	Low to Medium (from landscape detracting A21 between buildings to the High Weald AONB)	x	x	Not necessary although strengthened screening of western boundary would be a benefit.	x	x
Viewpoint 4	Long: 51.018259 Lat: 0.470207	View from pavement on east side of London Road between 42 and 44 London Road looking east and the Site boundary is partially and just discernible.	Obscured, partial, framed and glimpsed near distance view of Site from sensitive from landscape detracting A21. Site almost entirely indiscernible.	Low to Medium (from landscape detracting A21 between buildings to the High Weald AONB)	x	x	Not necessary although strengthened screening of western boundary would be a benefit.	x	x
Viewpoint 5	Long: 51.018005 Lat: 0.473289	View from PRow HG31 looking north west to Site's towards Site's south east boundary corner.	Screened view of Site with Site's eastern boundary dense planting and HG42 screening views in.	Medium (PRow in the AONB view with limited and enclosed views)	x	x	Not necessary	x	x

Figure 91 Landscape Analysis Plan (Reference: hla 397 91)



Key

.....

Development boundary

Historic Settlement boundary
extent circa 1860

Historic Field Boundary

Overgrown ditch with
potential ecological interest

Boundary vegetation
predominantly obscuring/
or screening Site

Obscured just discernible views
from backs of houses and
rare PRoW almost entirely
screened views

Landscape detracting
A21 (Historic Routeway)

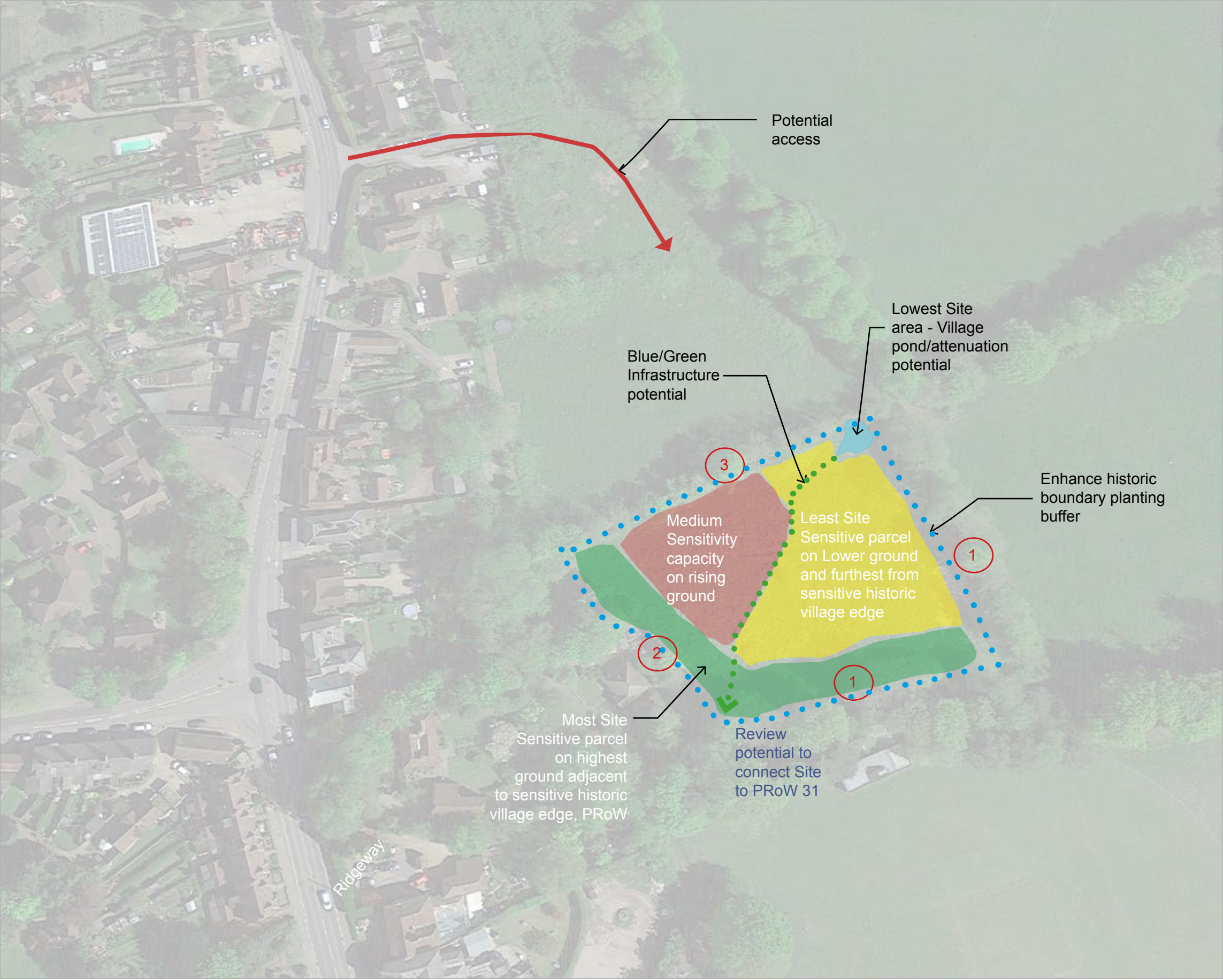
Sun path

Public Right of Way (PRoW)
(Historic Routeway)

NB the whole Site is in the High Sensitivity High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172. Other Landscape Character descriptions are in red on the plan and listed as follows.

- National Character Area (NCA) 122 High Weald 2019 **High Sensitivity.**
- High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024. **High Sensitivity.**
- East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016. **Medium to High Sensitivity.**
- Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape assessment: Hurst Green LCA HG1 2009. **'Moderate/Low Visual Sensitivity'** and **'Moderate Character Sensitivity.'**
- RDC Strategic Housing Land Availability Assessment (SHLAA) HG42 '(Listed as HG7) **'Suitable and developable'**

Figure 92 Landscape Appraisal Plan (Reference: hla 397 92)



Key

Boundary treatments: Indigenous planting to reinforce visual containment, to enhance existing High Weald field pattern and Historic Boundaries, and to further obscure or screen views to local houses, and to enhance ecology.

- 1** Protect Historic Boundary with sensitive design and buffer planting.
- 2** Protect Historic Boundary, further obscure intervisibility with local houses specifically those in Historic Settlement Boundary.
- 3** Protect Historic Boundary with sensitive design and buffer planting. Selectively clear ditch and reprofile/replant for enhanced ecology.

NB at this stage there is no detailed survey data so the high and low areas have been estimated from walkover survey. It is also significant that any vehicular access in to the Site is dependent on other land owners and that the statements made in this report may need to be altered to suit as a and when the location of an access route in is agreed.

8.4 Potential Landscape Strategy and mitigation

- 8.41 Should HG42 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The north east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the local historic landscape elements and boundaries must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowed lighting should be used to lessen impacts on dark skies. The use of green open space near the tree lined edges would be most appropriate.
 - Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive to sense of place and setting.
 - **Developable Area 1.** The most Site Sensitive parcel of land is located on the highest western area where there is some limited intervisibility with the sensitive historic village edge, PRoW HG31 and the abutting neighbour at the south west boundary. The developable parcels on the higher ground should explore the potential for shared open space and buffer planting on the intervening land to reduce the visual impact.
 - **Developable Area 2.** This parcel is located on the lower ground and away from the historic built up edge although it is more of an incursion (although not visually) in to the existing countryside character and in close proximity to PRoW HG31 and the historically sensitive wooded boundaries. This parcel has the opportunity to focus on the pond area.
 - All planting to boundaries and along the GI routes to be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
 - The overgrown ditch at the northern boundary between HG40 and HG42 should be managed to enhance ecological interest. This could include selectively clearing the existing vegetation, reprofiling the banks and replanting.
 - Any scheme should include a link to the existing PRoW HG31 link.
 - The scheme should look to utilise the existing overgrown nature of the Site wherever planting may be beneficial to retain the existing sense of place or for screening.

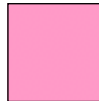
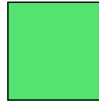



8.5 Recommendations

- 8.51 This Site has no obvious access in and as such the work is somewhat constrained. The most ideal route would be in from the north off Foundry Close. This would involve developing land for highways across land (including HG40) that may be out of the control of the potential developer.
- 8.52 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Settlement Boundary towards the east of the village (although in the DaSA 2016 it was marked as an area of 'Proposed Amendments to the Development Boundary'). It is noted that the buildings west of the Site have historic sensitivity and views across the Site's wooded character. Development proposals should seek to offer a wide area of green space as private garden and/or buffer planting so that built forms are discretely located for lower impact on residential views (and the historic village edge).
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) listed as HG7 listed as '**Suitable and developable**' subject to more detailed investigations including some key factors (amber Site).'
- 8.53 The Site is in a buffer zone between the village and the countryside and it is considered to be relatively discrete despite resulting in the loss of a field in the High Weald and having incremental impact on the historic built edge and on PRoW HG31. Also the Site could offer a number of landscape opportunities for the village's local Green and Blue Infrastructure (and ecology). These would be beneficial, incremental enhancements that would offset the adverse impacts of the potential new residential development.
- 8.54 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 8.55 Further landscape assessment would be needed as and when a Highways design would be forthcoming but it has been assumed that a route from Foundry Road would be used.
- 8.56 As such this Site could be capable of accommodating landscape change if designed sensitively and as recommended in this report although the access in to the Site is a potential show stopper and needs further consideration in terms of location, design and landscape impacts. As the Site is relatively small it is unlikely that partial development is viable although large areas of the existing naturally regenerating existing vegetation could be retained as a buffer towards the boundaries to suit the design. It is recommended that the Landscape Potential and Developability Plan should be used to propose a number of design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

Figure 93 Landscape and Developability Plan (Reference: hla 397 93)



Key

-  Developable parcel
-  Buffer (indigenous) planting (with high percentage of evergreens species where screening required Could include open space and paths (Green Infrastructure))
-  SUDS area at low point of Site (Communal open space/attenuation)
-  PRoW link
-  Green/Blue Infrastructure (paths, SUDS, ecological corridors) notional route (from high to low)

NB at this stage there is no detailed survey data so the high and low areas have been estimated from the walkover survey (21-09-20).

THIS WORK IS FOR GUIDANCE AND TO DEMONSTRATE THE PRINCIPLES AS LED BY GI AND LANDSCAPE

9.0 HG45 Land adjacent to Iridge Place TN19 7PN

9.1 Baseline or existing landscape

9.11 *Physical*

9.11 This Site is very overgrown and the existing vegetation allowed limited access to the north eastern part of the Site only.

9.112 HG45 is 0.44 hectares (ha), it is located in the High Weald AONB directly south east and beyond the eastern edge (opposite side of A21 (Historic Routeway)) of the Hurst Green Development Boundary. It is located in close proximity and south east of the Historic Settlement boundary. PRoW HG31 (Historic Routeway) runs east to west approximately 70m to the north and Drewitts Cricket Field (Open space) directly abuts the north eastern boundary. The Site is relatively flat at a level around 75m AOD.

9.12 *Landscape Character*

9.121 The Site is recti-linear in shape, it is part of a modern field pattern and a village edge location. It is densely overgrown with naturally regenerating and impenetrable trees and scrub. The main features of the Site were difficult to discern as access was limited however there are some key influences on the character and these are: the naturally regenerating secondary vegetation to the centre of the Site; the mature tree planting to all boundaries; the openness to 70 London Road (Oaklands) located at the north western boundary; the landscape detracting (air and noise pollution) from the A21 located at the Site's south eastern boundary; and the proximity to the (Iridge Place) parkland landscape to the south and Drewitts Greenspace to the north east. The north east boundary is an Historic Boundary. Obliquely opposite the Site and on the opposite side of the A21 is the Grade II Listed 93 London Road. The Site is comprised of semi mature secondary tree and shrub planting with a dense scrubby understorey towards the north east area with dense naturally regenerating woodland planting towards the south west end all of which is growing on light to medium soils. The Site has a wooded and wild character although there are views to Oaklands directly north west and there are obscured views through the well planted north eastern boundary to the playing field to the north, both of which have a slight suburbanising influence.

9.13 *Views*

9.131 The Site was visited on the 22nd October 2020 when key public Viewpoints and views from within the Site were photographed see Figures below.

9.132 The Site is visually well contained as it is bounded by dense mature trees on all boundary sides (with the Oaklands creating visual enclosure to the north west) and by the dense internal planting. The only views in and out are near distance and these are very limited owing to the internal density of planting. There may be obscured partial views in to the Site from the backs of a handful of houses including 66 to 70 London Road located to the north west although these would be oblique, partial and obscured. Views from public locations are almost entirely screened and this is demonstrated in Viewpoints 1 to 5 below which include the obscured views from Drewitts Playing Field and the Site's dense boundary planting which screens views from the A21.

9.14 *Heritage and landscape*

9.141 The Site has an Historic Boundary to the north east. There are unlikely to be any significant views from the Historic Settlement boundary located on the opposite side of the A21 including the Grade II Listed 93 London Road (Reference: 1034435). There is indiscernible intervisibility with PRoW HG31 (Historic Routeway) and views from the A21 (Historic Routeway) see the south west densely planted boundary only.

9.15 *Ecology and landscape*

9.151 The Rapid Grassland Report did not include Site HG45. The ecological interest is likely to be focussed in the naturally regenerating internal area and along the boundary planting.

9.16 *Trees*

9.161 Existing mature trees are generally indigenous and these are all located within the Site as well as along the boundaries. The internal area of the Site includes much secondary mature and semi mature tree and scrub planting much of which is assumed to be self seeded.

