

CROWHURST PARISH LANDSCAPE CHARACTER, SENSITIVITY & CAPACITY ASSESSMENT

OCTOBER 2017



landscape architecture ■ urban design
expert witness ■ environmental planning

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1.0 INTRODUCTION & BACKGROUND

- 1.1 Huskisson Brown Associates (HBA) is a firm of Chartered Landscape Architects, established in 1987 and registered since then with the Landscape Institute. HBA has been a member of the Institute of Environmental Management and Assessment since 1992. The practice is Quality Assured to BS ISO 9001:2008. All directors of the practice are Chartered Members of the Landscape Institute.
- 1.2 The practice has undertaken a range of landscape and visual assessment work for many clients including public bodies, private companies and individuals. The practice experience includes projects in the commercial, industrial, retail, recreational, healthcare, agricultural, infrastructure and residential development sectors. It also has experience in providing development control advice to Local Planning Authorities.
- 1.3 The practice has been commissioned on the instruction of Crowhurst Parish Council to prepare a Landscape Character, Sensitivity and Capacity Assessment.
- 1.4 The preparation of this work has been carried out following the Natural England Guidance "An Approach to Landscape Character Assessment" and "How to prepare a character assessment to support design policy within a neighbourhood plan" published by Planning Aid England.
- 1.5 The study has included both desk top study and field work. Site visits were carried out on 4th July 2017 and 22nd August 2017.

- 1.6 The following documents and sources are considered to be the primary ones of relevance to the landscape character of the parish.

- Natural England National Landscape Character Area 122 High Weald;
- The East Sussex County Landscape Character Assessment 2016 Character Area 10 Combe Haven Valley;
- The High Weald Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019;
- The High Weald Parish Information Pack 2016;
- Rother District Council LDF Core Strategy Landscape Assessment 2009;
- Rother District Council Strategic Housing Land Availability Assessment Review 2013;
- Crowhurst Heritage & Character Assessment, Aecom Aug 2017
- MAGIC website;
- English Heritage website;
- On line review of Historic Ordnance Survey mapping;
- Bing Map, Google Map and Google Earth;

Purpose & scope of the study

- 1.7 The purpose of this document will be to inform the preparation of the Parish Neighbourhood Plan. It will identify and describe landscape character areas within the parish and their key characteristics and assess 4 sites (previously selected by Crowhurst Parish Council) on their landscape sensitivity and capacity for residential development. These key characteristics and landscape strategies for the 4 sites will provide the baseline which will guide future development and management of the landscape.



2 LANDSCAPE CHARACTER ASSESSMENT



2.0 LANDSCAPE CHARACTER ASSESSMENT

Methodology of Character Assessment

- 2.1 This assessment has been carried out using the 2004 Natural England guidance “An Approach to Landscape Character Assessment”.
- 2.2 The guidance sets out 5 key principles for landscape assessment:
- “Landscape is everywhere and all landscape and seascape has character;
 - Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;
 - The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;
 - A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;
 - A Landscape Character Assessment can provide an integrating spatial framework - a multitude of variables come together to give us our distinctive landscapes.”
- 2.3 There are 4 main steps to the process of carrying out a Landscape Character Assessment as set out in “An Approach to Landscape Character Assessment”:
- Step 1 - Define Scope of Assessment
 - Step 2 - Desk Study (baseline analysis, review of existing character assessments)
 - Step 3 - Field Survey
 - Step 4 - Classification & Description (classifying, mapping & describing landscape)

“A character assessment is a document that describes the distinct appearance and feel of a settlement area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.” (How to prepare a character assessment to support design policy within a Neighbourhood Plan, Planning Aid England)

Existing Landscape Character Assessments Joint Character Areas

- 2.4 Natural England has divided the country into 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.
- 2.5 The site lies in area NCA 122, ‘High Weald’. Below are listed key characteristics of the High Weald NCA which are relevant to Crowhurst Parish:

- *“A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers;*
- *Dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages;*
- *Ancient routeways in the form of ridgetop roads and a dense system of radiating droeways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks;*
- *An intimate, hidden and small-scale landscape with glimpses of farreaching views, giving a sense of remoteness and tranquillity;*
- *Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management;*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.*
- *An essentially medieval landscape reflected in the patterns of settlement, fields and woodland;*
- *High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.”*

High Weald Area of Outstanding Natural Beauty (AONB)

2.6 The northern and central part of Crowhurst parish lies within the High Weald AONB. The High Weald AONB Management Plan 2014-2019 defines the natural beauty, character and special qualities in a Statement of Significance and the relevant characteristics to the parish are listed below:

- *"...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;*
- *Dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries;*
- *Ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. These routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks;*
- *Great extent of ancient woods, gills and shaws in small holdings, the value of which is inextricably linked to long-term management;*
- *Small, irregular 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."*

County-wide Landscape Character

2.7 The East Sussex County Landscape Assessment (updated in 2016) identifies 40 unique areas and has produced management guidelines for each character area. Crowhurst parish is situated within Area: 10 - Combe Haven Valley and the following characteristics are relevant to the parish:

- *"A series of small winding High Wealden stream valleys which converge on a tract of levels to join the Combe Haven Basin;*
- *Rolling well wooded countryside with typical High Wealden character of rolling landscape and historic field patterns;*
- *The area is enclosed by the Battle ridge to the north;*
- *Focal open, flat, winding valley floor and wetland in the Combe Haven Basin;*
- *Intricate terrain of small, winding valleys and ridges around levels, with abundant woods and gills;*
- *Extensive areas of ancient woodland;*
- *A sense of tranquillity away from the main settlements and roads;*
- *Indigenous characteristic tree species are oak, ash and field maple, with wild cherry and sweet chestnut coppice in woodland on the drier slopes. Scattered scrub and large white willow on the levels;*
- *Wetland birds are a feature in the wetland landscape;*
- *Some remnant historic parkland associated with historic manors at Crowhurst Park;*
- *Scattered historic farmsteads typical of the High Weald;*
- *Caravan and chalet developments which reflect the attractiveness of the area for holiday makers;*
- *A large electricity sub station with associated pylons extending across the area in several directions;*
- *The Hastings to London railway line cuts across the eastern part of the area;*
- *Remnants of the disused Bexhill to Crowhurst rail link across the Combe Haven*

Crowhurst Parish - Landscape Character Assessment Overview

2.8 Crowhurst is a rural parish in the High Weald located between Battle, Hastings and Bexhill. The parish is characterised by a landscape of ridges, valleys, gill streams, woodland, scattered farmsteads and fragmented settlement (see **Figure 1**).

Landscape Character Types

2.9 Our assessment broadly identified 4 landscape character types within the parish;

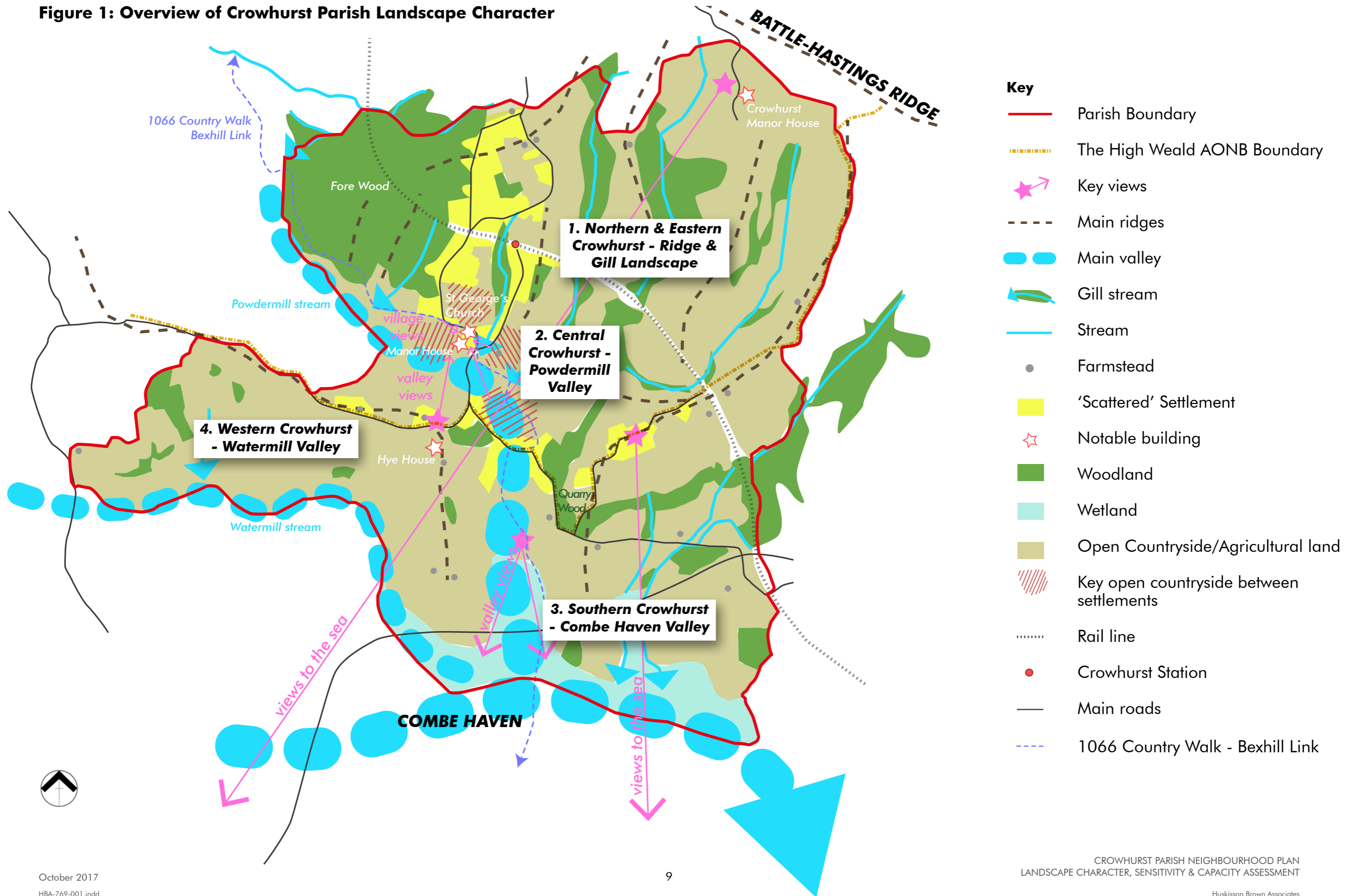
1. Northern and Eastern Crowhurst - Ridge and Gill Landscape
2. Central Crowhurst - Powdermill Valley
3. Southern Crowhurst - Combe Haven Valley
4. Western Crowhurst - Watermill Valley