Figure 94 Location Plan (Reference: hla 397 94)

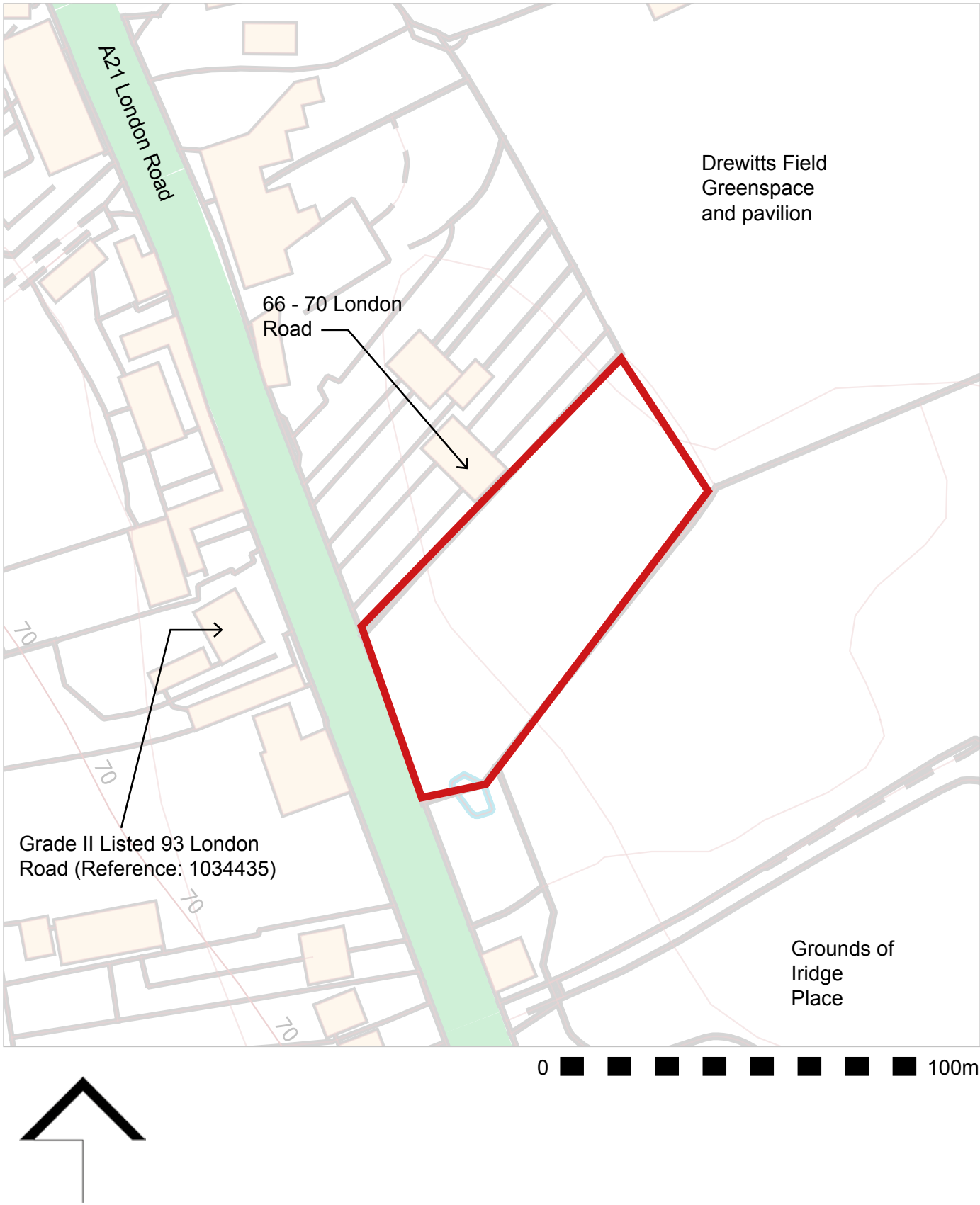


Figure 95 Aerial Photograph (Reference: hla 397 95)



Figure 97 Views within the Site a. to c. (Reference: hla 397 97)



View a. from north eastern end of Site looking west



View b. from north eastern end of Site looking north east



View c. from north eastern of Site end looking northwest

9.2 Background information

- 9.21 *The Hurst Green Neighbourhood Development Plan Site Options and Assessment Report by AECOM April 2019*
- The Report does not describe HG45.
- 9.22 *Hurst Green Neighbourhood Plan Site Assessments Report by Alison Eardley Consulting August 2020*
- The Report states in relation to Site HG45 (pages 4 and 18) the following.
- “Main constraining factor: Potential landscape impacts, including trees within site.” (page 4), and
- “Need to understand landscape constraints – including impact on trees within the site. Shortlist.” (page 18)
- 9.23 *The High Weald Area of Outstanding Natural Beauty Unit*
- The Unit did not comment on Site HG45.
- 9.24 *DaSA Local Plan document titled Options and Preferred Options for public consultation dated December 2016*
- 9.241 The Site is not described in this policy document.
- 9.25 *RDC Strategic Housing Land Availability Assessment (SHLAA)*
- 9.251 The Site is not described in the SHLAA.

9.32 *District Landscape Character*

- 9.321 The Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009 describes the local area of the Site in detail and on the penultimate page offers the following *Evaluation Scores*.
- **“Evaluation Scores**
 - Quality - Good
 - Value - High.
 - Sensitivity:*
 - Visual - Low
 - Character - Moderate, as open areas form a buffer to SNAW.”
- Restoration*
- Bring Land management back into grazing. Replace lost hedges and hedge row trees to restore lost structure.”
- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**
- “Moderate.** Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east.”

9.3 Baseline Landscape Character Assessments

9.31 Local Landscape Character

9.311 The Site's local Landscape Character baseline condition is described as follows.

9.312 The significant designations that are an influence on the existing Site and its Sensitivity include: the High Weald AONB; the Sites close proximity to the eastern side of the Historic Settlement and Development Boundaries; and its close proximity to Drewitts Field Greenspace and also (although to a lesser degree) PRow HG31 (Historic Routeway).

9.313 Other landscape attributes or elements that have an influence on the Site's existing Landscape Character are described as follows.

- The Site is a recti-linear shape, it is covered by naturally regenerating secondary tree and scrub planting on light to medium soils.
- The Site is on flat ground and it is visually well contained intrenally and on all sides.
- The Site has an Historic Field Boundary to the north east.
- The Site's close proximity to the abutting Oaklands at its south western corner.
- The Site's close proximity to the adjacent Iridge Place parkland (south) and to Drewitts Field (north east).

9.314 The A21 (air and noise pollution) is a significant landscape detractor and the Site is overgrown and unmanaged.

9.315 Local Landscape Value: The Site is well contained and contributes incrementally to the wider High Weald nationally protected AONB landscape although its naturally regenerating unkempt nature is uncommon in the local well managed landscape. As such at a local scale the Site is judged to be of **Medium Landscape Value**.

9.316 Local Landscape Quality: The Site's intactness has been somewhat eroded by the naturally regenerating planting and the air and noise pollution of the landscape detracting A21. As such the Site is judged to be of **Medium Landscape Quality**.

9.317 Local Landscape Sensitivity: For the reasons given above the Landscape Sensitivity at a local scale is judged to be **Medium Sensitivity**.

9.32 District Landscape Character

9.321 The Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009 describes the local area of the Site in detail and on the penultimate page offers the following *Evaluation Scores*.

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- Visual - Low
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- **Ability to Accommodate Change/stability of character/attributes vulnerable to change and which are irreplaceable.**

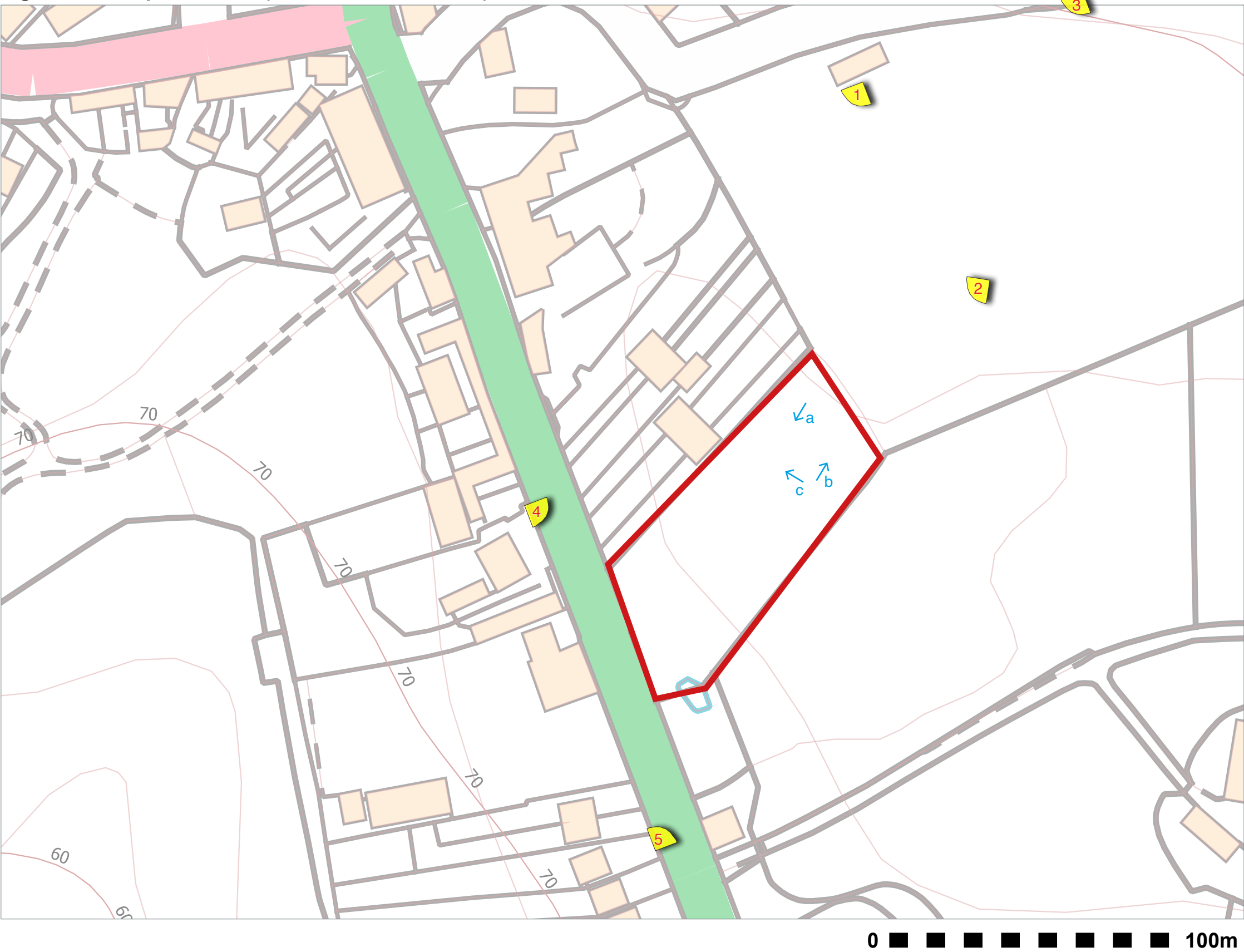
"Moderate. Some development would be acceptable close to built up area and in character with existing development, but not encroaching open countryside to the south or east."

9.33 Landscape Sensitivity judgements

9.331 The Landscape Sensitivity judgements at local, national, regional, county, district and parish scales are judged as follows.

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- Regional: High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024 is judged to be **High Sensitivity**.
- County: East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016 is judged as **Medium to High Sensitivity**..
- District: Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA HG1 (Location: Hurst Green east of A21 Valley) 2009. '**Moderate/Low (close to buildings) Visual Sensitivity**' and '**Moderate Character Sensitivity**.'
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) does not include HG45.
- Parish: The Sensitivity at Parish scale Landscape Character is judged to be of **Medium to High Sensitivity** (see Volume 1).

Figure 98 Viewpoints Plan (Reference: hla 397 98)



Key

- Site
- Public Viewpoints
- Internal views

Figure 99 Viewpoints 1 to 3 (Reference: hla 397 99)



Viewpoint 1



Viewpoint 2



Viewpoint 3

Figure 100 Viewpoints 4 and 5 (Reference: hla 397 100)



Viewpoint 4

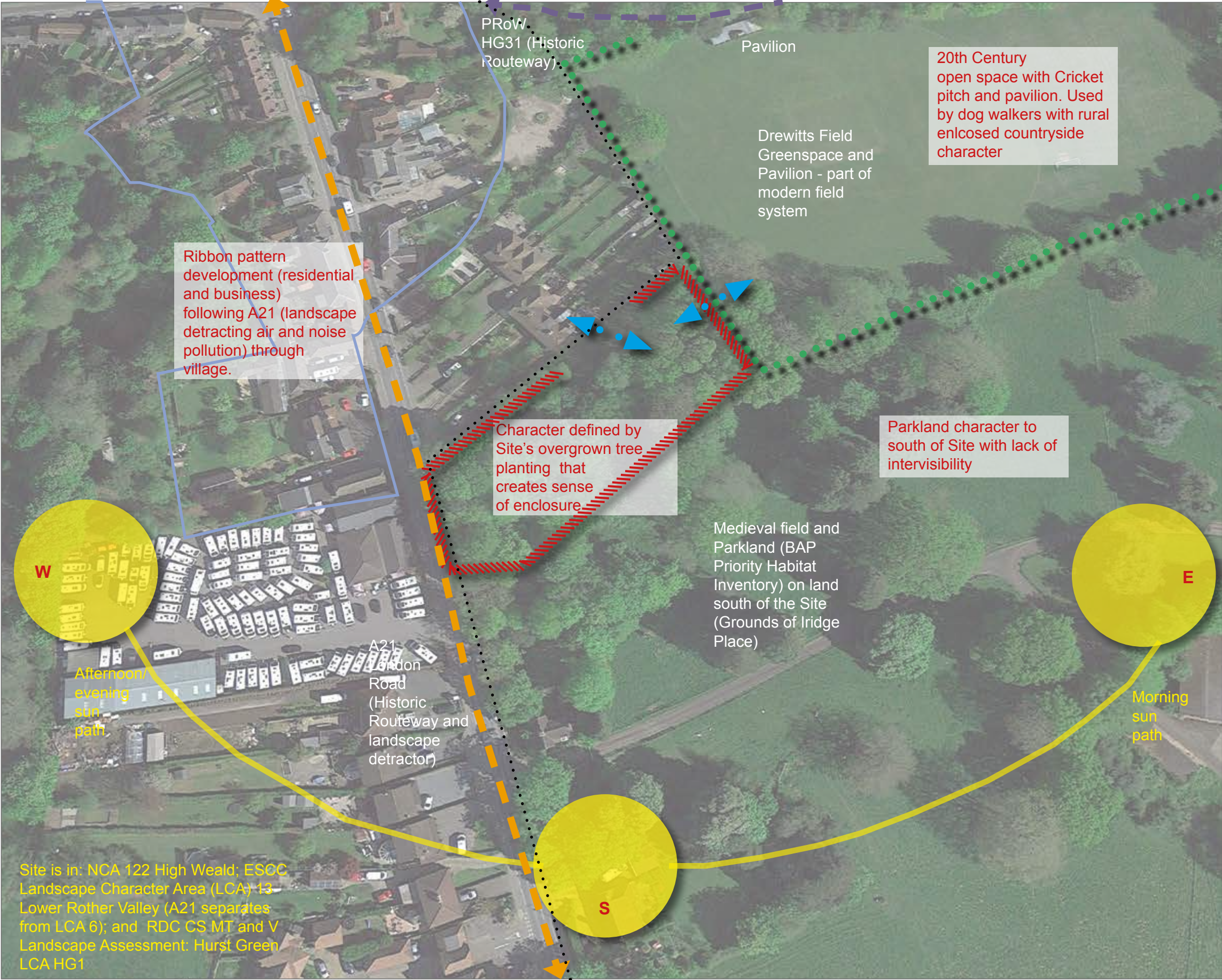


Viewpoint 5

Table 12 Viewpoints 1 - 5 Appraisal for HG45 (Reference: hla 397 T012)

x = Judgement to be put forward in full LVIA as and when developable principles agreed									
	GPS	Physical description	Landscape description	Sensitivity of visual receptor	Potential Visual impact Magnitude	Potential Visual Significance	Landscape Strategy or Mitigation	Potential Significance of Landscape Effect after Mitigation	Potential Long term capacity for housing and for partial Site development
Viewpoint 1	Long: 51.017741 Lat: 0.472580	View of the south side of the pavilion in Drewitts Field Greenspace looking south south west	Obscured, partial and near distance view of Site from Greenspace. Most of the Site is indiscernible with the trees along the north east (Historic Boundary) obscuring and screening views in although the north east end of the Site is visible over the garden of Oaklands.	Medium (from Greenspace with some suburbanising influence)	x	x	Plant understorey screening planting along north east boundary. Consider location of built forms in relation to Oaklands and Drewitts Field with a view to carefully located planting to soften views where necessary.	x	x
Viewpoint 2	Long: 51.017308 Lat: 0.472857	View of the cricket wicket area in Drewitts Field Greenspace looking south west	Obscured, partial and near distance view of Site from Greenspace. Most of the Site is indiscernible with the trees along the north east (Historic Boundary) obscuring and screening views in.	Medium (from Greenspace with some suburbanising influence)	x	x	Plant understorey screening planting along north east boundary. Consider location of built forms in relation to Oaklands and Drewitts Field with a view to carefully located planting to soften views where necessary.	x	x
Viewpoint 3	Long: 51.018005 Lat: 0.473289	View from PRoW HG31 (Historic Routeway) looking south west.	Entirely screened views from this location.	Medium (enclosed view from PRoW in High Weald AONB)	x	x	Not necessary	x	x
Viewpoint 4	Long: 50.016987 Lat: 0.471175	View from the west side pavement of the A21 Historic Riouteway (and in close proximity to the west of the Site) looking south east	The Site's south west and north west densely tree planted boundaries screen views in to the Site.	Low to Medium (from landscape detracting A21 between buildings to the High Weald AONB)	x	x	The access in to Site will result in the loss of trees and views in to the Site. The new housing could continue the ribbon pattern of the village settlement to the north. The retention of trees where possible will retain sense of place.	x	x
Viewpoint 5	Long: 51.016135 Lat: 0.471339	View from the west side pavement of the A21 (and in close proximity to the south west of the Site) looking north east	The Site's south west and densely tree planted boundaries screen views in to the Site.	Low to Medium (from landscape detracting A21 between buildings to the High Weald AONB)	x	x	The access in to Site will result in the loss of trees and potentially just discernible views in to the Site. The new housing could continue the ribbon pattern of the village settlement to the north although built forms are likely to be screened from this location.	x	x

Figure 101 Landscape Analysis Plan (Reference: hla 397 101)



Key	
	Development Boundary
	Historic Settlement Boundary extent circa 1860
	Historic Field Boundary
	Boundary vegetation predominantly obscuring/ or screening Site
	Obscured discernible views from backs of houses and from Drewitts Field Greenspace and pavilion
	Landscape detracting A21 (Historic Routeway)
	Sun path
	Public Right of Way (PRoW) (Historic Routeway)

NB the whole Site is in the High Sensitivity High Weald Area of Outstanding Natural Beauty (AONB) protected by the NPPF paragraph 172. Other Landscape Character descriptions are in red on the plan and listed as follows.

- National Character Area (NCA) 122 High Weald 2019 **High Sensitivity.**
- High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024. **High Sensitivity.**
- East Sussex (ESCC) Landscape Character Assessment, Landscape Character Area (LCA 13 Lower Rother Valley) 2016. **Medium to High Sensitivity.**
- Rother District Council (RDC) Local Development Framework, Core Strategy (2014), Market Towns and Villages, Landscape assessment: Hurst Green LCA HG1 2009. **'Moderate/Low Visual Sensitivity'** and **'Moderate Character Sensitivity.'**
- RDC Strategic Housing Land Availability Assessment (SHLAA) does not mention HG45.

Figure 102 Landscape Appraisal Plan (Reference: hla 397 102)



Key

Boundary treatments: Indigenous planting to reinforce visual containment, to enhance existing High Weald field pattern and Historic Boundaries, and to further obscure or screen views to local houses, and to enhance ecology.

- 1 Protect Historic Boundary with sensitive design and buffer planting (understorey to screen).
- 2 Retain trees up to Iridge Place boundary for sense of place.
- 3 A21 boundary needs to retain as much planting to lessen visual impact (design challenge with potential access issues).
- 4 Retain vegetation and/or consider careful positioning of built forms to limit intervisibility with Oaklands.

NB at this stage there is no detailed survey data available to determine levels nor tree locations. A tree survey and an highways feasiblty study is key to unlocking this Site for development.

9.4 Potential Landscape Strategy and mitigation

- 9.41 Should HG45 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- New buildings and hard landscape would generate surface water and the proposed attenuation strategy must be an integral part of the overall design which must be initiated at the outset so that surface water can be used for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the north east Historic Boundary and the neighbours at Oaklands must incorporate sensitive design and boundaries must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc where possible. Low level or cowed lighting should be used to lessen impacts on Dark Skies.
 - **Developable Area.** The most developable part of the Site is centrally located where there are fewest public views in and where the built forms would extend the ribbon settlement pattern (where the houses are set back) as it follows the A21 (Historic Routeway) through the village. The retention of existing trees wherever possible must be assessed so as to retain a sense of place and to blend the built forms in to the existing environment.
 - All planting must be indigenous species that blend with the retained existing habitats with a consideration to increase the percentage of evergreen species where views may need to be screened all year round.
 - The area of the A21 at the south western end of the Site is located where the Historic Settlement of Hurst Green starts and the design proposals could help to reflect this as a village gateway.
 - The scheme should look to utilise the existing overgrown nature of the Site wherever planting may be beneficial to retain the existing sense of place or for screening, and Green Infrastructure.

9.5 Recommendations

- 9.51 The least sensitive part of the Site for access is from the A21 at the south west boundary. This would involve the removal of existing tree planting which could open up views in to the Site and reduce habitat biodiversity. It is recommended that as much existing tree cover is retained at the front of the Site and that the vehicular access might be a dog-legged layout so as to lessen visual impacts.
- 9.52 It is also recommended that if the buildings were set back from the road and aligned with the neighbouring buildings and matching their density, mass and scale then the ribbon settlement pattern would be incrementally extended for a congruous fit within the village. The sensitive location of the gardens (front and back) could offer less visually impacting spaces in the more sensitive locations. Sensitive boundary treatments must be implemented for instance estate railing or Ha-ha boundaries are more sympathetic to the parkland context than suburbanising close board fencing for instance.

- 9.52 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts forward the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Development Boundary towards the east of the village.
- 9.53 In order to progress this Site for development the design proposals must be landscape led and the designers must demonstrate an ability to produce highest quality architecture which retains existing trees within the built form context and avoid blanket arboricultural clearance and templated standard house builder design. This Site could be part of a new gateway to the Historic Village Settlement with high quality pavement treatments, street furniture, signage, art and planting.
- 9.54 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 9.55 Further landscape assessment would be needed as and when a Highways design was forthcoming.
- 9.56 As such this Site could be capable of accommodating landscape change if designed sensitively and as recommended in this report. As the Site is relatively small and linear it is unlikely that partial development is viable although large areas of the existing naturally regenerating existing vegetation could be retained as a buffer towards the boundaries to suit the design. It is recommended that the Landscape and Developability Plan should be used to propose a number of design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

Figure 103 Landscape and Developability Plan (Reference: hla 397 103)



Key

- Developable parcel
- Buffer (indigenous) planting (with high percentage of evergreens species where screening required)
- Potential garden space/attenuation area
- Potential road locations (to follow contours)
- Potential Gateway area to Historic Built Settlement. Site could help to signify

NB at this stage there is no detailed survey data and the walkover survey (21-09-20) was constrained by the impenetrable overgrowth. A tree survey would assist in determining the location and feasibility of the new Site access which would in turn help to inform the overall design and the proposed spaces as shown.

THIS WORK IS FOR GUIDANCE AND TO DEMONSTRATE THE PRINCIPLES AS LED BY GI AND LANDSCAPE

VOLUME 3
Stage 1 High Level Landscape Assessment
Conclusions and Recommendations for the
8 No. Potential housing allocation Sites in Hurst Green
HG6, HG11, HG22 (HG43), HG30, HG38, HG40, HG42, HG45

Hurst Green
hla 397 R03



Client: Hurst Green Parish Council

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1.0 Introduction

- 1.1 Volume 3 makes conclusions and recommendations summarised from Volumes 1 (hla 397 R01) and 2 (hla 397 R0 2a and 2b) in order to offer Stage 1: High Level landscape advice for each of the 8 No. Sites, HG6 (HG39), HG11, HG22 (HG43), HG30, HG38, HG40, HG42, HG45 and to support the Neighbourhood Development Plan in the context of the adopted Rother Local Plan Core Strategy 2014 and saved policies from the Local Plan 2006. The work is focussed on landscape and landscape related information to demonstrate the process that has been adopted to inform the final conclusions and recommendations.
- 1.2 The work has been prepared through desktop and on-Site Assessment to build from the two previous reports, the AECOM Report titled *Hurst Green Neighbourhood Plan Development Plan Site Options and Assessment* April 2019 and the Alison Eardley Consultancy report titled *Hurst Green Neighbourhood Plan Site Assessments Summary Report* August 2020. These previous reports included planning history and described informal comments received from Rother District Council (RDC) and the High Weald Area of Outstanding Natural Beauty (AONB) Unit for each of the Sites.
- 1.3 Volume 1 is the Introduction to all the work and describes information that is relevant to all the Sites. It includes the following sections, Scope and Structure of the Report, the Landscape relevant Planning Policy, Landscape Character and Visual Assessment Methodologies, (local, national, regional, district and parish) Landscape Character Assessments. Volume 2 (made up of 2a and 2b) describes each Site under the following headings, Baseline or existing landscape (including descriptions of the physical nature of the Site, landscape character, views, landscape related heritage and ecology matters and trees), Background information (summary or work to date), Baseline Landscape Character Assessments (national to local descriptions), Views (internal and public Viewpoints), Landscape Analysis Plan (describing important designations, landscape constraints and opportunities), Landscape Appraisal Plan (describing Site potential), Potential Landscape Strategy, Recommendations and a Landscape and Developability Potential Plan.
- 1.4 The Sites are all in the High Weald AONB and therefore all development design must be landscape led and must integrate the NPPF Paragraph 79 specifically where it states that design should be,

“truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas.”
- 1.5 The A21 is a divisive landscape detracting element that influences most of the Sites. All development must seek to lessen this by proposing buffer planting or setting buildings back from the road where this is possible or by other design techniques.
- 1.6 It is noted that these conclusions are landscape led and other matters (economics, land ownership, Site access or other legal etc) may have equal importance or take precedence over whether there is definite development potential at a particular Site.

- 1.7 It is also noted that any of the Sites could be wholly or partially developed and that such development would have an impact on the Landscape Character and Visual Impacts in all cases. The significance of these impacts would depend upon the sensitivity of the design: the extent of development on any Site; how well design is led by landscape (including surface water attenuation, GI and ecological principles); the amount of green open space; the amount of public and private space; the size, density and massing of built forms; the use of materials; the highways access; and the extent of mitigation, etc. Once the principles of the scheme would have been agreed (in line with the Landscape and Developability Potential Plans put forward for each Site) then Stage 2 Detailed Landscape and Visual Impact Assessment of the Short listed Sites could be carried out to determine the significance of impacts.
- 1.8 The landscape information for all 8 No. Sites has been fully investigated. The following section re-iterates the Potential Landscape Strategy and Recommendations for each Site, this is followed by a Summary Table for all 8 No. Sites describing the key issues for each, then a short conclusion for all 8 No. Sites and the final section is a description for what the next steps might be.

2.0 Site HG 6 The Field Opposite the Lodge TN19 7QP

2.1 Potential Landscape Strategy and mitigation

- 2.11 Should HG6 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The north west and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a village pond with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald to the north and the Listed Building should be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials, disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowled lighting should be used to lessen impacts on dark skies.
 - An area east of the Ancient Woodland Buffer could link the open spaces for enhanced protection and a high quality Green and Blue Infrastructure connection through the Site. This space should be a minimum of 15m to meet government guidance but could be larger if required.
 - **Developable Area 1.** The lower northern area is the least Site Sensitive developable parcel as it is partially visually obscured from the adjacent land uses located north of the Site and the High Weald landscape beyond.
 - **Developable Area 2.** The most Site Sensitive parcel of land is located on the highest central area of the Site where there are high quality views to the High Weald ridge line to the north. This area has the opportunity for lower (height) level landscape proposals (rather than taller built forms) such as amenity open space.
 - The Developable Area 2 to the south has a moderate Site Sensitivity. The area is somewhat influenced by its proximity to PRoW HG6 (Historic Routeway), the Trinity Church Greenspace, the Grade II Hawthorne Cottage Listed Building setting, the Historic Settlement boundary and also the 20th Century residential character (Ridgeway) to the west.
 - The Grade II Listed Hawthorne Cottage setting offers an opportunity for mitigation in the form of sensitive open space and to be an integral part of the Green/Blue (attenuation) Infrastructure through the Site.
 - Opportunities to link the Site to PRoW HG6 (Historic Routeway) and Greenspace network should be explored.
 - The Church requires car parking and this may also be explored as part of the development.
 - All planting to boundaries and along the GI routes to strengthen High Weald historic

interest with indigenous species (include consideration of increasing the percentage of evergreen species where views may need to be screened all year round).

- A car parking strategy should be agreed at the outset with an aim of reducing landscape and visual impacts (specifically avoiding glint and glare impacts for views back in from the High Weald to the north). Car parking in driveways and on the road is more visually intrusive and suburbanising than discretely located and easily accessible block parking. The former should be avoided with a preference for the latter wherever possible.

2.2 Recommendations

- 2.21 Once the developable principles as described would have been utilised for the production of a Landscape Masterplan (Site Development Plan) and subsequently for an iteratively informed Block Plan then a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's northern (Historic) Settlement Boundary and it is heavily influenced by the landscape detracting A21 as well as the lesser detracting influence of the farm shop car parking. Hurst Green has an historic ribbon pattern that follows the A21 and the A265 although in the area of HG6 the 20th Century Ridgeway cul-de-sac housing to the west of the Site has altered this to a cluster pattern. As such this part of Hurst Green could accept more development without significantly altering the already eroded historic ribbon pattern. As such this conclusion agrees with the statement put forward on page 23 of the Alison Eardley Report when describing Site HG39 (although it is applicable to all of HG6) quoted as follows.

"The Site is an overall scale that would not change the size or character of the settlement. Whilst the site is within the AONB it is well located in relation to the village and would be a natural extension to the existing development."

- 2.22 Whilst the Site offers a good fit in relation to the village it could also (in spite of the Low judgement for mitigating visual intrusion described in the RDC Landscape Assessment) offer effective Landscape Character and Visual Mitigation for the potentially impacted sensitive designations as well as offering a number of landscape opportunities for the village's: amenities; its settlement edge and setting; the local Green and Blue Infrastructure (and ecology); and the High Weald historic (Medieval) field boundary pattern. These would be beneficial enhancements that would offset the adverse impacts of the potential new residential development.
- 2.23 In order for the development design to occur the following are required: detailed topographic survey; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 2.24 Further landscape assessment would be needed as and when a Highways design would be forthcoming.
- 2.25 As such this Site could be capable of accommodating landscape change if designed sensitively and using the principles as recommended in this report. The Site has the potential to be designed in different ways according to the key drivers and the Landscape and Developability Plan (Figure 34) offers a landscape led approach. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site with the consequent lower landscape impact. It is recommended that Figure 34 should be used to propose a number of design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

3.0 HG11 Cooks Field, Burgh Hill TN19 7PB

3.1 Potential Landscape Strategy and mitigation

3.11 Should HG11 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.

- The south east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a village pond with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
- New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald to the south and Burgh Hill to the north should be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowled lighting should be used to lessen impacts on dark skies. .
- **Developable Area 1.** The most Site Sensitive parcel of land is located on the highest north western areas of the Site where there are good quality views to the High Weald wooded ridge line to the south. It should incorporate a welcoming gateway with lower (height) level landscape proposals (rather than taller built forms) such as amenity open space. This developable parcel on the higher ground should retain and strengthen the existing hedge and tree boundary and include a multi functional track for access to the houses, to link the PRoWs, to offer access for the farmer to the lower field, and to give the users of the Burgh Hill Historic Route a safer route within the Site. The design should seek to locate front gardens and drives to mirror the layout of the dwellings on the opposite side of Burgh Hill whilst also retaining good quality views for these residents.
- **Developable Area 2.** The parcel to the south on the lower slopes has a moderate Site Sensitivity (especially at its more discrete eastern end) and should utilise the topography for creating stepped architectural interest.
- An area at the eastern boundary should become a 10m protection planted buffer/open space for the existing TPO (Group). This protection should link with the Green and Blue Infrastructure through the Site and could be a biodiversity area and a linking path.
- The northern parts of Developable Areas 1 and 3 have the opportunity to continue the ribbon settlement pattern that exists north, west and east.
- The zone along the western boundary should include a planted buffer zone to include farmers access to the southern fields along with GI (path) inclusion and it should further obscure views in from the White House to the west.
- There are opportunities to link the Site to the local existing PRoWs (HG8 and HG9) and to offer pedestrian access along Burgh hill where none currently exists.