“Landscape Character Types: *These are single unique areas which are the discrete geographical areas of a particular landscape type. Each has its own individual character and identity, even though it shares the same generic characteristics with other types.” (An Approach to Landscape Character Assessment, October 2014, Natural England)*



Southern Crowhurst - Combe Haven Valley

Figure 1: Overview of Crowhurst Parish Landscape Character





Central Crowhurst - The Plough Inn

Landscape Character Areas

2.10 Following desk top and field survey work 13 Landscape Character Areas (LCA) within the parish boundary have been identified and mapped on the Landscape Character Area Plan (see **Figure 2**). Each LCA is described in this section alongside its key characteristics and typical imagery.

1. Northern & Eastern Crowhurst - Ridge & Gill Landscape

- 1a Fore Wood Nature Reserve
- 1b Fore Wood Lane Settlement
- 1c Station Road Settlement
- 1d Brakes Coppice Farmland
- 1e Crowhurst Park
- 1f Green Street Ridge

2. Central Crowhurst - Powdermill Valley

- 2a Powdermill Valley Farmland
- 2b Crowhurst Historic Village
- 2c Plough Inn Settlement Area
- 2d Southern Powdermill Valley Farmland

3. Southern Crowhurst - Combe Haven Valley

- 3a Combe Valley Slopes
- 3b Combe Haven Country Park

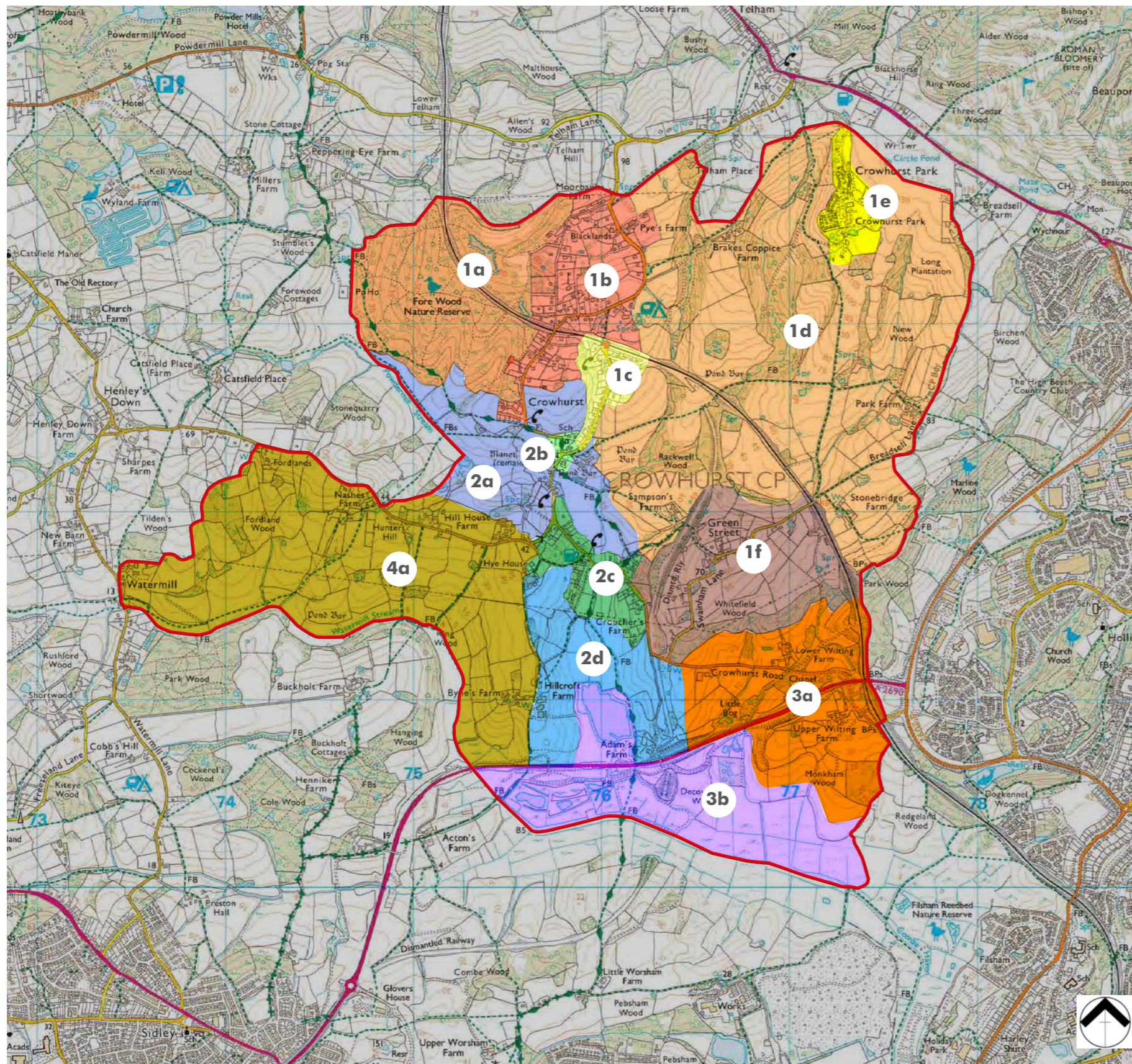
4. Western Crowhurst - Watermill Valley

- 4a Watermill Valley Farmland

“Landscape Character Areas: *These are single unique areas which are the discrete geographical areas of a particular landscape type. Each has its own individual character and identity, even though it shares the same generic characteristics with other types.” (An Approach to Landscape Character Assessment, October 2014, Natural England)*

Key Characteristics are *“combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape” (An Approach to Landscape Character Assessment, October 2014, Natural England)*

Figure 2: Landscape Character Areas



**1 Northern & Eastern Crowhurst
- Ridge & Gill Landscape**

- 1a Fore Wood Nature Reserve
- 1b Fore Wood Lane Settlement
- 1c Station Road Settlement
- 1d Brakes Coppice Farmland
- 1e Crowhurst Park
- 1f Green Street Ridge

2 Central Crowhurst - Powdermill Valley

- 2a Powdermill Valley Farmland
- 2b Crowhurst Historic Village
- 2c Plough Inn Settlement Area
- 2d Southern Powdermill Valley Farmland

3 Southern Crowhurst - Combe Haven Valley

- 3a Combe Valley Slopes
- 3b Combe Haven Country Park

4 Western Crowhurst - Watermill Valley

- 4a Watermill Valley Farmland

1. NORTHERN & EASTERN CROWHURST - RIDGE & GILL LANDSCAPE

1A - FORE WOOD NATURE RESERVE

Description of Landscape Character

A woodland landscape on the northern slopes of Powdermill Valley. Fore Wood is designated an ancient woodland and provides an important wildlife habitat. Powdermill stream runs along the southern boundary and is fed by a number of tributary gills which have been created by the vigorous down-cutting of streams into the sandstone. Land use is primarily for nature conservation and recreation and is managed as a nature reserve by the RSPB. Walking trails provide access through the interior of the woodland and the long distance 1066 Country Walk Bexhill Link footpath skirts along the southern boundary of the woodland. The dense interior provides close internal views with periodic openings where the woodland has been coppiced. The rear gardens along Old Fore Wood road and Fore Wood road denote the eastern boundary of Fore Wood. The woodland is only accessible via public footpaths contributing to a sense of tranquillity and remoteness.