- The boundary planting to the north and south should be strengthened with indigenous species and a high percentage of evergreens to screen views in (specifically for views in from PRoW HG9 located south west).
- The landscape detracting telegraph poles and line should be installed underground if feasible. High quality High Weald public views must be retained in development design.
- All planting to boundaries and along the GI routes must be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
- A car parking strategy should be agreed at the outset with an aim of reducing landscape and visual impacts (specifically avoiding glint and glare impacts for views back in from the High Weald to the south). Car parking in driveways and on the road is more visually intrusive and suburbanising than discretely located and easily accessible block parking. The former should be avoided with a preference for the latter wherever possible.

3.2 Recommendations

- 3.21 Once the developable principles as described would have been utilised for the production of a Landscape Masterplan (Site Development Plan) and subsequently for an iteratively informed Block Plan then a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts forward the following potential recommendations. At a local scale the Site is of Medium to High Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Settlement Boundary towards the west of the village and is a natural fit for a continuation of the ribbon settlement pattern (as long as it mirrors the scale, density and materiality of the local dwellings) as there are houses to the west, north and east sides. It is noted that residents on higher ground on the north side of Burgh Hill have good quality views in to and across the Site and that these properties should be sensitively considered in any development proposals. Development proposals should seek to offer a wide area of green space as private garden and/or buffer planting along the boundaries (much like the north side of Burgh Hill where buildings are well set back from the road with intervening front gardens and boundary planting) so that built forms have less visual impact on existing residential views (and the Historic Routeway). With these principles in mind this part of Hurst Green could accept more development as it would be congruous with the existing historic ribbon pattern in this part of the village.
- 3.22 Whilst the Site offers a good fit in relation to the village it could also (in spite of the Low judgement for mitigating visual intrusion described in the RDC Landscape Assessment) offer effective Landscape Character and Visual Mitigation for the potentially impacted local AONB character, the Historic Routeway and local residents. The Site could offer a number of landscape opportunities for the village's: amenities; its settlement edge and setting; the local Green and Blue Infrastructure (and ecology); and the High Weald field boundary pattern. These would be beneficial enhancements that would offset the adverse impacts of the potential new residential development.
- 3.23 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).

- 3.24 As such this Site could be capable of accommodating landscape change if designed sensitively and using the principles as recommended in this report. The Site has the potential to be designed in different ways according to the key drivers and the Landscape and Developability Plan (Figure 44) offers a landscape led approach. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site with the consequent lower landscape impact. It is recommended that Figure 44 should be used to propose a number of design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

4.0 HG22 The Field Opposite Hurst Green School TN19 7QP

4.1 Potential Landscape Strategy and mitigation

- 4.11 Should HG22 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The most Site Sensitive parcel of land is located on the highest western areas of the Site where there are good quality views to the High Weald ridge line to the east and also to the west where there is a parkland character. These areas must form a large scale Village Green as an amenity for the whole village. The Village Green must have a minimum size of 800m².
 - The northern and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a village pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald to the east and the Listed Buildings must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowled lighting to be used to lessen impacts on dark skies. High quality public views to be retained.
 - Use the existing slopes to create sensitive to sense of place and setting with built forms that step down with the topography and which emphasise horizontal lines.
 - The constraints of the water main and the need to protect PRoW HG29 offer opportunities for new green spines through the Site which could enhance the GI.
 - **Developable Areas 1 and 2.** These parcels are located on the lowest most discrete areas of the Site and they are heavily influenced by the air and noise pollution of the A21. These parcels may have to include the Site access with the loss of dense planting and the design must seek to minimise the impacts on views and landscape character as the landscape detracting influence of the A21 increases.
 - **Developable Area 3 and 4.** These parcels are located on rising slopes that are relatively discretely located these should utilise the topography for creating architectural interest. Parcel 4 is at the green heart of the Site and could reflect this concept.
 - **Developable Area 5.** This parcel is also on rising slopes and is relatively discrete. It is located in the area of the Site more influenced by the parkland character and the design of the buildings should reflect this to retain the existing sense of place.
 - The boundary planting should be strengthened with indigenous species and a high percentage of evergreens where screening of views is required.

- A car parking strategy should be agreed at the outset with an aim of reducing landscape and visual impacts (specifically avoiding glint and glare impacts for views back in from the High Weald to the south). Car parking in driveways and on the road is more visually intrusive and suburbanising than discretely located and easily accessible block parking. The former should be avoided with a preference for the latter wherever possible.

4.2 Recommendations

- 4.21 Once the developable principles as described would have been utilised for the production of a Landscape Masterplan (Site Development Plan) and subsequently for an iteratively informed Block Plan then a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts forward the following potential recommendations. At a local scale the Site is of Medium to High Landscape Character Sensitivity. The Site is located outside, opposite and is screened from the Development Boundary and as such is less influenced by the settlement character. The parkland and countryside High Weald character is more influential and the development design must be sensitive to reflect this context. The design must mitigate the landscape detracting air and noise pollution of the A21 with planting and could include earthworks design. Development proposals should seek to offer a wide area of green space as private garden with buffer planting and the use of public open spaces (village green, village ponds, a perimeter path and GI links). The highest area of the Site which runs parallel and along the central section of the eastern boundary must seek to use low level built forms and this location has been highlighted as having potential for a village green which could utilise the existing high quality views to the east and become the green hub of the development. With bespoke design the constraints could offer opportunities for green spines to enhanced the GI strategy.
- 4.22 This Site is in a challenging location with a number of sensitive and constrained areas. The higher eastern areas must avoid significant obtrusive built forms on higher ground that would be visually intrusive in long distance views or from sensitive Listed Building or other areas of historic interest. The Site must retain an high quality PRoW HG29 through the Site and this may require a wider buffer zone and the retention of good quality views between built forms. The Site could offer a number of landscape opportunities for village amenities; the local Green and Blue Infrastructure (and ecology); the High Weald field boundary pattern; and the potential for car parking, a new A21 crossing and better pedestrian access for the Hurst Green Primary School. These would be beneficial enhancements that would offset the likely significant adverse impacts of the potential new residential development.
- 4.23 In order for the development design to progress the following are required: detailed topographic survey; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 4.24 As such this Site could be capable of accommodating landscape change but only if it is designed sensitively and using the principles as recommended in this report. The Site has the potential to be designed in different ways and in line with the Landscape and Developability Plan (Figure 55) which offer a landscape led approach. It is also feasible that the Site could be partially developed with built forms proposed in less sensitive locations within the Site. Any development should avoid proposing built forms that break the horizon line when seen for the long distance views in from the High Weald to the north east and east (also from Iridge Place and setting (if feasible)) and proposed planting and carefully located built forms should be explored in this respect. It is recommended that Figure 55 should be used to propose design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

- 4.25 As such this Site could be capable of accommodating landscape change but only if it is designed sensitively and using the principles as recommended in this report. The Site has the potential to be designed in different ways and in line with the Landscape and Developability Plan (Figure 55) which offer a landscape led approach. It is also feasible that the Site could be partially developed with built forms proposed in less sensitive locations within the Site. Any development should avoid proposing built forms that break the horizon line when seen for the long distance views in from the High Weald to the north east and east (also from Iridge Place and setting (if feasible)) and proposed planting and carefully located built forms should be explored in this respect. It is recommended that Figure 55 should be used to propose design options for further assessment. All work should seek to be in line with NPPF Paragraph 79 as quoted in Volume 1.

5.0 HG30 Land adjacent to Mill Barn, TN19 7QD

5.1 Potential Landscape Strategy and mitigation

- 5.11 Should HG30 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The north east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as: the medium distance High Sensitivity views in from the east; the long distance High Weald ridge line views (west, north and east); the local Historic Boundaries; and the Listed Stangate, must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc where possible. Low level or cowled lighting should be used to lessen impacts on dark skies.
 - Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive approach to retain sense of place and landscape setting.
 - **Developable Area 1.** The most Site Sensitive open area which is located on the elevated highest southern area where there is intervisibility with High Sensitivity Character and Visual Receptor Sites. The developable parcels on the higher ground should explore the potential for lower level built forms with a preference for amenity open space.
 - **Developable Area 2.** This parcel is located on the lower ground which is a more discrete area of the Site and may have capacity for development if implementing sensitively designed, low level, built forms, carefully located planting, considered locations of visually impacting elements to lessen Adverse Visual Impacts
 - Retain the existing tree planted copse to retain a sense of place, to ensure any development has a greater opportunity to blend with the landscape context and to limit the visual impacts created that could occur as a result of a new access in to Site.
 - All planting to boundaries and along the GI routes to be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
 - High quality High Weald public views must be retained in development design.

5.2 Recommendations

- 5.21 As the Site's access would be subject to Highways design a gateway area (rather than a road proposal) has been suggested only at this stage. This has somewhat constrained the assessment. The shortest route would be from the Bodiam Road (as shown) although this would break through the existing hedge line, need to be cut in to the ground levels and would open views in to the Site causing visual impacts that would need to be mitigated.
- 5.22 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium to High Landscape Character Sensitivity. The Site is located outside Hurst Green's Settlement Boundary. Development proposals should seek to offer open space in the less discrete and elevated areas to lessen Adverse Visual Impacts.
- 5.23 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 5.24 Further landscape assessment would be needed as and when a Highways design would be forthcoming and two options have been put forward on Figure 66 (alternative access may have lower impact).
- 5.25 It is noted that without Highway design the potential access as shown is indicative only at this stage
- 5.26 Any development (part of or the whole Site) would result in the loss of an area of Medieval field which significantly contributes to the local Landscape Character and the High Sensitivity Viewpoints. This Site will not be capable of accommodating landscape change without significant impacts on the surrounding Landscape Character and Visual Receptor Sites. Partial development on the more discrete lower slopes may result in lower visual impacts although landscape character impacts are likely to remain Significant.
- 5.26 The Landscape Strategy and Mitigation could offer some lessening of the developments incursion in to the open elevated AONB countryside although it is judged that even with proposed screening the overall effect would be an incongruous and Significant adverse intervention. If it is judged that development of this Site is to go ahead then the development must be sensitively designed (in line with NPPF Paragraph 79 as quoted in Volume 1) and as recommended in this report. Partial development should be considered to lessen potential impacts if development were to go ahead and it is recommended that the Landscape and Developability Plan should be used to propose a number of design options for further assessment.

6.0 HG38 Windmill Farm TN19 7QD

6.1 Potential Landscape Strategy and mitigation

6.11 Should this Site be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.

- The west pond area and the northern and eastern boundaries are on the lowest ground and have the potential to receive surface water from the adjacent sloping areas of the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to the existing or new pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
- New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as: the sensitive near and medium distance views in from the east; the long distance High Weald ridge line views to the west; the local Historic Boundaries and Routeways; and Stangate Listed Building, must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowed lighting should be used to lessen impacts on Dark Skies.
- Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive to sense of place and setting.
- **Developable Area 1.** Area to be sensitive in outlook to Silver Hill and the high quality views in from the east (PRoW HG27). Area may include a separate SUDs strategy to Developable areas 2 and 3
- **Developable area 2.** Built forms to reflect rising ground with potential to focus on open space and pond areas whilst obscuring views to landscape detracting elements
- **Potential Developable area 3.** Focussed on an existing pond (potential focus for development) that could be attenuation/ecology/village pond
- Conserve and strengthen wooded areas of the Site with buffer planting to screen views of the new development for residents looking in from Silver Hill and views of landscape detracting elements such as the telecommunications mast (where this might be possible).
- Manage Bodiam Road existing boundary hedge and tree planting for more height and screening. New planting should include indigenous species to screen views from Bodiam Road (Historic Routeway) and from PRoW HG27 to the east. Planting should be strengthened for enhanced screening where the Site might be opened up by the new access road. The new access road could have a dog-legged layout to enable screening with new planting proposed near to the entrance.

- In the more open and elevated space located towards the south and centre of the Site there is potential for greenspace (rather than built forms) to lessen Visual Impacts, separate (whilst also visually linking) Developable Parcels 1 and 2 and offer a good communal amenity location for the new residents
- High quality High Weald public views must be retained in development design.
- There is a significant change of level on the east side of the pond and this must be assimilated in to the design proposals.

6.2 Recommendations

- 6.21 As the Site's access would be subject to an Highways design a gateway area has been suggested only at this stage. This has somewhat constrained the assessment. The shortest route would be in from Bodiam Road (as shown) although this would break through the existing hedge line and open views in to the Site which would need to be mitigated.
- 6.22 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside Hurst Green's Settlement Boundary. Development proposals should seek to offer communal open space in the more open and elevated area to lessen Visual Impacts. Potentially the pond area could also offer an opportunity for communal open space.
- 6.23 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 6.24 Further landscape assessment would be needed as and when a Highways design would be forthcoming.
- 6.25 It is feasible that the Site could be partially developed with new built forms proposed to the east extending the settlement pattern without impacting on the western part of the Site and beyond.
- 6.26 This Site could be capable of accommodating landscape change without significant impacts on the surrounding Landscape Character and Visual Receptor Sites. The Landscape Strategy and Mitigation could lessen the influence of the landscape detracting elements on the High Weald AONB character, enhance the dilapidated condition to be a fairly discrete intervention. If it is judged that development of this Site is to go ahead then the Site design must be sensitively proposed and as recommended in this report.

7.0 HG40 Land behind Foundry Close, TN19 7PN

7.1 Potential Landscape Strategy and mitigation

- 7.11 Should HG40 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The south east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the local historic sensitive elements and boundaries must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowled lighting should be used to lessen impacts on dark skies. The use of green open space near the tree lined edges would be most appropriate.
 - Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive to sense of place and setting.
 - **Developable Area 1.** The most Site Sensitive parcel of land is located on the highest western area where there is intervisibility with the sensitive historic village edge. The developable parcels on the higher ground should explore the potential for communal open space and buffer planting on the intervening land to reduce the visual impact.
 - **Developable Area 2.** This parcel is located on the lower ground and away from the historic built up edge although it is more of an incursion (although not visually) in to the existing countryside character. This parcel has the opportunity to focus on the pond area.
 - All planting to boundaries and along the GI routes to be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
 - The overgrown ditch at the southern boundary between HG40 and HG42 should be managed to enhance ecological interest. This could include selectively clearing the existing vegetation, reprofiling the banks and replanting.
 - Any scheme should include a link to the existing PRow HG31 link if feasible.