Key/Special Landscape Characteristics

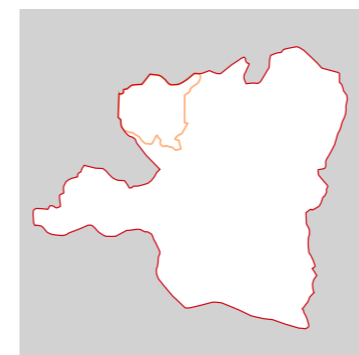
- Semi-natural ancient woodland of oak, ash, beech and sweet chestnut.
- A strong sense of woodland enclosure and tranquillity
- 1066 Country Walk Bexhill Link along southern lower woodland slopes
- Gill Streams on steeper sandstone ravines provide habitat for rare ferns
- Notable spring colour of bluebells, purple orchid and wood anemones
- Woodland birds and butterflies
- Ponds within localised openings in the woodland
- London-Hastings Railway dissects area
- A section of Fore Wood is designated a Site of Special Scientific Interest (SSSI) designation due to it being one of only 5 East Sussex examples of gill woodland and also for its rich breeding community

Summary of Landscape Character

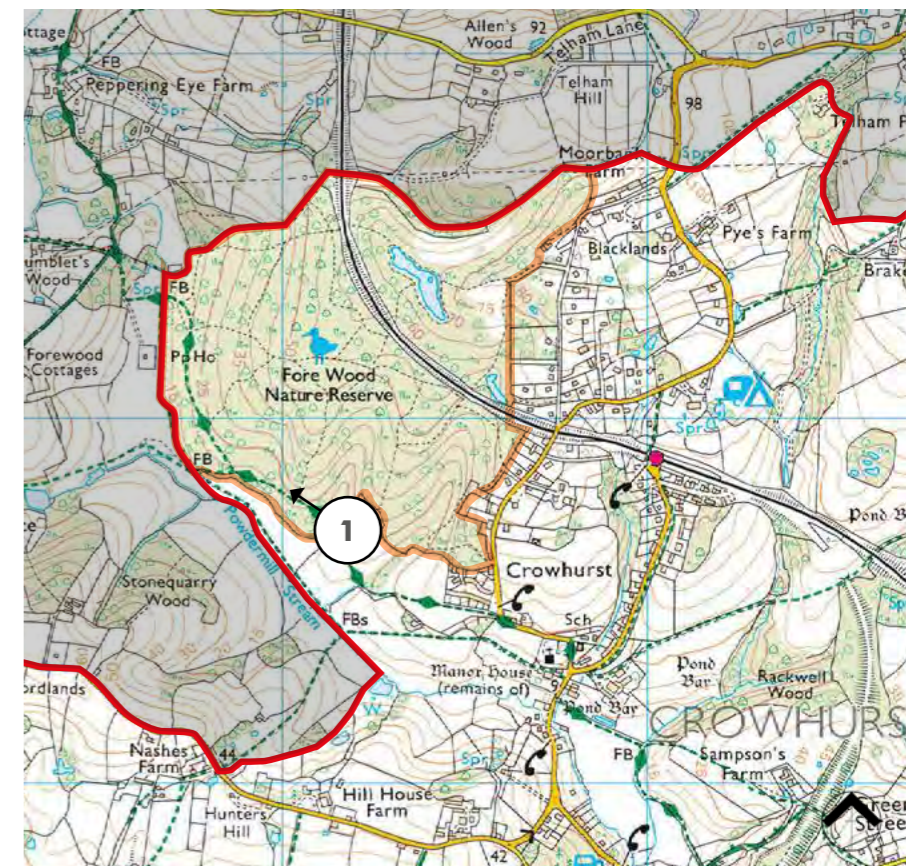
Strong contribution to special character of Crowhurst parish and the High Weald AONB through topographical variation of gill streams and ridges and the presence of ancient woodland. High conservational interest from the Ancient Woodland, SSSI and SNCI. Enclosed woodland provides sense of enclosure and tranquillity with human activity limited to the PRow. Some modern influences along the eastern boundary where properties along Forewood Lane and Forewood Rise meet the woodland. Open fields are situated along the southern boundary within the adjacent LCA. This southern edge has a strong time-depth and any changes would likely have consequences on the special characteristics of this LCA.



View Point 1



Location Plan



Plan & View Point Location

1B FORE WOOD LANE SETTLEMENT AREA

Description of Landscape Character

A well wooded residential landscape along Fore Wood Lane and Fore Wood Old Road which winds down from the elevated northern approach of the Parish to the lower Powdermill Valley and village. Land use is predominantly residential comprising of mostly detached dwellings with generous gardens with some historic farmsteads and small agricultural fields to the perimeter of the area. This has helped to retain some of the historic agricultural land use character. The well wooded coverage of the area and mature hedgerows create a strong sense of enclosure. London-Hastings line cuts through central area.

Key/Special Landscape Characteristics

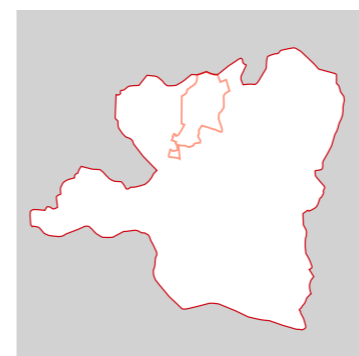
- Gently winding tree lined road create a sense of journey from the main Hastings Road down into the Crowhurst valleys and increase a feeling of isolation and tranquillity.
- Houses within large garden plots bounded by dense hedges, shrubs and trees are situated along Fore Wood and Old Fore Wood lane. This settlement pattern contributes to an irregular form and sense of enclosure to the road.
- The landscape is predominantly dominated by house and garden plots broadly set within the historic field pattern adjacent to the historic routeway, with some of the historic field pattern still intact and used for agriculture.
- Settlement within the southern part of this LCA consists of brick cottages along the Forewood Lane frontage and more modern suburban development of Forewood Rise.
- Pockets of Ancient woodland, historic routeways, hedgerows, small field patterns and historic farmsteads contribute to strong time depth.

Summary of Landscape Character

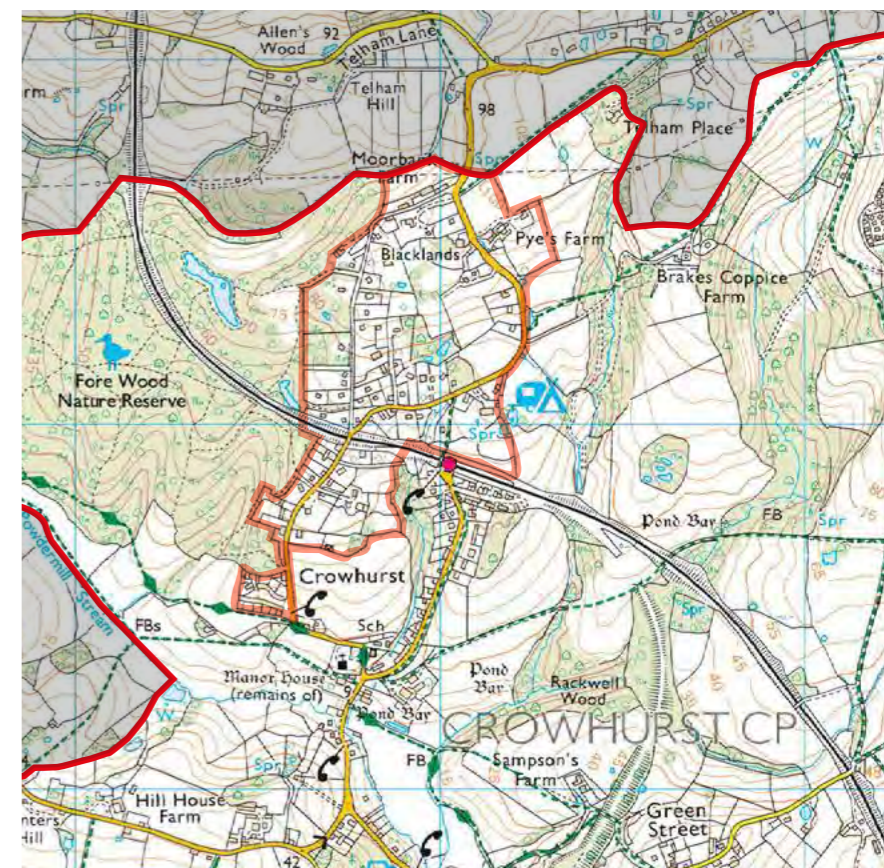
Settlement area is well contained in the landscape through strong presence of woodland which contributes to the well-wooded characteristic of Crowhurst parish and also the High Weald AONB. Some conservational interest from pockets of Ancient Woodland, hedgerows and trees and also proximity to Fore Wood SSSI. This area is well contained by trees which combined with the underlating landform allows for limited visibility over the area.



Typical View



Location Plan



Plan

1C STATION ROAD SETTLEMENT

Description of Landscape Character

A ridge top settlement falling to a gill woodland. The dense covering of ancient woodland give the landscape a well-wooded feel. Land use is predominantly residential nestled within woodland with Crowhurst railway line creating transport/rail dominated use to the northern edge. The land was formally woodland and fields with the rail line being completed in 1852 cutting through the northern section of the gill woodland, a small transport hub emerged with the Bexhill West line in 1900, which included the building of Station Road, a hotel, and the station. The Bexhill West branch is now disused and the hotel now no longer exists. The station along with car park are still in use and the stop is on the main London-Tunbridge Wells-Hastings line. Residential properties have developed over the 20th century along Station Road. The houses to the elevated north-east of the road are a modern suburban style set back from the street and their gardens are bounded to the rear by woodland and open fields. The houses to the west of Station Road are nestled in the woodland across the gill slopes.



Typical view

CROWHURST PARISH NEIGHBOURHOOD PLAN
LANDSCAPE CHARACTER, SENSITIVITY & CAPACITY ASSESSMENT

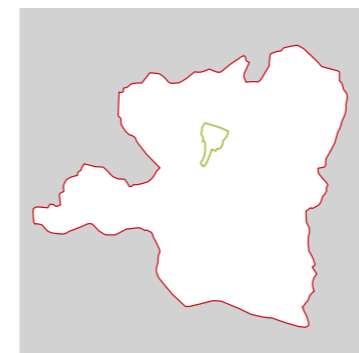
Huskisson Brown Associates

Key/Special Landscape Characteristics

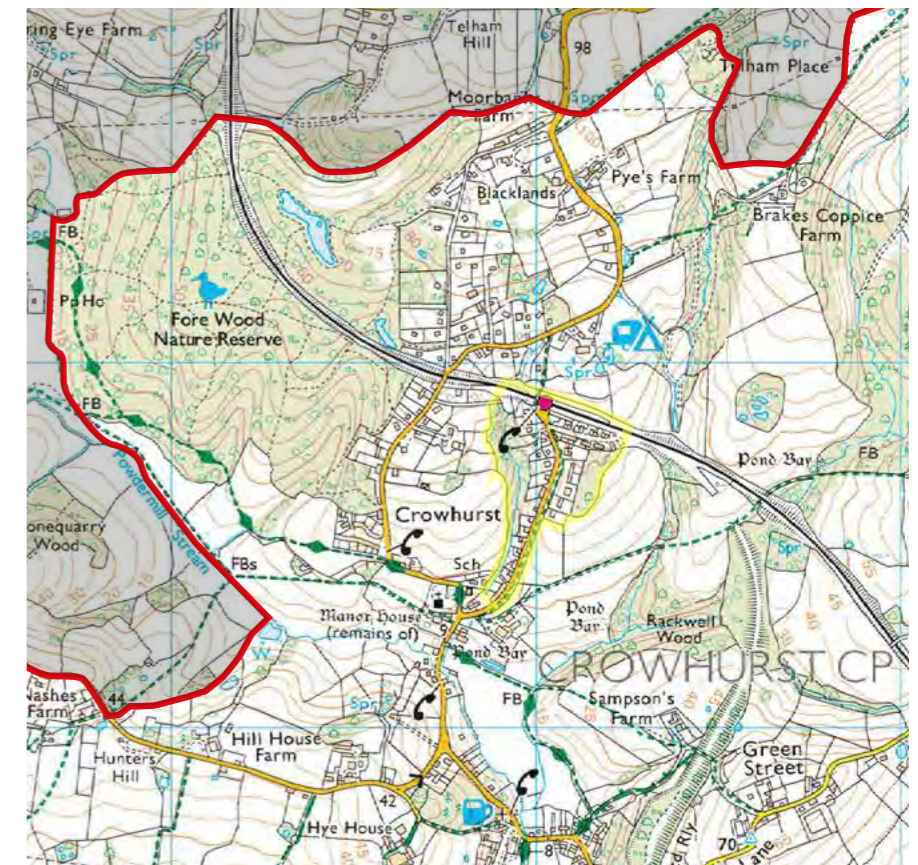
- Quiet tree lined lane to Crowhurst Station.
- 20th Century 'ribbon' development set back along Station Road largely enclosed by woodland and trees. Buildings are predominantly brick construction with a mixture of bungalow, detached and semi-detached dwellings. Front gardens are bounded on the roadside by grass verges and a mix of ornamental vegetation, formal hedges and timber fencing.
- Heavily wooded gill landscape creates a sense of enclosure.
- Channelled views along the road and some long views to the south from the elevated eastern properties.
- Historical rail line and station. Disused rail track part of history of rail transport in the area.
- Veteran trees along the eastern boundary defines edge between the settlement and the countryside.

Summary of Landscape Character

This settlement area contributes to the special character of Crowhurst parish and High Weald AONB through the topographical variation of the ridge and gill streams and associated woodland. Linear woodland contributes to a well contained character with limited influence of the modern features on the wider parish. Commuter car parking along the road detracts from the street scene and overall tranquillity.



Location Plan



Plan

1D BRAKES COPPICE FARMLAND

Description of Landscape Character

This is an intricate landscape of rolling open fields with notable woodlands marking the sides of a number of gill streams which wind down towards the central Powdermill Valley and Combe Haven. Field sizes are generally medium/large size with some smaller enclosed fields along the Fore Wood Road. Many of the fields are bounded by woodland and hedgerows and have field ponds present. Between the gill woodlands the land use is almost exclusively farmland with scattered farmsteads towards the perimeter of this LCA. An engraving produced by J.M.W Turner called 'Pevensey Bay from Crowhurst Park' in 1816 shows a landscape which is reflective of the current landscape character. The level of rural remoteness within this LCA is high with access limited to farm vehicles and PRoW. Close to Fore Wood Lane to the west of the LCA there is a small campsite which opens between March and October. This is a reflection on the attractiveness of the area to visitors from outside of the Parish. The Hastings-London rail line cuts through the area and is relatively concealed by a dense tree belt limiting its impact on the landscape.



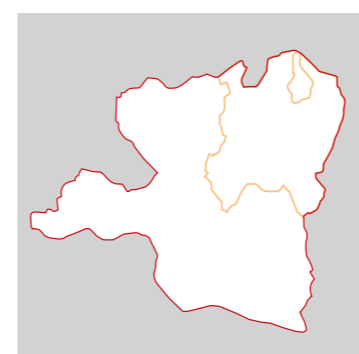
Typical view

Key Landscape Characteristics

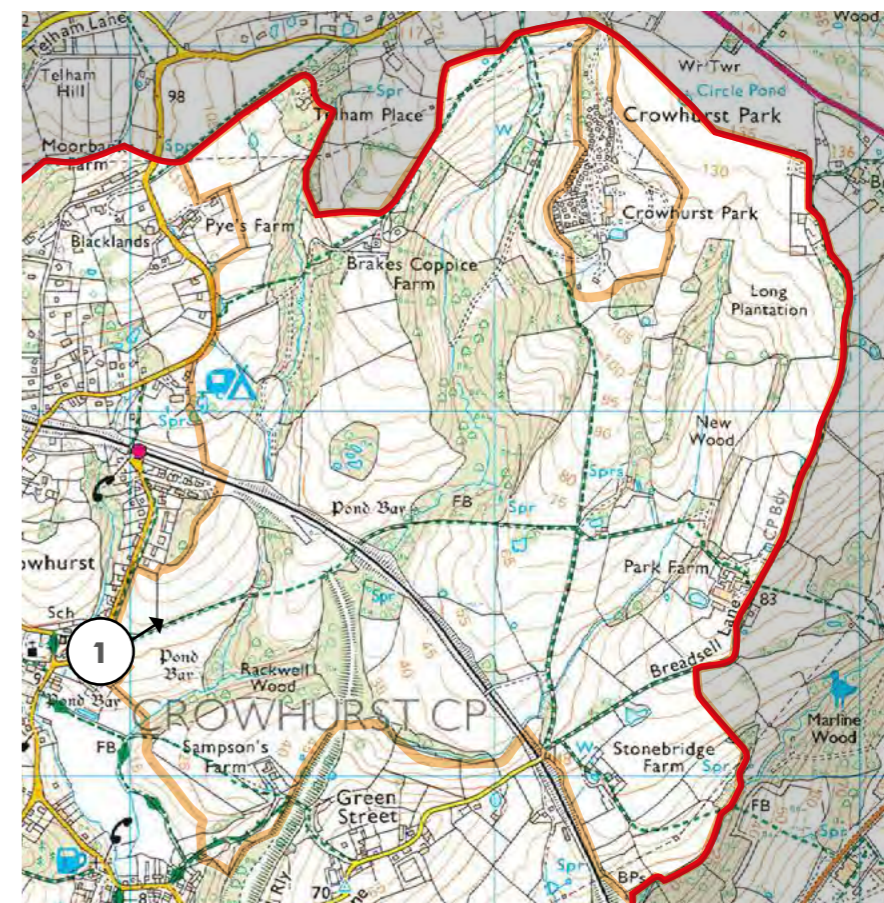
- Landscape of small winding valleys, with ancient woodland gills and open fields bounded by hedgerows and trees.
- Access to the landscape is only by public rights of way network (PRoW) and a limited number of private farm tracks which contribute to a sense of seclusion.
- Long views across the parish towards the south coast from elevated ridges.
- An engraving produced by J.M.W Turner called 'Pevensey Bay from Crowhurst Park' shows a landscape which reflects the current landscape character contributing to a sense of timelessness.
- Largely unspoilt landscape with few intrusive features
- Scattered farmsteads
- Disused Bexhill-West Branch rail line provides linear woodland habitat
- Some agricultural barns close to the village are in disrepair and are a detractor on the landscape.