7.2 Recommendations

- 7.21 This Site has no obvious access in and as such the work is somewhat constrained. The most ideal route would be in from the north off Foundry Close. This would involve developing land that may be out of the control of the potential developer.
- 7.22 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Settlement Boundary towards the east of the village (although in the DaSA 2016 it was marked as an area of 'Proposed Amendments to the Development Boundary'). It is noted that the buildings west of the Site have historic sensitivity and views across the Site's field character. Development proposals should seek to offer a wide area of green space as private garden and/or buffer planting so that built forms are discretely located for lower impact on residential views (and the historic village edge).
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) which includes HG40 in a larger area named HG7 is described as being '**Suitable and developable**' subject to more detailed investigations including some key factors (amber Site).'
- 7.23 The Site is located in a buffer zone between the village and the countryside and it is considered to be relatively discrete despite resulting in the loss of a field in the High Weald and having some impact on the setting of the historic built edge (although the sensitivity has already been lessened by the C20th suburban interventions). Also the Site could offer a number of landscape opportunities for the village's local Green and Blue Infrastructure (and ecology). Utilising these opportunities could be beneficial, incremental enhancements that would offset the adverse impacts of any potential new residential development.
- 7.24 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 7.25 Further landscape assessment would be needed as and when a Highways design would be forthcoming but it has been assumed that a route from Foundry Road would be used.
- 7.26 As such this Site could be capable of accommodating landscape change if designed sensitively and as recommended in this report although the access in to the Site is a potential show stopper and needs further consideration in terms of location, design and landscape impacts. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site with the consequent lower landscape impact. It is recommended that the Landscape and Developability Plan should be used to propose a number of design options for further assessment.

8.0 HG42 Land behind Foundry Close, TN19 7PN

8.1 Potential Landscape Strategy and mitigation

- 8.11 Should HG42 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- The north east and lowest area of the Site has the potential to receive surface water from across the Site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a pond or ponds with the associated Green Infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the local historic landscape elements and boundaries must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc. Low level or cowed lighting should be used to lessen impacts on dark skies. The use of green open space near the tree lined edges would be most appropriate.
 - Use the existing slopes to create interesting spaces ie built forms that step down with the topography and which emphasise horizontal lines in their design would be the most sensitive to sense of place and setting.
 - **Developable Area 1.** The most Site Sensitive parcel of land is located on the highest western area where there is some limited intervisibility with the sensitive historic village edge, PRow HG31 and the abutting neighbour at the south west boundary. The developable parcels on the higher ground should explore the potential for shared open space and buffer planting on the intervening land to reduce the visual impact.
 - **Developable Area 2.** This parcel is located on the lower ground and away from the historic built up edge although it is more of an incursion (although not visually) in to the existing countryside character and in close proximity to PRow HG31 and the historically sensitive wooded boundaries. This parcel has the opportunity to focus on the pond area.
 - All planting to boundaries and along the GI routes to be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.
 - The overgrown ditch at the northern boundary between HG40 and HG42 should be managed to enhance ecological interest. This could include selectively clearing the existing vegetation, reprofiling the banks and replanting.
 - Any scheme should include a link to the existing PRow HG31 link.
 - The scheme should look to utilise the existing overgrown nature of the Site wherever planting may be beneficial to retain the existing sense of place or for screening.

8.2 Recommendations

- 8.21 This Site has no obvious access in and as such the work is somewhat constrained. The most ideal route would be in from the north off Foundry Close. This would involve developing land for highways across land (including HG40) that may be out of the control of the potential developer.
- 8.22 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Settlement Boundary towards the east of the village (although in the DaSA 2016 it was marked as an area of 'Proposed Amendments to the Development Boundary'). It is noted that the buildings west of the Site have historic sensitivity and views across the Site's wooded character. Development proposals should seek to offer a wide area of green space as private garden and/or buffer planting so that built forms are discretely located for lower impact on residential views (and the historic village edge).
- District: RDC Strategic Housing Land Availability Assessment (SHLAA) listed as HG7 listed as '**Suitable and developable**' subject to more detailed investigations including some key factors (amber Site).'
- 8.23 The Site is in a buffer zone between the village and the countryside and it is considered to be relatively discrete despite resulting in the loss of a field in the High Weald and having incremental impact on the historic built edge and on PRow HG31. Also the Site could offer a number of landscape opportunities for the village's local Green and Blue Infrastructure (and ecology). These would be beneficial, incremental enhancements that would offset the adverse impacts of the potential new residential development.
- 8.24 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 8.25 Further landscape assessment would be needed as and when a Highways design would be forthcoming but it has been assumed that a route from Foundry Road would be used.
- 8.26 As such this Site could be capable of accommodating landscape change if designed sensitively and as recommended in this report although the access in to the Site is a potential show stopper and needs further consideration in terms of location, design and landscape impacts. As the Site is relatively small it is unlikely that partial development is viable although large areas of the existing naturally regenerating existing vegetation could be retained as a buffer towards the boundaries to suit the design. It is recommended that the Landscape Potential and Developability Plan should be used to propose a number of design options for further assessment.

9.0 HG45 The Field Opposite the Lodge TN19 7QP

9.1 Potential Landscape Strategy and mitigation

- 9.11 Should HG45 be judged as an acceptable developable space then the following potential Landscape Strategy and Mitigation proposals are put forward to maximise the opportunity to blend the Site with its local character.
- New buildings and hard landscape would generate surface water and the proposed attenuation strategy must be an integral part of the overall design which must be initiated at the outset so that surface water can be used for landscape and ecological benefit.
 - New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the north east Historic Boundary and the neighbours at Oaklands must incorporate sensitive design and boundaries must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc where possible. Low level or cowed lighting should be used to lessen impacts on Dark Skies.
 - **Developable Area.** The most developable part of the Site is centrally located where there are fewest public views in and where the built forms would extend the ribbon settlement pattern (where the houses are set back) as it follows the A21 (Historic Routeway) through the village. The retention of existing trees wherever possible must be assessed so as to retain a sense of place and to blend the built forms in to the existing environment.
 - All planting must be indigenous species that blend with the retained existing habitats with a consideration to increase the percentage of evergreen species where views may need to be screened all year round.
 - The area of the A21 at the south western end of the Site is located where the Historic Settlement of Hurst Green starts and the design proposals could help to reflect this as a village gateway.
 - The scheme should look to utilise the existing overgrown nature of the Site wherever planting may be beneficial to retain the existing sense of place or for screening, and Green Infrastructure.

9.2 Recommendations

- 9.21 The least sensitive part of the Site for access is from the A21 at the south west boundary. This would involve the removal of existing tree planting which could open up views in to the Site and reduce habitat biodiversity. It is recommended that as much existing tree cover is retained at the front of the Site and that the vehicular access might be a dog-legged layout so as to lessen visual impacts.
- 9.22 Once the developable principles as described would have been agreed a full Landscape and Visual Impact Assessment (Stage 2 of the work) could be put forward to make specific Landscape Character and Visual Impact judgements. As this report is a High Level Assessment (detailed impact judgements would be included in Stage 2) it puts forward the following potential recommendations. At a local scale the Site is of Medium Landscape Character Sensitivity. The Site is located outside and abuts Hurst Green's Development Boundary towards the east of the village.
- 9.23 In order to progress this Site for development the design proposals must be landscape led and the designers must demonstrate an ability to produce highest quality architecture which retains existing trees within the built form context and avoid blanket arboricultural clearance and templated standard house builder design. This Site could be part of a new gateway to the Historic Village Settlement with high quality pavement treatments, street furniture, signage, art and planting.
- 9.24 In order for the development design to occur the following are required: detailed topographic survey is required; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).
- 9.25 Further landscape assessment would be needed as and when a Highways design was forthcoming.
- 9.26 As such this Site could be capable of accommodating landscape change if designed sensitively and as recommended in this report. As the Site is relatively small and linear it is unlikely that partial development is viable although large areas of the existing naturally regenerating existing vegetation could be retained as a buffer towards the boundaries to suit the design. It is recommended that the Landscape and Developability Plan should be used to propose a number of design options for further assessment.

Table 13a Landscape Summary for all 4 of 8 No. Sites (HG6, HG11, HG22 and HG30)

Site	Designations (and other significant information)	LCA Sensitivity	Landscape Character	Landscape detractors	Views	Constraints	Opportunities	Developable area/ (depending upon design and site conditions)	High Level Stage 1 Capacity judgement based on the Landscape and Developability Potential
All Sites	1. NPPF Paragraph 172 - High Weald AONB - High Sensitivity . 2. High Weald AONB Management Plan 2019-24.	Parish scale judgement in this hla 397 R01 - Medium to High Sensitivity .	All Sites contribute to the High Weald AONB baseline character.			1. Potential visual impacts on high quality High Weald AONB views in to each of the Sites 2. In order for the development design to occur the following are required: detailed topographic survey; highway design (or feasibility must be confirmed); an heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures). 3. New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald or that influence the setting of Listed Buildings must be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials, disguising built forms with earthworks, planting, green roofs, green walls etc (as appropriate). 4. Low level or cowed lighting should be used to lessen impacts on dark skies. 5. All Sites are Greenfield except HG38 which is Brownfield.	1. Lowest areas on Sites have potential to receive surface water from new development and proposed surface water attenuation strategies must be put forward for each Site at the outset. These could link via a series of bio-engineered surface water retention features for Green Infrastructure (GI), landscape, ecological and amenity benefits. 2. The road and path design should be landscape lead dictated by the surface water strategy , the GI design and must explore the option to be shared use.		All design development should be methodological, iterative and consultative. Use the Section Titled Next Steps in hla 397 R03 for each Site. Further work may be dependent on further ecology, heritage, arboricultural, civil and highways engineering inputs.
HG6 (including HG39) (1.71ha)	1. Greenfield. 2. Burgh Wood (Semi-natural Ancient Woodland). 3. Grade II Listed Building, Hawthorne Cottage (Reference: 1034406). 4. Part of Medieval Field System. 5. Historic Field Boundaries on all sides. 6. Close proximity to PRoW HG6 and Church Greenspace. 7. Outside although abutting Hurst Green Development Boundary. 8. Abuts Historic Settlement Extent c.1860. 9. Flood Zone 1. 10. Grade 3 Agricultural Land. 11. Semi-improved grassland on light to medium soils. 12. Historic Routeways (PRoW HG6 and A21).	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 6 Upper Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 3 2009 - Low Visual Sensitivity, Moderate Character Sensitivity . 3. RDC SHLAA Site HG6 listed as 'Not Suitable' . 4. Local LCA judgement- High Sensitivity .	HG6 is a village edge, semi-improved grassland field of historic interest. The Site's tranquility is heavily influenced by the landscape detracting A21. The Site's local context is described as follows: to the north east and opposite the A21 the character is rural village edge; to the south east there is an Historic Settlement boundary; to the south is PRoW HG6, the Hurst Green Trinity Church Greenspace; to the south west is the Ridgeway, a late 20th Century, suburban, residential cul-de-sac with some invisibility; and to the north there is the Historic Farmstead of Lodge Farm, the farm shop (with its landscape detracting car parking) and beyond is high quality High Weald rural, undulating landscape; and to the west are suburban gardens and the Burgh Wood Ancient Semi-natural Woodland.	1. Air, noise and visual adverse influences of the A21. 2. C20th residential housing on Ridgeway has a somewhat suburbanising influence. 3. Farm shop car parking has a slightly adverse effect on high quality High Weald views out to the north.	The Site is visually well contained as it is enclosed by boundary planting although there are occasional gaps that allow some partial and obscured views and it is more open to the north Site. There are views from the Listed Hawthorne Cottage and potentially for a handful of houses on the Ridgeway. Public Views are limited to occasional views through gaps on A21 and virtually indiscernible views through dense planting from PRoW HG6. The Church and the Lodge Farm Oast are significant visual landmarks. 1. Viewpoints 1 and 2 - Low . 2. Viewpoints 3, 4 and 5 - Medium .	1. 15m buffer zone for Ancient Woodland. 2. Highway access on to A21. 3. Setting of and views from Grade II Hawthorne Cottage (Ref: 1034406). 4. Tree protection areas.	1. High quality views to High Weald ridge lines to north of Site. 2. Strengthen boundary planting for High Weald historic field pattern, landscape amenity, better acoustic buffering for A21, GI and ecology. 3. Potential link to PRoW HG6. 4. Potential to offer car parking for Church (to avoid glint and glare impacts).	1. Developable Area 1 is 4,323m2 (0.43ha) 2. Developable Area 2 is 2,192m2 (0.22ha)	Site could be capable of accommodating landscape change if designed sensitively and using the principles as recommended in hla 397 R01 to R03. The Site has the potential to be designed in different ways according to the key drivers and the Landscape and Developability Plan (Figure 34) which could offer a landscape lead approach. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site with the consequent lower landscape impact. It is recommended that Figure 34 should be used to propose a number of design options for further assessment.
HG11 (1.54ha)	1. Greenfield. 2. Historic Routeways (Burgh Hill and PRoW HG9). 3. Close proximity to PRoW HG8. 4. Outside although abutting Hurst Green Development Boundary and residential properties west, north and east. 5. Tree Preservation Order (Group) along eastern boundary. 6. Semi-improved grassland with sown wildflower margins on light to medium soils.	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 6 Upper Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 2 2009 - 'Moderate/High Visual Sensitivity, Moderate/High Character Sensitivity' . 3. RDC SHLAA Site HG6 listed as 'Not Suitable' . 4. Local LCA judgement - Medium to High Sensitivity .	HG11 is located in a break between dwellings located to the east, west and north and which contribute to the ribbon settlement pattern along Burgh Hill. HG11 is a village edge, semi-improved grassland with sown wildflower margins, it is part of a modern field pattern on the rising wooded valley side 500m east of the River Rother. The Site is relatively tranquil in character. The Site's local context is a fairly uniform intact character with rural residential development to the north, west and east and more open rural fields and High Weald countryside character to the south.	There are no significant landscape detractors although the telegraph line that runs east to west across and the medium to long distance obscured views of traffic on the A21 to the south west (see Viewpoint 8) lessens the Site's sensitivity.	The Site is visually well contained to near distance views to the north, west and east and open to the south. There are views in from the houses on the opposite side of Burgh Hill and also to the east and west. Public views are limited and from Burgh Hill and PRoW HG9. 1. Viewpoints 1 and 2 - Low . 2. Viewpoints 3, 4 and 5 - Medium .	1. Highway access on to Burgh Hill. 2. TPO (Group). 3. Feasibility to put telegraph lines below ground. 4. Retaining access for farmer to fields to south of Site. 5. Tree protection areas.	1. High quality views to High Weald ridge to south of Site. 2. Strengthen boundary planting for High Weald field pattern, landscape amenity, GI and ecology. 3. Potential link to PRoW HGs 8 and 9). 4. Potential to improve pedestrian access along Burgh Hill.	1. Developable Area 1 is 3,100m2 (0.31ha) 2. Developable Area 2 is 7,870m2 (0.78ha)	Site could be capable of accommodating landscape change if designed sensitively and using the principles as recommended in hla 397 R01 to R03. The Site has the potential to be designed in different ways according to the key drivers and the Landscape and Developability Plan (Figure 44) offers a landscape lead approach. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site with the consequent lower landscape impact. It is recommended that Figure 44 should be used to propose a number of design options for further assessment.
HG22 (including HG43) (2.05ha)	1. Greenfield. 2. Historic Routeways (A21 and PRoW HG29). 3. Outside although close proximity to Hurst Green Development Boundary and residential properties west, north and east. 4. Listed Buildings (Grade II* Listed Building, Iridge Place (Reference: 1365292), Grade II Listed Buildings:115 and 117 London Road (Reference: 1365327); 119, 121 and 123 London Road (Reference: 1034436) and 76 London Road (Reference: 1276290). 5. Historic Boundary along Site's southern edge. 6. Semi-improved grassland on light to medium soils.	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 13 Lower Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 1 2009 - 'Moderate/Low Visual Sensitivity, Moderate Character Sensitivity' . 3. RDC SHLAA Site HG6 not listed. 4. Local LCA judgement - Medium to High Sensitivity .	HG22 is an undulating semi-improved grassland field located at the village edge. It is well screened from the settlement by dense boundary tree and understorey planting which creates a sense of enclosure to the west, north and south. To the elevated eastern areas of the Site it is more open and therefore more influenced by the parkland landscape around Iridge Place to the north and north east and the countryside High Weald character to the east and south. Within the Site there are high quality mature specimen trees which contribute to the parkland character. The air and noise pollution of the A21 lessens the tranquility of the Site. PRoW HG29 bisects the Site as it moves from the north west part of the Site before exiting approximately half way down the eastern boundary.	The A21 is a significant landscape detractor that runs along the length of the western boundary. Whilst intervisibility is almost indiscernible the air and noise pollution lessens the tranquility experienced within the Site.	The Site is visually well contained to the west, south and north although there are open views from PRoW HG29 as it crosses the Site and for a short stretch beyond. To the east the boundary is on rising ground which creates a sense of enclosure for the lower northern and western areas of the Site. From the more elevated areas of the Site there are long distance high quality views to the High Weald to the east and north east. From the higher southern area there is a limited, high quality long distance visual corridor to the west. There is limited intervisibility with: Gravel Banks that abuts the south western boundary; the grade II Listed 76 London Road north west; and the Grade II* Listed Iridge Place. 1. Viewpoints 1, 2, 3 and 4 - Low . 2. Viewpoints 5, 6 7 and 8 - Medium .	1. Highway access on to A21. 2. Setting of Listed Buildings (specifically Grade II* Iridge Place). 3. PRoW HG29 open to the Site. 4. Water main and easement runs through the Site. 5. Tree protection areas.	1. High quality views to High Weald ridge lines to east of Site. 2. Strengthen boundary planting for High Weald field pattern (including Historic Boundary to south), landscape amenity, better acoustic buffering for A21, GI and ecology. 3. Potential link to school. 4. Potential to retain parkland character for uniques sense of place.	1. Developable Area 1 is 2,660m2 (0.27ha) 2. Developable Area 2 is 4,010m2 (0.4ha) 3. Developable Area 3 is 2,885m2 (0.29ha) 4. Developable Area 4 is 4,750m2 (0.48ha)	Site could be capable of accommodating landscape change if designed sensitively and using the principles as recommended in hla 397 R01 to R03. The Site has the potential to be designed in different ways according to the key drivers and the Landscape and Developability Plan (Figure 55) which offer a landscape lead approach. It is also feasible that the Site could be partially developed with new built forms proposed in less sensitive locations within the Site. Any development should avoid proposing built forms that break the horizon line when seen from the long distance views in from the High Weald to the north east and east (as well as from Iridge Place and setting (if feasible)) and proposed planting and carefully located built forms should be explored in this respect. It is recommended that Figure 55 should be used to propose a number of design options for further assessment.
HG30 (1.28ha)	1. Greenfield. 2. Historic Routeways (Bodiam Road, A21 and PRoWs HG26 and HG27). 3. Outside Hurst Green Development Boundary. 4. Grade II Listed Building, Stangate (Reference 1334176) located adjacent to Site. 5. Site is part of Medieval Field Pattern. It has Historic Boundaries along its western and northern edges. 6. Semi-improved grassland on light to medium soils.	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 13 Lower Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 1 2009 - 'Moderate/Low Visual Sensitivity, Moderate Character Sensitivity' . 3. RDC SHLAA Site HG30 not listed. 4. Local LCA judgement - Medium to High Sensitivity .	HG30 is part of the Medieval High Weald Field pattern, it is village edge, it is judged to be improved grassland on light to medium soils, and it is an elevated and a visually open Site for the most part. There are Historic Boundaries to the west and the north. There are few landscape detractors that lessen the tranquility. The Site's local context is described as follows: to the north and west the character is rural village edge with predominantly rural character houses although have a somewhat suburbanising effect; to the east (and including the Site) the character is open, elevated, rural, and is part of the High Weald larger Medieval Field Pattern; and to the north east the landscape is open, rural, and comprised of an High Weald countryside character.	There are no significant landscape detractors although the sound of the A21 is just audible and the telephone mast at Windmill Farm and local telegraph wires are partially visible.	The Site is visually open with long distance views (seen over the boundary planting) to the High Weald ridge lines to the north, west and east. There are open near and medium distance views to the south and east with clear uninterrupted views from PRoW HG27 located 300m to the east. The Site is more visually discrete towards its northern boundary where the ground is lower and dense boundary planting offers screening. There may be views in to the Site from a handful of houses including Windmill Farm to the west and properties north and north west (including the Grade II Listed Stangate) although these views are likely to be partial and predominantly obscured. There are also barely discernible views from Bodiam Road 1. Viewpoints 1, 2, 3, 4 and 5 - Medium . 2. Viewpoints 6 and 7 - High .	1. Highway access on to Bodiam Road. 2. Impact on extensive Medium to High Sensitivity public viewpoints in most directions. 3. Setting of and views from Grade II Listed Stangate. 4. Archeological Notification Area to north west corner of Site. 5. Tree protection areas.	1. High quality views to High Weald ridge lines to north of Site. 2. Potential to: strengthen boundary planting for High Weald historic field pattern; offer landscape amenity, and improve GI and ecological links.	1. Developable Area 1 is 5,678m2 (0.57ha) 2. Developable Area 2 is 3,478m2 (0.35ha)	Any development (part of or the whole Site) would result in the loss of an area of high quality Medieval open field which significantly contributes to the local Landscape Character and the High Sensitivity Viewpoints. This Site will not be capable of accommodating landscape change without significant impacts on the surrounding Landscape Character and Visual Receptor Sites. The Landscape Strategy and Mitigation could offer some lessening of the developments incursion in to the open elevated AONB countryside and it is judged that even with proposed screening the overall effect would be an incongruous intervention. If it is judged that development of this Site is to go ahead then the development must be sensitively designed as recommended in hla 397 R01 to R03. It is recommended that Figure 66 should be used to propose a number of design options for further assessment.