Summary of Landscape Character

Major contribution to special character of Crowhurst parish and the High Weald AONB through gill streams, winding valleys, ancient woodland, hedgerows, scattered farmsteads and open farmland. Conservational interest from Ancient Woodland. Human activity limited to farm tracks and PRoW which contributes to high level of rural remoteness. Extensive views across the area with high levels of visibility.



Location Plan



Plan & View Point Location

1E CROWHURST PARK

Description of Landscape Character

Crowhurst Park is a leisure landscape on the elevated northern extent of the parish. It is situated on the site of the historic Crowhurst Estate which included the Manor House, walled garden and grounds. It is accessed via a private road off Telham Lane (outside the Parish Boundary). The Manor House and walls of the walled garden are still present though much of the external landscape areas are now occupied by an extensive chalet/mobile home development. The Manor House is Grade II listed and originates from the 17th Century. The estate was in private family ownership until the 1940s and in 1952 it became a caravan park and has continued to be used as a leisure destination up until the present day. The elevated position provides excellent views across Crowhurst Parish to the coast. It is somewhat self-contained and detached from the rest of the Parish due to its land use and location within the northern edges of the Parish.

Key/Special Landscape Characteristics

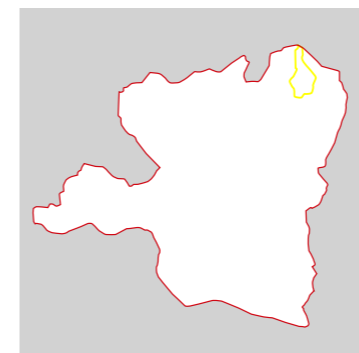
- Long open views from elevated position across Crowhurst towards coast.
- Chalet/mobile home development reflects the attractiveness of the area to holiday makers, however this also brings increased car use and car parking.
- Historic landscape with Grade II listed Manor House still intact and is a popular destination for leisure, village park facilities and weddings.

Summary of Landscape Character

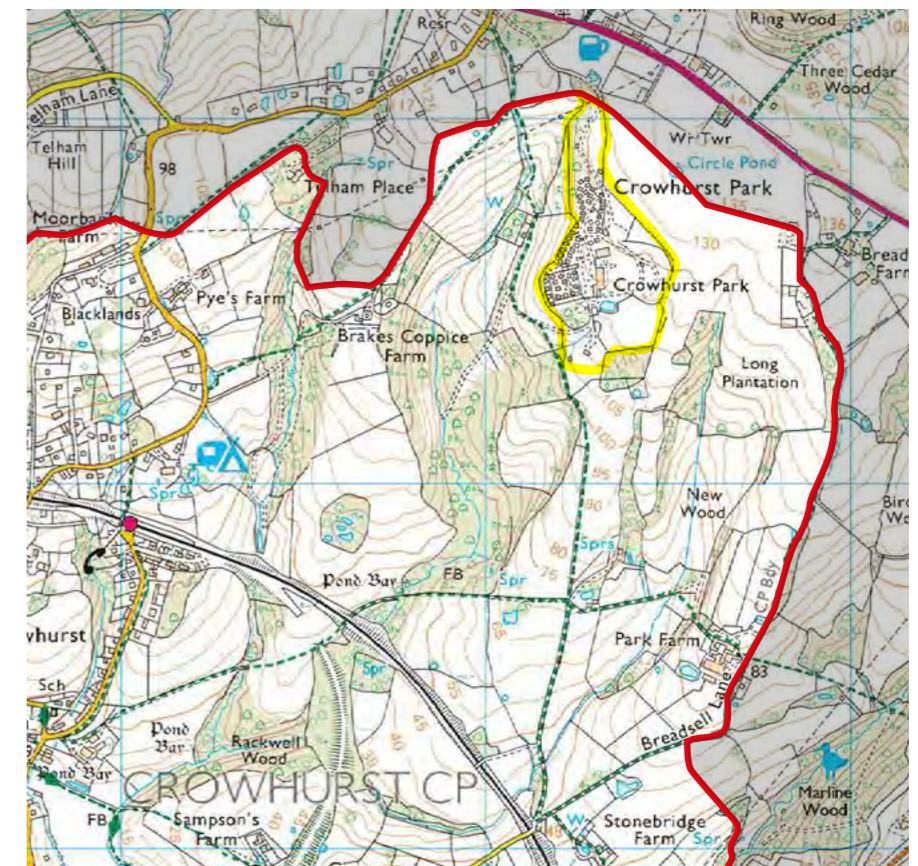
Elevated ridge landscape with strong historical interest from Grade II listed Manor House which contributes to the character of Crowhurst Parish. Some fragmentation of the historic parkland pattern through chalet development. Human activity and proximity to Hastings Road to the north affects tranquillity of the area. LCA is highly visible across the area due to elevated position and lack of woodland cover.



Typical view



Location Plan



Plan

1F GREEN STREET RIDGE

Description of Landscape Character

Small scale ridge top settlement scattered along Swainham Lane surrounded by open fields, and sloping down to wooded areas including the linear woodland of the disused railway and Whitefield Wood Ancient Woodland to the south. The settlement consists of detached houses and gardens, converted farmsteads and an Oast House including 4 no. listed buildings. The built form uses traditional architectural styles and materials such as brick, weather boarding and tiles. The land use is a mix of residential and agriculture but also includes a small riding school. The well wooded road gives a sense of enclosure to the settlement, with open fields on surrounding slopes providing excellent openings of views to the coast across the southern slopes.

Key/Special Landscape Characteristics

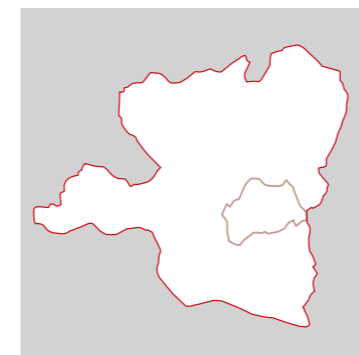
- Typical of the local vernacular with traditional houses and farmsteads including an Oast House.
- Strong sense of tranquillity and time depth.
- Rural ridge top road settlement lined with trees, surrounded by open fields bounded by hedgerows.
- Elevated position provides long views towards coast.
- PRowS on northern slopes cross disused rail line connecting to Plough Inn Settlement Area and Crowhurst Historic Village.
- Quarry Wood Local Nature Reserve lies along the lower slopes of Sanrock Hill. Much of the vegetation was as a result of natural colonisation following the closure of the railway. It is now managed by the local community as a nature reserve.

Summary of Landscape Character

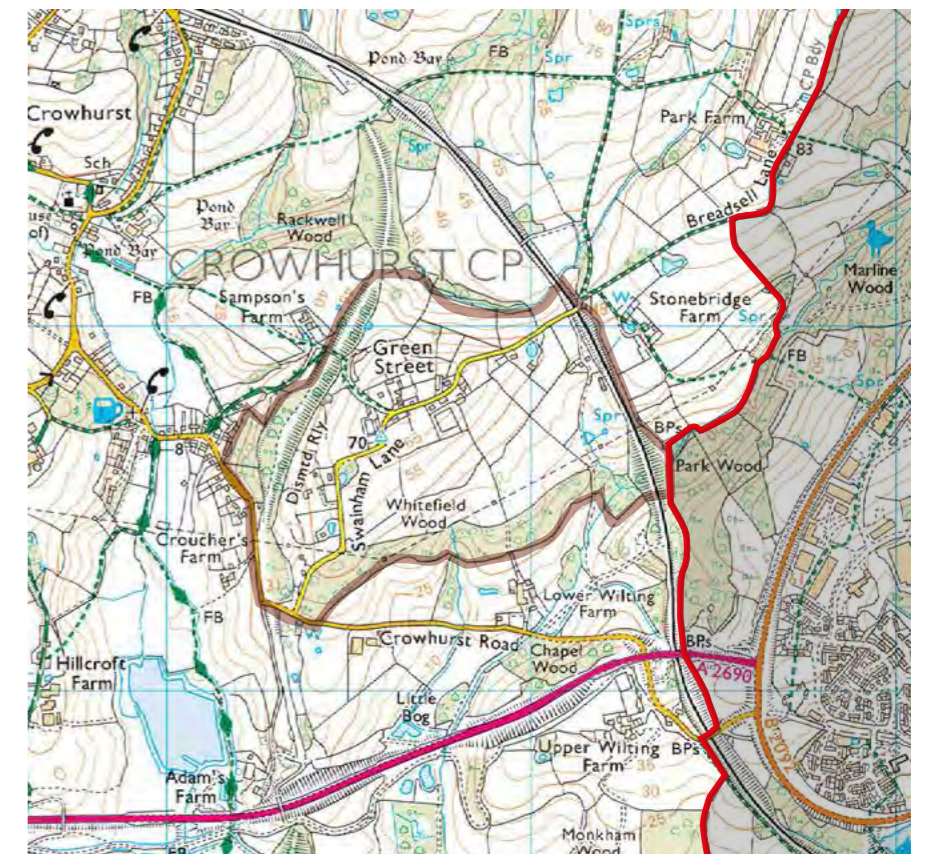
This areas varied topography, historic land use pattern and presence of traditional buildings contributes strongly to the special character of Crowhurst Parish and the High Weald AONB. The open fields, hedgerow and woodland network which surround the settlement area create a filtered settlement edge, and sense of rural isolation and tranquillity. The elevated position provides some important views to the wider landscape. There are features of conservational interest within the LCA such as Whitefield Wood Ancient Woodland, Quarry Wood Local Nature Reserve, as well as a network of linear woodland, hedgerows and wildflower meadows.