Table 13b Landscape Summary for all 4 of 8 No. Sites (HG38, HG40, HG42 and HG45)

Site	Designations (and other significant information)	LCA Sensitivity	Landscape Character	Landscape detractors	Views	Constraints	Opportunities	Developable area/ (depending upon design and site conditions)	High Level Stage 1 Capacity judgement based on the Landscape and Developability Potential
HG38 (0.81ha)	1. Greenfield. 2. Historic Routeways (Bodiam Road, A21 and PRoWs HG26 and HG27). 3. Outside Hurst Green Development Boundary. 4. Grade II Listed Building, Stangate (Reference 1334176) located adjacent to Site. 5. Part of Site is Medieval Field Pattern. It has a 'U' Shaped Historic Boundary located to the centre of the Site.	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 13 Lower Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 1 2009 - 'Moderate/Low Visual Sensitivity, Moderate Character Sensitivity.' 3. RDC SHLAA Site HG38 not listed. 4. Local LCA judgement - Medium to High Sensitivity .	HG38 is a Greenfield, village edge, elevated Site that is visually fairly well enclosed although there are some views out. The Site is dilapidated, poorly managed, with disused buildings, structures, caravans, hardstanding areas and the tall telecommunications mast, and the air and noise pollution from the A21, all lessen the Sensitivity and tranquility of the Site. There is Historic Boundary planting through the southern part of the Site which encloses part of the local Medieval Field Pattern although this is overgrown and the planting structure is fairly indiscernible. The Site's wider local context: to the north the character is rural village edge with predominantly rural character houses that have a somewhat suburbanising effect; to the east and south the character is open, elevated, rural, and comprised of an High Weald AONB countryside; and to the west is the A21 with the Rother Valley High Weald landscape beyond.	The Site is dilapidated, poorly managed, there are: disused built forms and hardstanding areas; the tall telecommunications mast; and large areas of incongruous mature conifer planting. The A21 air and noise pollution.	The Site is visually fairly well enclosed with areas to the east and west separated by the tall screening mature conifer planting that screens views along the centre of the Site as a north to south visual barrier and which restricts intervisibility within the Site. The High Weald ridge line is obscurely seen in the background from some elevated positions to the east of the Site. Dense planting to the north and conifer hedge planting to the south predominantly screen views out in those directions. There are near to medium distance to the east. Public Viewpoints in to the Site include near distance views from Bodiam Road (potentially including a handful of houses) and also for medium distance views from PRoW HG27 to the east. The telecommunications mast is a significant landscape detracting landmark located at the southern end of the Site. 1. Viewpoint 4 - Low . 1. Viewpoints 1, 2 and 3 - Medium . 2. Viewpoints 5 and 6 - High .	1. Highway access on to Bodiam Road. 2. Setting of and views from Grade II Listed Stangate. 3. Archeological Notification Area to northern part of Site. 4. Steep slopes, retaining structures and the pond. 5. Removal of incongruous conifers may open Site up to Significant Visual Impact. 6. The visual and physical access to the telecommunications mast. 7. Tree protection areas. 8. The Historic Boundary runs through the centre of the Site.	1. High quality views to High Weald ridge lines to north of Site. 2. Remove incongruous conifers and strengthen High Weald Medieval Field Pattern and Historic Boundaries, offer new landscape amenity, enhance acoustic buffering to A21, offer GI and ecology enhancements.	1. Developable Area 1 is 2,300m2 (0.23ha) = 1 to 6 dwellings. 2. Developable Area 2 is 1,585m2 (0.16ha) = 1 to 4 dwellings. 3. Developable Area 3 is 1,446m2 (0.14ha) = 1 to 4 dwellings. Total = 3 to 14 dwellings	Site could be capable of accommodating landscape change without significant impacts on the surrounding Landscape Character and Visual Receptor Sites. The Landscape Strategy and Mitigation could lessen the influence of the landscape detracting elements on the High Weald AONB character, enhance the dilapidated condition to be a fairly discrete intervention. If it is judged that development of this Site is to go ahead then the Site design must be sensitively proposed and as recommended in hla 397 R01 to R03. It is recommended that Figure 77 should be used to propose a number of design options for further assessment.
HG40 (0.62ha)	1. Greenfield. 2. Part of Medieval Field System with Historic Field Boundaries to the southern and eastern sides. 3. Abuts Historic Settlement Extent c.1860 (which includes Grade II Listed Buildings (28-30 London Road (Reference: 1365328), the Old Bull Inn (Reference: 1034437), Hurst Green Stores (Reference: 1234105). 4. Outside although abutting Hurst Green Development Boundary. 5. Semi-improved grassland on light to medium soils.	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 13 Lower Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 1 2009 - 'Moderate/Low Visual Sensitivity, Moderate Character Sensitivity.' 3. RDC SHLAA Site HG40 'Suitable and developable.' 4. Local LCA judgement - Medium to High Sensitivity .	HG 40 is a Medieval, recti-linear village edge Site which is a well managed semi improved or improved grazed field. Its main features include the sloping topography and the mature tree planting to the north, east and south (and to the west although this is more gappy). The south and east Site edges are Historic Boundaries. To the west the Site is more open to the backs of buildings in the Historic Settlement which include somewhat landscape detracting and suburbanising elements (outbuildings, a semi-permanent swimming pool and car parking). Along with some tree planting these elements enclose the Site to the west. The Site is more suburban in character towards the western boundary and more rural character towards the eastern boundary.	The land between the Site and the setting of the Listed Buildings (and the Historic Settlement Boundary) includes an access road, car parking, a semi permanent swimming pool, and other small outbuildings that contribute to a suburbanising effect which has landscape detracting influence on the Site.	The Site is visually well contained as it is bounded by dense mature trees (north, east and south) and trees and buildings (west). The only views in and out are near distance. There may be obscured partial views in to the Site from a handful of houses including the Listed Buildings. There are predominantly obscured, glimpsed and partial views to the boundary edge of the Site from public Viewpoints. 1. Viewpoints 2, 3 and 4 - Low to Medium . 2. Viewpoints 1 and 5 - Medium .	1. If no access in to the Site can be agreed then no development is possible. 2. Close proximity to Historic Settlement and the setting of Listed Buildings. 3. Tree protection areas.	1. Strengthen boundary planting for enhanced: High Weald historic field pattern; landscape amenity; GI and ecological links. 2. Remove incongruous conifers and strengthen High Weald Medieval Field Pattern and Historic Boundaries, offer new landscape amenity, enhance acoustic buffering to A21, offer GI and ecology enhancements.	1. Developable Area 1 is 2,480m2 (0.25ha) = 2 to 7 dwellings. 2. Developable Area 2 is 2,630m2 (0.26ha) = 2 to 7 dwellings. Total = 4 to 14 dwellings	Site could be capable of accommodating landscape change if designed sensitively and as recommended in hla 397 R01 to R03 although the access in to the Site is a potential show stopper and needs further consideration in terms of location, design and landscape impacts. As the Site is relatively small it is unlikely that partial development is viable. It is recommended that Figure 85 should be used to propose a number of design options for further assessment.
HG42 (0.67ha)	1. Greenfield. 2. Part of Medieval Field System with Historic Field Boundaries on all sides. 3. Abuts Historic Settlement Extent c.1860 (which includes Grade II Listed Buildings Lawrence House (Reference: 1365328), and the Old Court House (Reference: 1034438). 4. Outside although abutting Hurst Green Development Boundary. 5. Semi-improved grassland on light to medium soils. 6. PRoW HG31 (Historic Routeway) and Drewitts Field and Greenspace and pavilion.	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 13 Lower Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 1 2009 - 'Moderate/Low Visual Sensitivity, Moderate Character Sensitivity.' 3. RDC SHLAA Site HG40 'Suitable and developable.' 4. Local LCA judgement - Medium to High Sensitivity .	HG 42 is a Medieval, recti-linear, village edge Site which is unmanaged and densely overgrown. The main features of the Site were difficult to discern as access was limited however the sloping topography, the mature tree planting, and Byways (neighbouring house) are all influential. The full perimeter curtilage is Historic Boundary and the field itself is Medieval. To the west of the Site are the backs of buildings that front on to the A21 and are part of the Historic Settlement although intervening vegetation obscures intervisibility. The Site is comprised of semi mature secondary tree and shrub planting with a dense scrubby understorey on light to medium soils. The Site has a wooded and wild character and does not feel overly connected with either the settlement nor the wider High Weald landscape as the existing vegetation screens intervisibility with either.	There are no landscape detracting features although the Site is overgrown and unmanaged.	The Site is visually well contained as it is bounded by dense mature trees on all boundary sides and by the dense internal planting. The only views in and out are near distance. There may be obscured partial views in to the Site from a handful of houses located to the west although views are likely to be indiscernible except from Byways which may have some obscured, near distance, partial views. Views from public Viewpoints are almost entirely screened and include the almost entirely indiscernible and obscured views through the densely wooded southern boundary from PRoW HG31 (Historic Routeway) directly to the south. There is no intervisibility between the Site and Drewitts Field and Greenspace and pavilion. 1. Viewpoints 3 and 4 - Low to Medium . 2. Viewpoints 1, 2 and 5 - Medium .	1. If no access in to the Site can be agreed then no development is possible. 2. Close proximity to Historic Settlement and the setting of Listed Buildings. 3. Tree protection areas.	1. Strengthen boundary planting for enhanced: High Weald historic field pattern; landscape amenity; GI and ecological links. 2. Potential link to PRoW HG31 and Drewitts Field and Greenspace and pavilion. 4. Potential to enhance field ditch for landscape and ecological amenity.	1. Developable Area 1 is 1,340m2 (0.13ha) = 1 to 3 dwellings. 2. Developable Area 2 is 2,780m2 (0.28ha) = 2 to 8 dwellings. Total = 3 to 11 dwellings	Site could be capable of accommodating landscape change if designed sensitively and as recommended in hla 397 R01 to R03 although the access in to the Site is a potential show stopper and needs further consideration in terms of location, design and landscape impacts. As the Site is relatively small it is unlikely that partial development is viable although large areas of the existing naturally regenerating existing vegetation could be retained as a buffer towards the boundaries to suit the design. It is recommended that Figure 93 should be used to propose a number of design options for further assessment.
HG45 (0.44ha)	1. Greenfield. 2. Drewitts Field and Greenspace and pavilion 3. Historic Field Boundary to eastern side. 4. Outside although abutting Hurst Green Development Boundary. 5. In close proximity to Historic Settlement Extent c.1860. 6. Close proximity to Medieval Field and Parkland BAP at Iridge Place. 7. Historic Routeways (A21 and PRoW HG29).	1. ESCC Landscape Character Assessment Landscape Character Area (LCA) 13 Lower Rother Valley) 2016 - High Sensitivity . 2. RDC LDF, Core Strategy (2014), Market Towns and Villages, Landscape Assessment: Hurst Green LCA 1 2009 - 'Moderate/Low Visual Sensitivity, Moderate Character Sensitivity.' 3. RDC SHLAA Site HG45 Not listed. 4. Local LCA judgement - Medium Sensitivity .	HG45 is a village edge, rectilinear modern field. It is densely overgrown with naturally regenerating and impenetrable trees and scrub on light to medium soils. The main features of the Site were difficult to discern as access was limited however the key influences are: the naturally regenerating secondary vegetation to the centre of the Site; the mature tree planting to all boundaries; the openness to 70 London Road (Oaklands) located at the north western boundary; the landscape detracting (air and noise pollution) from the A21 (Historic Routeway) located at the Site's south eastern boundary; and the proximity to the (Iridge Place) parkland landscape to the south and Drewitts Greenspace to the north east. The north east edge is an Historic Boundary. Obliquely opposite the Site and on the opposite side of the A21 is the Grade II Listed 93 London Road. The Site has a wooded and wild character although there are views to Oaklands directly north west and there are obscured views through the well planted north eastern boundary to the playing field to the north, both of which have a slight suburbanising influence.	The A21 (air and noise pollution) is a significant landscape detractor and the Site is overgrown and unmanaged.	The Site is visually well contained by dense mature trees on all boundary sides (with the Oaklands creating visual enclosure to the north west) and by the dense internal planting. The only views in and out are near distance and these are very limited owing to the internal density of planting. There may be obscured partial views in to the Site from the backs of a handful of houses including 66 to 70 London Road located to the north west although these would be oblique, partial and obscured. Views from public locations are almost entirely screened , these include from Drewitts Playing Field and the A21 both of which see the Site's dense boundary and edge planting only. 1. Viewpoints 4 and 5 - Low to Medium . 2. Viewpoints 1, 2 and 3 - Medium .	1. Highway access on to A21. 2. Extensive tree removal and the associated loss of potential biodiverse habitat. 3. Tree protection areas.	1. Strengthen boundary planting for enhanced: High Weald historic field pattern; landscape amenity; GI and ecological links. 2. Potential link from A21 to Drewitts Field and Greenspace and pavilion. 3. Potential to enhance A21 public realm with new welcoming gateway to historic edge of Hurts Green.	Developable Area is 1,295m2 (0.13ha) = 1 to 4 dwellings. Total = 1 to 4 dwellings	Site could be capable of accommodating landscape change if designed sensitively and as recommended in hla 397 R01 to R03. As the Site is relatively small and linear it is unlikely that partial development is viable although large areas of the existing naturally regenerating existing vegetation could be retained as a buffer towards the boundaries to suit the design. It is recommended that the Landscape and Developability Plan should be used to propose a number of design options for further assessment. It is recommended that Figure 103 should be used to propose a number of design options for further assessment.

11.0 Conclusions for all 8 No. Sites

11.01 The following conclusions are given for each of the 8 No. Sites.

11.1 HG6 and HG11

11.11 HG6 and HG11 have similar constraints and opportunities and whilst they are both in the AONB the local character and settlement patterns offer a similar specific rationale for their development. These two could offer a significant amount of housing and would contain suburbanising effects to limited parts of the village edge. They both have some significant constraints including the AONB and countryside locations, their partial openness to the wider High Weald landscape (HG6 north and HG22 south) and there is a risk that Significant Adverse Landscape Character and Visual Impacts could result from development although this may depend upon the quality and sensitivity of the final design. It is concluded that partially developing HG6 is not an option as this would leave a part of the Site as Greenfield which could become a stranded and incongruous space and it would be better to use the whole area to integrate well designed amenity open space. HG22 is more discrete to the eastern end and partial design may be an option but this could only be decided by going through a masterplanning process and integrating the design with the local settlement pattern. Both Sites have good potential to offer landscape, heritage and ecological benefits to offset Landscape Character and Visual Adverse Impacts as a result of built forms.

11.2 HG22

11.21 HG22 is a high quality landscape that rises to the east and south with high quality long distance views to the High Weald ridge lines to east, north east and west. The parkland landscape to the north is also integral to the high quality. It is proposed that HG22 must offer a new Village Green (minimum of 800m²) to serve everyone in the village as a public amenity. The Village Green is the 'Big Idea' for this Site's design and development must have this at its heart and be designed around it. The Village Green should be located along the visually open ridge line to the east of the Site to minimise visual impact to the east and north east, it should integrate PRoW HG29 and the parkland character to the north of the Site. HG22 has very good potential to offer landscape, heritage and ecological benefits to offset Landscape Character and Visual Adverse Impacts as a result of built forms.

11.3 HG30

11.31 HG30 is elevated and therefore visually open in most directions. The Site is an open field and residential development would significantly alter the rural, open, field Landscape Character. It is predicted that there is a high risk that if HG30 were to be fully developed this would result in Significant Adverse Landscape Character and Visual impacts on the local character and the wider High Weald AONB. This Site would need very sensitive and high quality design and even then it is judged that this would probably not reduce the Significant impacts. Ideally its design should avoid any built forms in areas seen in the wider High Weald landscape and this may prove impractical or even impossible. The option to partially design an area in the more discrete northern half might be an option but it would still most likely result in Significant Impacts.

11.4 HG38

11.41 Whilst Aecom stated the HG38 is Brownfield RDC have stated (by email 20-11-20) that the Site is considered to be Greenfield. It is an unmanaged Site with landscape detractors strongly influencing its character and views. As such the Site has the potential to design out or lessen the detracting influences to strengthen the village edge character despite introducing new built forms.

HG38 has the potential to be partially developed and it has good potential to offer landscape, heritage and ecological benefits to offset Landscape Character and Visual Adverse Impacts as a result of built forms.

11.5 HG40, HG42 and HG45

11.51 HG40, HG42 and HG45 are of a similar size, a similar location in close proximity to the east side of A21, they are visually discrete and the constraints and opportunities are similar to one another. HG40 and HG42 should not be considered without confirmation of a design for the location of the vehicular access from Foundry Close. The access would lead to further impacts which haven't been given detailed consideration at this stage. Also HG40 and HG42 are sloping Sites which means access and design may be difficult and it may be decided that the small number dwellings that can be feasibly allocated is not balanced by the impacts that are likely to result. HG45 would result in much tree clearance which is potentially plausible but may not be a popular decision for local people. There are no options for partial design with these as all three Sites have minimal capacity for many houses. All three Sites have good potential to offer landscape, heritage and ecological benefits to offset Landscape Character and Visual Adverse Impacts as a result of built forms.

11.6 Relative Conclusion

11.61 In relative terms the Sites are described as follows in order from the highest risk to the lowest risk to the have Significant Landscape Character and/or Visual Impacts as result of development.

- HG30 would almost certainly result in Significant Landscape Character and Visual Impacts if wholly or partially developed.
- HG22 would almost certainly result in Significant Landscape Character and Visual Impacts if built forms significantly break the horizon line views in from the east and north east. Any development must be proposed around the Village Green concept and this should be located along the highest sensitivity areas including the eastern ridge line and the parkland area to the north.
- HG6 and HG11 have a moderate risk of Significant Landscape Character and Visual Impacts if developed although they offer a good opportunity for landscape, heritage and ecological benefits to offset impacts and they offer the potential for the allocation of many houses with impacts restricted to localised parts of the village.
- HG38 has a low to moderate risk of Significant Landscape Character and Visual Impacts if developed and it offers a good opportunity for landscape, heritage and ecological benefits to offset impacts.
- HG40, HG42 and HG45 have a low risk of Significant Landscape Character and Visual Impacts (although the new access may increase this risk) if developed and they offer opportunities for landscape and ecological benefits to offset impacts.

11.62 No Cumulative Assessment is proposed at this stage ie the impact for the village as a whole if all 8 No. Sites were developed versus a reduced number of Sites.

12.0 Next Steps

12.1 Masterplanning or Site Development Planning (SDP)

- 12.11 Successful development must be carefully masterplanned, it must include sensitivity to a Site's existing conditions including landscape, cultural, historical, ecological, topographical, built forms, and climatic matters. All 8 No. Sites are in the sensitive High Weald AONB designation and as must be led by the existing landscape character, views and the Site's landscape potential in relation to the existing conditions noted above. Each of the 8 No. Sites must develop a successful masterplan which must have a vision or a 'Big Idea', it must include a robust and pre-planned process with consultation, discussion and sign off at each agreed stage of work and there must be a creative and appropriate team of professionals who can listen, analyse and synthesise ideas in to a built form vision.
- 12.12 The masterplanning process must reference masterplanning documents such as 'Design and Reviewed Masterplans' by CABE or 'the Planning Advice Note, Masterplanning by the Scottish Government' or other agreed documents. The process must use precedent schemes in similar landscape context as a bench mark and standard to be applied throughout the process.
- 12.13 The process must utilise a Work Stage system such as the 'RIBA Plan of Work' or the 'Landscape Institute Work Stages' or other agreed system. A methodology and scope of works for the process must be agreed at the outset. This document proposes a methodology to include (as a minimum) the following Work Stages. The conclusion of each stage must deliver prepared, presented and shared written and drawn information and the authors must be flexible to change and adaptation for the next stage.
- a. **Scope of works.** Define a brief, a timetable, meeting dates, team/s and milestones.
 - b. **Baseline work, Collect information.** Stakeholder consultation, desktop research including designations, Landscape Character Assessments, local constraints, heritage, ecology, Site visits, views.
 - c. **Analysis.** Define the Site in terms of character, views, landform, vegetation, constraints and opportunities, list surveys required and further consultations or team members needed.
 - d. **Define a Vision or 'Big Idea.'** What will the development become? What is the overriding design concept? The idea must be bold, be referenced, be achievable and enable continuation through the project from start to finish.
 - d. **Prepare an outline scheme.** This should include balloon diagrams indicating how the Site might be arranged. In a sensitive area such as the High Weald AONB this stage should be led by the landscape and ecological specialists. The masterplan should be structured around Green and Blue Infrastructure principles with a view to creating an open space structure with footpaths, re-used surface water for landscape ecological purposes (ponds, wetlands, ecology, irrigation etc), retained landscape features and vegetation. This would enable the existing sense of place to be retained within the future development. The Masterplan must not be led by the placement of roads, buildings or car parking at the outset and these must be subservient to the Green and Blue Infrastructure. The Outline scheme should potentially look at a number of options.
 - e. **Prepare a sketch scheme.** This should use the balloon diagrams to form a sketch landscape masterplan with developable spaces shown as rendered areas without detail. At this stage the principle areas should be established - landscape character areas across the Site and how these tie in to the 'Big Idea,' Village Green, Open space areas, ecological or designation buffer zones, walking routes, key views, sensitive areas, mitigation of landscape detracting elements etc. In order to agree this stage precedent images, materials (building and hard landscape), planting, ideas about density, massing, orientation, environmental built form design and bio-engineering principles should be considered. At this stage it is also key to agree a car parking strategy, the arrangement of houses (relationships of front gardens, drives, buildings, garages and back gardens) so as to avoid over suburbanisation and to be forward thinking and sustainable.
 - f. **Prepare a detailed scheme.** The detail must have been iteratively evolved from the work and continued discussions. It must not be a surprise nor an incongruous design. This should show the built forms and how the design has been arrived at. It should be able to be robustly tested to confirm the original design concept or 'Big Idea' has been maintained, the scheme responds to the existing Site (designations, heritage, ecology etc), the sense of place has been retained, the utilisation of the landscape masterplan and how this will enhance the ecology, the heritage and the High Weald context. Overall the development should be forward thinking and not seek to repeat tried and tested unsustainable and overly suburban housing of the past.
- 12.14 The key to this work will be constant ongoing consultation, high quality teams for project management and for creative masterplanning who have a wide range of skills (landscape ,ecology, bio-engineering, sustainable engineering, sustainable architecture etc), who can effectively discuss ideas, synthesise these ideas in to design concepts and who have a genuine creative motivation to retain character whilst forming new and original design for the local community and that sets a high quality precedent for all future development.

GLOSSARY OF TERMS:
Stage 1 High Level Landscape Assessment for the
8 No. Potential housing Sites in Hurst Green
HG6, HG11, HG 22, HG30, HG38, HG40, HG42, HG4

hla 397 GL01
Hurst Green



Client: Hurst Green Parish Council

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Glossary of Terms

Glossary of terms used or referred to in documents hla 397, R01, R02a, R02b and R03.

Access land: Land where the public have access either by legal right or by informal agreement.

Above Ordnance Data (AOD): In the UK Ordnance Datum or OD is a vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps. A spot height may be expressed as AOD for “Above Ordnance Datum”.

Agricultural Land Classification (ALC): is a system used in England and Wales to grade the quality of land for agricultural use, according to the extent by which physical or chemical characteristics impose long-term limitations. It is used to inform planning decisions affecting greenfield sites. The system classifies land into five grades: Grade 1 - excellent quality agricultural land with no or very minor limitations. Grade 2 - very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting. Subgrade 3a – good quality agricultural land with moderate limitations that affect the choice of crop, timing and type of cultivation/harvesting or level of yield. This land can produce moderate to high yields of a narrow range of crops or moderate yields of a wide range of crops. Subgrade 3b – moderate quality agricultural land with strong limitations that affect the choice of crop, timing and type of cultivation/harvesting or level of yield. This land produces moderate yields of a narrow range of crops, low yields of a wide range of crops and high yields of grass. Grade 4 – poor quality agricultural land with severe limitations which significantly restrict the range and level of yield of crops. Grade 5 - very poor quality agricultural land with very severe limitations which restrict use to permanent pasture or rough grazing with the exception of occasional pioneer forage crops.

Amenity space: A desirable and useful space often a green space.

Ancient or Veteran Tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All Ancient Trees are Veteran Trees. Not all Veteran Trees are old enough to be Ancient, but are old relative to other trees of the same species. Very few trees of any species reach the Ancient life-stage.

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes Ancient Semi-Natural Woodland and Plantations on Ancient Woodland Sites (PAWS). Ancient Semi-natural Woods are woods that have developed naturally. Most have been used by humans – often managed for timber and other industries over the centuries – but they have had woodland cover for over 400 years. Plantations on Ancient Woodland sites which are Ancient Woods that have been felled and replanted with non-native species. Typically, these are conifers, but it can also include broadleaved planting such as non-native beech, red oak, and sweet chestnut. Although damaged, they all still have the complex soil of Ancient Woodland, and all are considered to contain remnants of the woodland specialist species which occurred before.