Typical view



Location Plan



Plan

2. CENTRAL CROWHURST - POWDERMILL VALLEY

2A POWDERMILL VALLEY FARMLAND

Description of Landscape Character

Rolling valley landscape to Powdermill stream through central section of parish spanning to the east and west of Forewood Lane. The gently rolling valley sides to Powdermill stream are contained by woodland, trees and hedgerows on the rising ground, the valley floor being generally wide comprising open fields of flood plain and tree lined stream. There is a historic farmstead located on the eastern side of Crowhurst village (LCA 2b) on the northern slopes of the valley. A number of the barns are not in use and have an unkept appearance.

Key/Special Landscape Characteristics

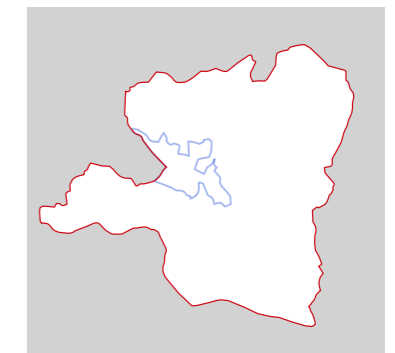
- Level open valley floor with gently rolling sides.
- Views towards historic village, Church and Medieval Manor House.
- The landscape pattern of fields, hedgerows and trees with few intrusive modern features creates a strong time depth and provides an important setting for the heritage assets of Crowhurst village.
- Open views across the landscape with few modern intrusions.
- Historic field patterns largely intact.
- Forms setting for heritage assets.
- The gently rolling valley sides to Powdermill stream are contained by woodland, trees and hedgerows on the rising ground.
- PRow cross the northern edge of the valley including the 1066 Bexhill Link.

Summary of Landscape Character

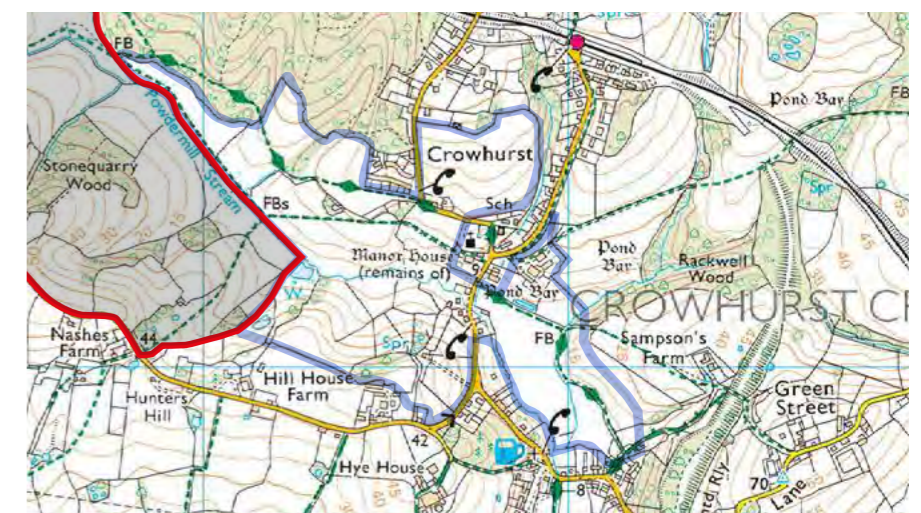
This area has a gently undulating topography with a largely undisturbed field pattern. The LCA provides an important contribution to the landscape setting of Crowhurst historic village. This LCA is a component of a wider unobtrusive rural landscape. There is high visibility across the LCA and from PRow there are key views towards the historic village and across the valley. The edges of this LCA may be vulnerable to suburbanisation where its boundary meets settlement areas to the north and south potentially impacting on the special rural characteristics of the parish.



Typical Views



Location Plan



Plan

2B CROWHURST HISTORIC VILLAGE

Description of Landscape Character

This is a very small area comprising the historic village of Crowhurst. It is situated on the south facing slopes of Powdermill stream clustered around the historic Fore Wood Lane. There are a number of notable buildings set within the landscape that include the medieval manor house (Scheduled Ancient Monument), St George's Church (Grade I listed), and the village school (Grade II listed). The medieval manor house has a prominent arch which is an important landmark in the area. To the east of the road are a number of small barns on the site of a historic farmstead belonging to the church. The land use here has a strong community focus with the Church, the Village Hall and Village School. An important local feature is the ancient Yew tree within the Church grounds which has been on the site for over 1000yrs. There is an open character to the bottom of valley with long views available to surrounding areas. The 1066 Country Walk - Bexhill Link crosses through the village.



Typical view

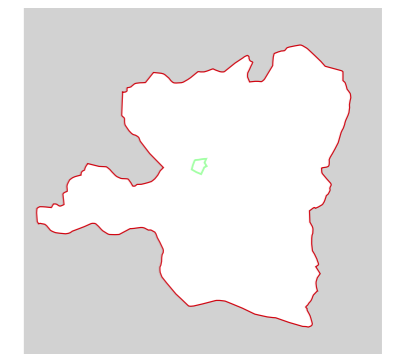
Key/Special Landscape Characteristics

- The medieval manor house is situated within a private residential landscape garden. The tall arch is visible from the road, pathway and surrounding fields and contributes strongly to the visual amenity of the village.
- Farmsteads in disrepair in the adjacent LCA 2a detract from the historic setting
- High level of tranquillity and strong time depth.
- Wide mown grass verges on the side of the road contribute to sense of openness on approach to the village.
- Provides an important centre for the community in the church, the school and village hall, although also attracts car parking along road for the church and school.
- Long views across Powdermill Valley and surrounding farmland creates strong sense of a rural village.

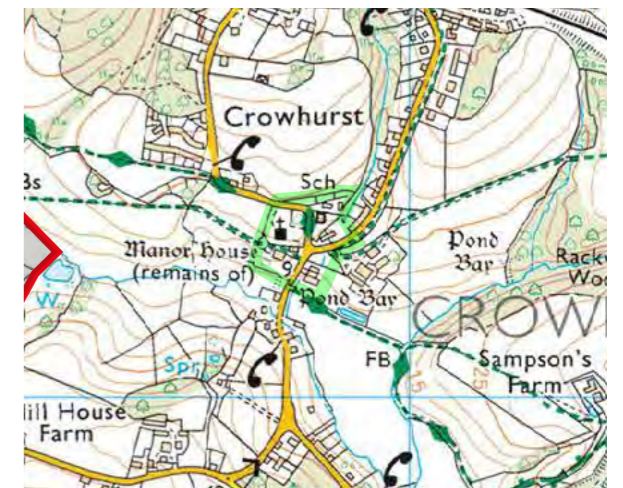


Summary of Landscape Character

This LCA makes a strong contribution to the special character of the parish and High Weald AONB through its historic buildings, farmsteads, and routeways. The surrounding pastoral fields of adjacent character areas contribute to the rural and isolated character of the village. The small village is nestled at the lower slopes of the valley and has a moderate level of visibility from elsewhere in the valley. St George's Church and the medieval manor house arch are important focal points and feature in key views within the LCA and from adjacent LCAs which should be retained and protected. The presence of the Grade II Listed buildings provide a strong historical interest and important landscape setting.



Location Plan



Plan

2C PLOUGH INN SETTLEMENT AREA

Description of Landscape Character

This landscape character area forms the southern part of Crowhurst village, set around and attractive village recreational ground. A well wooded road connects this area to the historic village running along the western edge of Powdermill Stream. Settlement scattered along this road is set within a garden and woodland setting. Where the landform becomes level there are a number of roadside houses and a car park, recreational ground and play area. The Plough Inn pub is nestled within the lower slopes against a heavily wooded backdrop. Beyond the pub on the hillside are a number of more modern houses as well as an historic manor house on the upper ridge. There is bungalow housing association development on the eastern side of the valley which are set back from the road by large communal front lawns - this lack of enclosure at the front helps retain the openness of the lower valley. There are long views through the valley creating a very open feel.



Typical Views

CROWHURST PARISH NEIGHBOURHOOD PLAN
LANDSCAPE CHARACTER, SENSITIVITY & CAPACITY ASSESSMENT

Huskisson Brown Associates

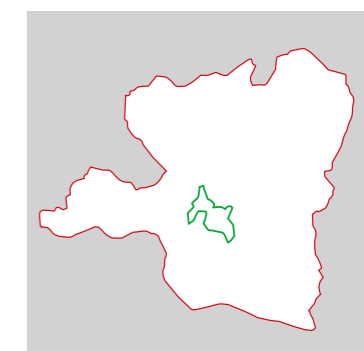
Key/Special Landscape Characteristics

- Open valley landscape as a result of broad valley plain and rolling valley side slopes.
- Mixture of modern style housing and traditional roadside cottages which contribute positively to the streetscape.
- Large flat recreation ground with veteran trees and hedges along the perimeter.
- Sports pavilion built in a traditional style with clock tower is nestled at the edge of the level and creates focal viewpoint across the flat field and contributes to feeling of timeless village character.

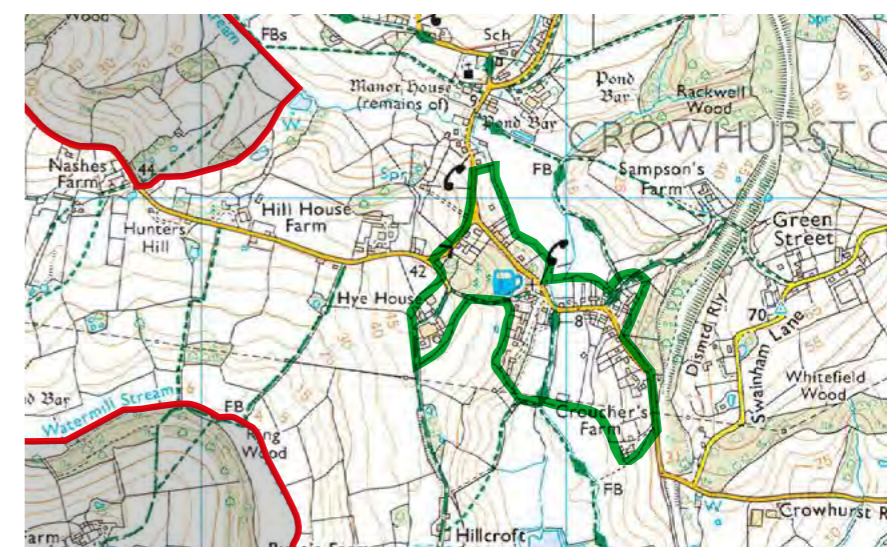


Summary of Landscape Character

This settlement area provides an important focal point within the southern part of the parish with houses clustered along the well wooded Chapel Hill/Sandrock Hill roads. The built form contributes strongly to the parish character through use of local vernacular materials. There is some suburban influence from more modern developments. The recreational ground contributes to the LCA and the wider parish character as an important village green space. The settlement is well contained into the landscape with woodland slopes, mature trees and hedgerows. Visibility is high where the landform flattens, providing long views across Powdermill Valley from the PRow. This area is relatively tranquil and contributes to the parish's rural village character.



Location Plan



Plan

2D SOUTHERN POWDERMILL VALLEY FARMLAND

Description of Landscape Character

A generally wide, open, low-lying valley floor where the streams start to converge across open fields, marked by hedgerows with scattered trees and some mature individual field trees. The land use is farmland with a recreational walking route connecting to Combe Haven. Scrub and large white willows are a feature along the edge of the waterways. There are a small number of large houses/farmsteads on the valley sides which are generally visible from the valley floor. The valley is broad with gently sloping and rolling side slopes which provide a strong sense of openness in the landscape. Veteran trees and hedgerows along the ridges curtails long views east and west and concentrates views south down the valley plain.

Key/Special Landscape Characteristics

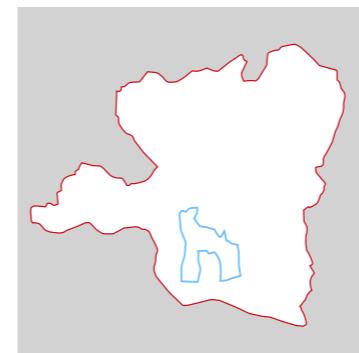
- Floodplain landscape with long open views south and across the sloping valley sides.
- Wetland habitat is concentrated along the stream edge and includes reeds, meadow, trees and scrub. These linear habitats form the boundary to the open farmland fields.
- 1066 Country Walk - Bexhill link broadly follows the direction of the eastern Powdermill stream towards Combe Haven.
- Built form in the landscape is limited to a few farmsteads on the higher ground and contributes to feeling of rural tranquillity as well as providing focal points within a fairly flat landscape.
- Veteran trees along ridge line.

Summary of Landscape Character

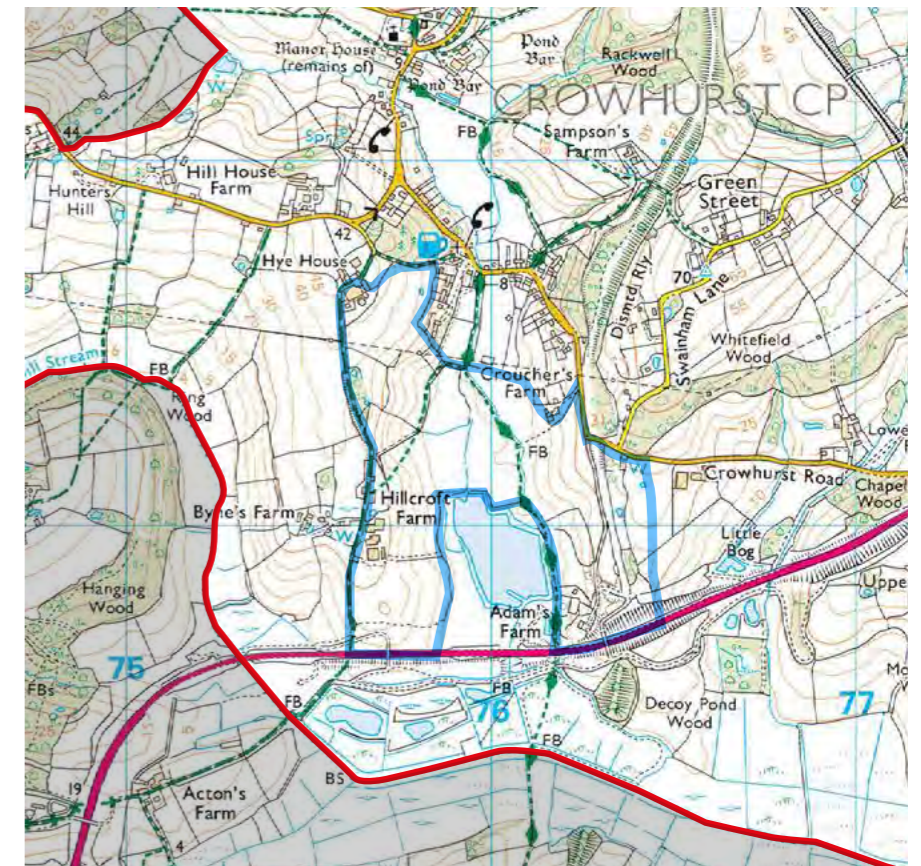
The wide open valley floor with undulating sides, largely undisturbed field pattern, scattered ridgetop farmsteads and linear tree features contribute to the strong valley character which is present in Crowhurst Parish. There are largely unobstructed views across the rural landscape and from PRoW which cross the valley floor and slopes. The site is located outside the High Weald AONB but makes a contribution to its setting. The linear wetland and woodland features provide important habitat for wildlife.



Typical Views



Location Plan



Plan

3. SOUTHERN CROWHURST - COMBE HAVEN VALLEY

3A COMBE VALLEY SLOPE & VALLEY

Description of Landscape Character

South facing and generally low lying slopes of Combe Haven rolling to wooded gill streams from Green Street Ridge to a localised wetland valley floor of bogs and ponds. The A2690 Hastings-Bexhill link road cuts through the valley introducing a new topography to the landscape. A number of farmsteads are scattered in this landscape and can be accessed off Old Crowhurst Road. There are good open views south across the valley from Old Crowhurst Road over the open fields and Combe Haven Country Park. The close proximity to Hasting's urban edge and the new Bexhill link road limit the areas sense of isolation.