Ancient Woodland Buffer Zone: For Ancient Woodlands the government recommends a buffer zone of at least 15 metres from the Ancient Woodland edge to avoid root damage. Where assessment shows other impacts are likely the Buffer can be extended beyond 15m. For example, the effect of air pollution from development that results in a significant increase in traffic.

Archaeological interest: There will be archaeological interest in an heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Attenuation: The process of storing and slowly releasing surface water run-off. It is one of the key features of sustainable drainage systems (SuDS). By slowing down the rate at which surface water enters sewers or water courses, it reduces the risk of downstream flooding.

Attenuation storage: Volume used to store runoff during extreme (storm) events attenuating flow rates.

Balancing pond: A pond designed to attenuate flows by storing surface water runoff during the storm and releasing it at a controlled rate during and after the storm. The pond always contains water.

Baseline studies: Work carried out to determine and describe the existing environmental conditions against which any future changes can be measured or predicted and assessed.

Basin: A ground depression acting as a flow control or water treatment structure that is normally dry and has a proper outfall, but is designed to detain storm water temporarily.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: The shortened form of two words “biological” and “diversity”. It refers to all the variety of life that can be found on Earth (plants, animals, fungi and micro-organisms) as well as to the communities that they form and the habitats in which they live.

Bio-engineered design: Design measures driven by landscape principles based upon engineered processes and for the benefit of ecology and sustainability. Design examples include rainwater harvesting, swales, (attenuation and ecology), pond creation or natural erosion protection.

Bio-retention: A depressed planted area that is allowed to collect runoff to percolate through the soil below into an underdrain and ensuring pollutant removal.

Brownfield land: an area of land or premises that has been previously used, but has subsequently become vacant, derelict or contaminated. This term derived from its opposite, undeveloped or ‘greenfield’ land. See also Previously Developed Land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Building line: The line formed by the frontages of buildings along a street.

Catchment (rainwater): The area contributing surface water flow to a point on a drainage or river system. A catchment can be divided into sub-catchments.

Characterisation: Elements or combinations of elements, which make a contribution to distinctive landscape character.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Compensation: Measures devised to offset or compensate for residual adverse effects which cannot be prevented, avoided or further reduced.

Competent Authority: The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.

Concept Plan: This is a theoretical drawing, plan or paper containing the key ideas deduced from survey and analysis and should be used to inform sketch design progression.

Consultation bodies: Any body specified in the relevant Environmental Impact Assessment (EIA) Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.

Contaminated ground: Ground that has the presence of such substances that, when present in sufficient quantities or concentrations, are likely to have detrimental effects on potential targets.

Context: The setting of a building, site or area. This can include surrounding development heights, plot shape, local materials, green open space and vegetation.

Cowled lighting: Lighting which has hooded structure to control the emission of light in a certain direction.

Curtilage: An area of land around a building or group of buildings or other holdings which is for the private use of the occupants of the buildings.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design Code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated Landscape: Areas of landscape identified as being of importance at international, national or local levels, either defined in development plans or other documents.

Designated Rural Area: National Parks, Areas of Outstanding Natural Beauty (AONB) and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Detention basin: A vegetated depression that is normally dry except following storm events. Constructed to store water temporarily to attenuate flows. May allow infiltration of water to the ground.

Detention pond or tank: A pond or tank that has a lower outflow than inflow. Often used to prevent flooding.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available, would not result in significant environmental impacts and could be viably developed at the point envisaged.

Development: Any built proposal that results in a change to the landscape and/or visual environment.

Development Boundary: These are used to define a boundary between the built-up area of an existing settlement and the surrounding open countryside. Elsewhere in a Parish area there may be scope for small scale infill in smaller hamlets, but land will generally be considered as 'open countryside.'

Development Plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

De-watering: The removal of groundwater/surface water to lower the water table.

Direct effect: An effect that is directly attributable to the proposed development.

'Do Nothing' situation: Continued change or evolution in the landscape in the absence of the proposed development.

Ecosystem: A community of organisms that depend on each other and the environment they inhabit.

Elements: Individual parts which make up the landscape, such as for example, trees, hedges and buildings.

Elevation: The façade of a building.

Enclosure: The extent to which buildings or structures or vegetation create a defined and enclosed sense of place.

Enhancement: Proposals that seek to improve the landscape resource and visual amenity of the proposed development site and its wider setting.

Environmental Impact Assessment (EIA): The process of Environmental Impact Assessment in the context of town and country planning in England is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the '2017 Regulations'). These regulations apply the amended EU directive "on the assessment of the effects of certain public and private projects on the environment" (usually referred to as the 'Environmental Impact Assessment Directive'). In broad terms it is a procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Evergreen: A plant whose leaves or needles are green year-round.

Feature: Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines or a particular aspect of the project proposal.

Filter drain: A linear drain consisting of a trench filled with a permeable material, often with a perforated pipe in the base of the trench to assist drainage.

Filter strip: A vegetated area of gently sloping ground designed to drain water evenly off impermeable areas and to filter out silt and other particulates.

Filtration: The act of removing sediment or other particles from a fluid by passing it through a filter.

Floodplain: Land adjacent to a watercourse that would be subject to repeated flooding under natural conditions.

Gateway: The design of a building, site or landscape to symbolise a special entrance to a settlement or special area.

Geocellular structure: A plastic box structure used in the ground, often to attenuate runoff.

Geogrid: Plastic grid structure used to increase strength of soils or aggregates.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Greenfield: Land that has not yet been built on, or buildings built on land that had never been used before for building.

Green roof: A roof with plants growing on its surface, which contributes to local biodiversity. The vegetated surface provides a degree of retention, attenuation and treatment of rainwater, and promotes evapotranspiration. Sometimes referred to as an alternative roof.

Grey water: Polluted water that is associated with the production of goods and services, it is calculated as the volume of water that is required to dilute pollutants to such an extent that the quality of the water remains above agreed water quality standards.

Guestimate: A calculation that combines reasoning with interpolative guesswork. It is an approximation where detailed data is not available to inform an accurate judgement.

Habitat: The area occupied by a community or species (group of animals or plants), such as a woodland, hedgerow or grassland.

Hardstanding: A hard surface or paved area.

Hectare (HA): 1 hectare = 10,000 square metres

Heritage: The historic environment that is likely to include valued assets and qualities such as historic buildings or gardens and cultural traditions.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA): Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area.

Housing density: The degree to which an area is filled or occupied often measured as number of dwellings per hectare.

Improved Grassland: Land used for grazing (other than arable land) where over one third of the sward comprises, singly or in mixture, ryegrass, cocksfoot or timothy, or land that has been improved by management practices such as liming and top dressing.

Incongruous: Not in keeping with its surroundings.

Indigenous species: Species produced, growing, living, or occurring natively or naturally in a particular region or environment.

Indirect effects: Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the Site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Infiltration basin (trench or device): A dry basin designed to store and promote infiltration of surface water to the ground.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Iterative design process: The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Key characteristics: Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

Land cover: The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not same as land use.

Landform: The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope elevation and physical processes.

Landmark feature or building: A building or structure that stands out from its background, by virtue of its height, size or another aspect of its design. Such a building is often deliberately placed in a townscape vista.

Landscape: An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape analysis: A recorded assimilation of landscape survey work that is used to synthesise objective data into subjective design concepts.

Landscape appraisal: An overview of findings from landscape survey and analysis which may include landscape character and visual impacts. It is typically used as a vehicle to inform LVIA and/or iterative design proposals.

Landscape and Visual Impact Assessment (LVIA): A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource, in its own right and on people's views and visual amenity. An LVIA must be carried out by a qualified professional and it must utilise the principles as set out in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment.

Landscape Architecture: A professional organisation regulated by Charter and the Landscape Institute. Amongst many environmental services Landscape Architects produce Landscape and Visual Impact Assessment (LVIA). LVIA can inform their work to analyse, plan, design, manage, and nurture the built and natural environments. The design of Landscape Architects can have a significant impact on communities and quality of life through design of parks, campuses, streetscapes, trails, plazas, and other projects that help define a community.

Landscape Capacity: The capacity of a specific landscape to accommodate a particular type of change by judging the sensitivity of the landscape and the type and impact of change that could occur.

Landscape Character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape.

Landscape Character and Visual Sensitivity: A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Landscape character and visual sensitivity are both measured as Low, Medium or High.

Landscape Character Areas (LCAs): These are single unique areas which are the discrete geographical areas of particular landscape type.

Landscape Character Assessment (LCAs): The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Character Assessment.

Landscape Character Types (LCTs): These are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape Classification: A process of sorting the landscape into different Types using selected criteria but without attaching relative values to different sorts of landscape.

Landscape Detractor: A landscape element or feature that influences landscape character or views in a negative or detracting manner.

Landscape Effects: Effects on the landscape as a resource in its own right.

Landscape Masterplan (or Site Development Plan): An overarching document and spatial layout which is used to structure land use and development. 'Master plan' is an all-encompassing term. Its scope can range from 10 year implementation at the regional scale, to an illustrative plan of small scale groups of buildings. The term may be associated with the concept of slavery and a better definition might be Site development Plan.

LVIA Methodology: The systematic, theoretical analysis of the landscape methods applied to determine the landscape baseline and impacts upon that baseline through desktop theoretical research and on Site survey and analysis.

Landscape Quality (condition): A measure based upon judgements about the physical state of the landscape and about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

Landscape Receptors: Intrinsic aspects of the landscape resource that have the potential to be affected by the proposal.

Landscape Strategy: The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.

Landscape Survey: The collection and recording of the empirical desktop and on Site landscape information for a specific landscape area.

Land Use: What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Land Value: The relative value attached to a landscape which expresses national or local distinctiveness, because of its quality or its special features which could include scenic beauty, tranquillity, wildness, cultural or conservation aspects.

Legibility: How much a place can be understood or navigated due to its layout.

Linear pond: An alternative to swales in managing runoff from roadways and hard standings. They are vegetated open channels that provide storage, conveyance and some treatment.

Local Planning Authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Magnitude (of effect): A term that combines judgements about the size and scale of effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration. Landscape character measured as Low, Medium and High. Views measured as Major, Moderate, Slight, Negligible, Not change and neutral.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Mass: The combination of length, height and depth of a building. Also referred to as bulk.

Micropool: A pool located at the outlet to a pond or wetland that is permanently wet and improves the pollutant removal of a water system.

Mitigation: A method designed to lessen significant landscape character and visual impacts.

National Planning Policy Framework (NPPF): National Planning Policy is set out by the UK government as a series of paragraphs. The NPPF is a dynamic document that is revised from time to time.

National trails: Long distance routes for walking, cycling and horse riding.

Natural Flood Management: managing flood and coastal erosion risk by protecting, restoring and emulating the natural ‘regulating’ function of catchments, rivers, floodplains and coasts.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic Policies: Policies contained in a Neighbourhood Plan, or those policies in a local plan that are not strategic policies.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Parameters: A limit of boundary which defines the scope of a particular process or activity.

Permeability (development layout): The connectivity of a street layout. A layout where there are minimal dead-ends.

Permeable (hardstanding): A surface that will allow water to pass through it.

Public Realm: Open spaces (streets, lanes) that are wholly accessible to the public.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Priority Habitats and Species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Public Rights of Way (PRoW): Public receptor locations protected under the Countryside and Rights of Way Act 2000 and the NPPF paragraph 98. PRoWs are most typically footpaths and bridleways although they also include other designations. They are commonly higher sensitivity locations.

Rain Garden: An engineered area for the collection, infiltration and evapotranspiration of rainwater runoff, mostly from impervious surfaces; it reduces rain runoff by allowing storm water to soak into the ground (as opposed to flowing into storm drains and surface waters which can cause erosion, water pollution, flooding, and diminished groundwater). They can also absorb water contaminants that would otherwise end up in water bodies. The terminology arose in Maryland, USA in 1990s as a more marketable expression for bio-remediation.

Rainwater Harvesting: Collecting rainwater either in storage or the soil and usually located close to where it falls; the attempt to increase rainwater productivity by storing it in ponds, wetlands etc, and helping to avoid the need for infrastructure to bring water from elsewhere. Practiced on a large scale upstream this reduces available water downstream.

Reedbed: Area of grass-like marsh plants, primarily adjacent to freshwater. Artificially constructed reed beds can be used to accumulate suspended particles and associated heavy metals, or to treat small quantities of partially treated sewage effluent.

Residual impacts: Impacts that remain after mitigation has been put in place and established.

Respect: To compliment an existing building or area. Development or a feature that does not overwhelm the building or area.

Ribbon development: Houses or settlement that is aligned along transport routes.

Riparian: An adjective describing land of, on, or relating to the banks of a natural course of water.

Runoff: Water flow (including flow from snow and other precipitation) over the ground surface which has not entered the drainage system. This occurs if the ground is impermeable, is saturated or rainfall is particularly intense. (Sometimes referred to as surface water runoff, surface runoff).

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Scale: Relates to the size of the building within its context.

Semi-improved Grassland: A transition category made up of grasslands which have been modified by artificial fertilisers, slurry, intensive grazing, herbicides or drainage, and consequently have a range of species which is less diverse and natural than unimproved grasslands.

Sense of Place: Where a place has a strong and unique identity or character.

Scoping: The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.

Setting of a Heritage Asset: The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Shared use surfaces: Shared space or shared surfaces is a relatively recently used concept in urban street design in which street signs, road marking and pavements are eliminated in favour of a space which is shared by pedestrians, cyclists and vehicles.

Significance (for landscape): The measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. Landscape character is measured as Negligible, Minor, Moderate and Major. Views are measured as Not Significant or Significant. These impacts could be Adverse, Beneficial, Neutral or no Change. Significant impacts should seek mitigation to reduce the impact.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Soakaway: A sub-surface structure into which surface water is conveyed, designed to promote infiltration.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Stakeholders: Individuals and groups who have an interest in a subject or a place or a development.

Storm water: Rainfall that accumulates in natural or artificial systems after heavy rain; surface run-off or water sent to (storm water) drains during heavy rain.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making Authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary Planning Documents (SPD): Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Susceptibility: The ability of an intrinsic landscape or a visual receptor to accommodate the specific proposed development without undue negative consequences.

Sustainable methods: Using methods that do not harm the environment so that natural resources are still available in the future

Sustainable Urban Drainage Systems (SUDS): A collection of water management practices that aim to align modern drainage systems with natural water processes.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Swale: A shallow vegetated channel designed to conduct and retain water, but may also permit infiltration. The vegetation filters particulate matter. Dry swale, shallow vegetated channel with filter in the base to convey surface runoff to the sewer network or infiltrate into the surrounding soils.

Topography: A description of the shape of the land that will include an understanding of changes in the height of the land, for example.

Townscape: The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Tranquility: A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Tree Preservation Order (TPO): An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. Traditionally trees below 75mm in diameter (1m above ground level) and fruit trees are exempt.

Unimproved grassland: Land used for grazing or mowing which is not normally treated with mineral fertiliser or lime and does not constitute either improved grassland or rough grazings.

Vista: An enclosed view, usually a long, narrow one.

Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

Visual Effects: Effects on specific views and on the general visual amenity experienced by people.

Visual Receptors: Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Water Table: The point where the surface of groundwater can be detected. The water table may change with the seasons and the annual rainfall.

Wetland: Flooded area in which the water is shallow enough to enable the growth of bottom-rooted plants.

Wildlife Corridor: Areas of habitat connecting wildlife populations.

Zone of Theoretical Visibility (ZTV): A map, usually digitally produced, showing areas of land within which a development is theoretically visible.