Key/Special Landscape Characteristics

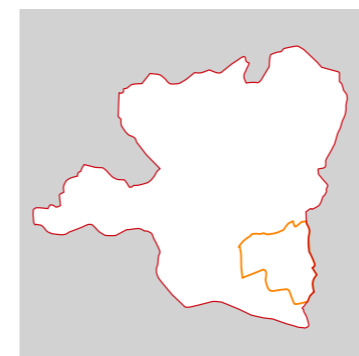
- The Combe Valley Country Park occupies the southern area of the LCA and includes recreational 'greenway' routes which navigate across the area towards Bexhill and Hastings contributing to a sense of connectivity to a wider landscape.
- Rolling valley landscape of agricultural fields with scattered historic farmsteads, wooded gills and routeways are typical characteristics of the wider landscape.
- A newly introduced main road (A2690) and local road (Old Crowhurst Road) cross the LCA. The A2690 has introduced increased vehicular presence in the landscape which detracts from the tranquillity of the area. This tranquillity is also limited due to the LCA's proximity to Hastings.

Summary of Landscape Character

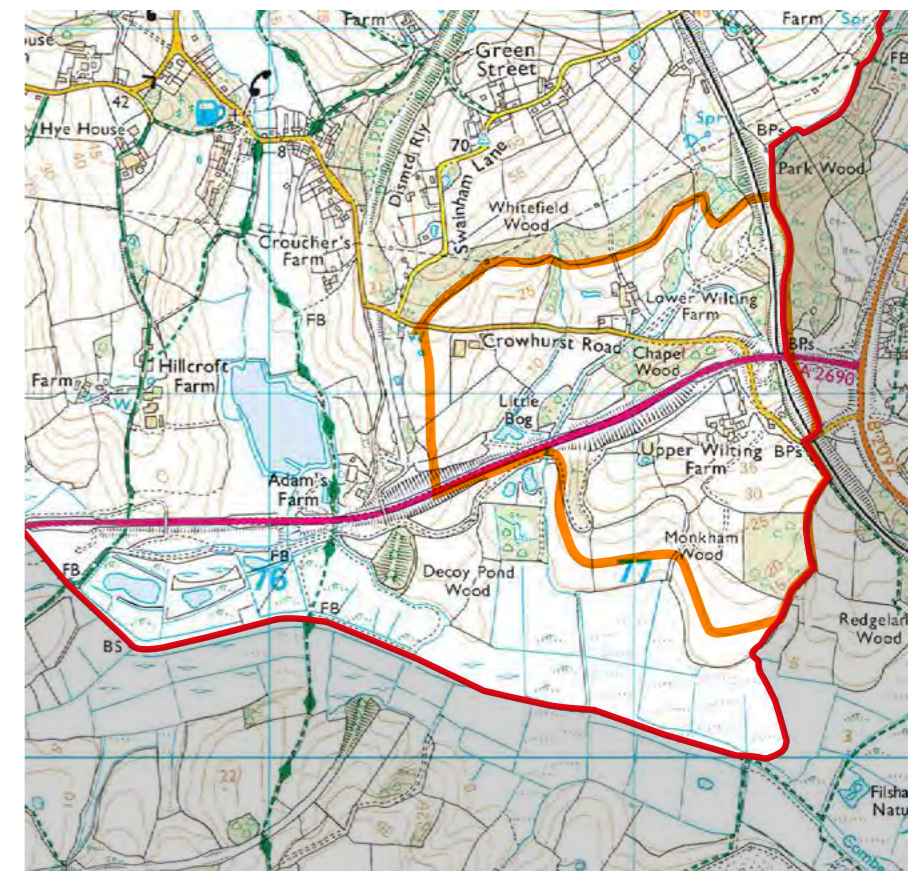
This rolling valley landscape contributes to Crowhurst parish character through its gill streams, agricultural fields and farmsteads. The land cover has a degree of fragmentation from the newly introduced A2690 and associated engineered embankments. There is good visibility of the LCA from Crowhurst Road and by visitors using the Greenway recreational route. Situated on the eastern edge of the parish this area is in close proximity to the suburban Hastings sprawl which further limits a sense of place and tranquillity. There is a strong conservation interest through the SSSI in the southern part of the LCA and close proximity to Filsham Reed Bed (LNR).



Typical Views



Location Plan



Plan

3B COMBE HAVEN COUNTRY PARK

Description of Landscape Character

Combe Haven Country Park is a broad open wetland landscape at the southern extent of the parish. Combe Haven winds in an easterly direction towards the sea. This LCA contains a wetland landscape of meadows, ponds, trees and scrub which provide an important habitat for wildlife. A new link road between Hastings and Bexhill (A2690) has led to an altered topography with extensive new mounding along the edges of the road planted with young trees and shrubs. A large permanent pond has also been created to the north of the road though this has yet to fully establish. Although vehicles on the road cannot be seen from the wider landscape of this LCA, the noise interrupts an otherwise peaceful landscape. The noise can be heard from other LCAs. A new greenway recreational route for walkers and cyclists crosses the Country Park alongside the A2690.

Key/Special Landscape Characteristics

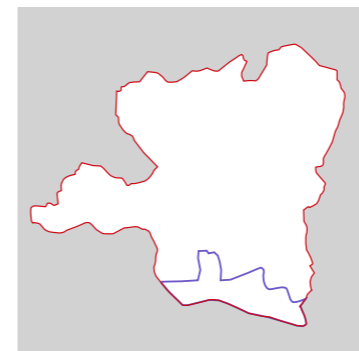
- Flat, broad wetland with a matrix of ponds, ditches, reeds, meadows, trees and scrub.
- An important habitat for wildlife. A large portion of the LCA is designated a SSSI. The site contains a rich diversity of habitat types including alluvial meadows, fen communities and woodland.
- New road detracts from tranquil rural character and has also altered the flat open character of the area though altered topography and drainage.
- The land use is predominantly recreational and wildlife with the A2690 introducing a transport element to the landscape.

Summary of Landscape Character

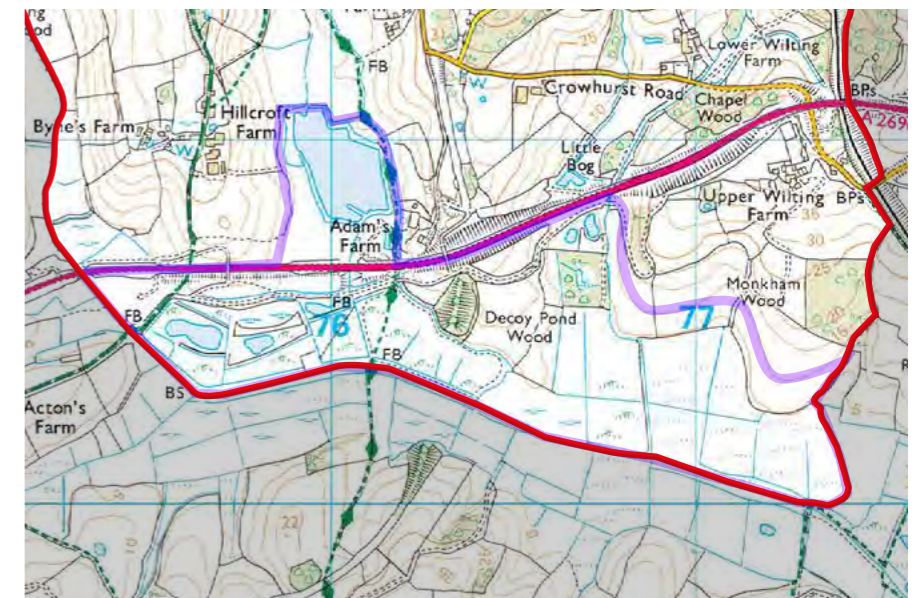
This area is a predominantly flat landscape with some change in level where the A2690 and associated embankments have been introduced. The area is a component of a wider Combe Haven Country Park landscape with moderate-high visibility across Combe Valley Plain. Public views are experienced by frequent visitors using the greenway and 1066 Country Walk - Bexhill link. The tranquillity of the area is affected by the presence of the A2690. There is a strong conservation contribution from the SSSI and new wetland meadow area to the north of the A2690. The area is outside the High Weald AONB for which it provides a limited, distant setting.



Typical View



Location Plan



Plan

4. WESTERN CROWHURST - WATERMILL VALLEY

4A WATERMILL VALLEY FARMLAND

Description of Landscape Character

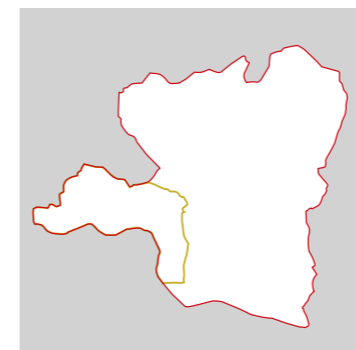
This is a rolling landscape on the south and south-west facing valley slopes of Watermill stream. Houses and farmsteads are scattered along the top of the ridge adjacent to the road. The Parish boundary to the south follows the winding Watermill Stream as it reaches the Combe Haven. The surrounding slopes comprises a mosaic of large open fields, ancient woodland and hedgerows. The land use is almost exclusively agricultural with a number of scattered residential properties along the ridge. A number of PROW follow the slopes down towards the Watermill stream. This is a broad sloping valley and there are open views from the PROW along the valley landscape. A local road crosses the area along the northern ridge and is lined with trees and hedgerows which contribute to the enclosed character of the ridge road.

Key/Special Landscape Characteristics

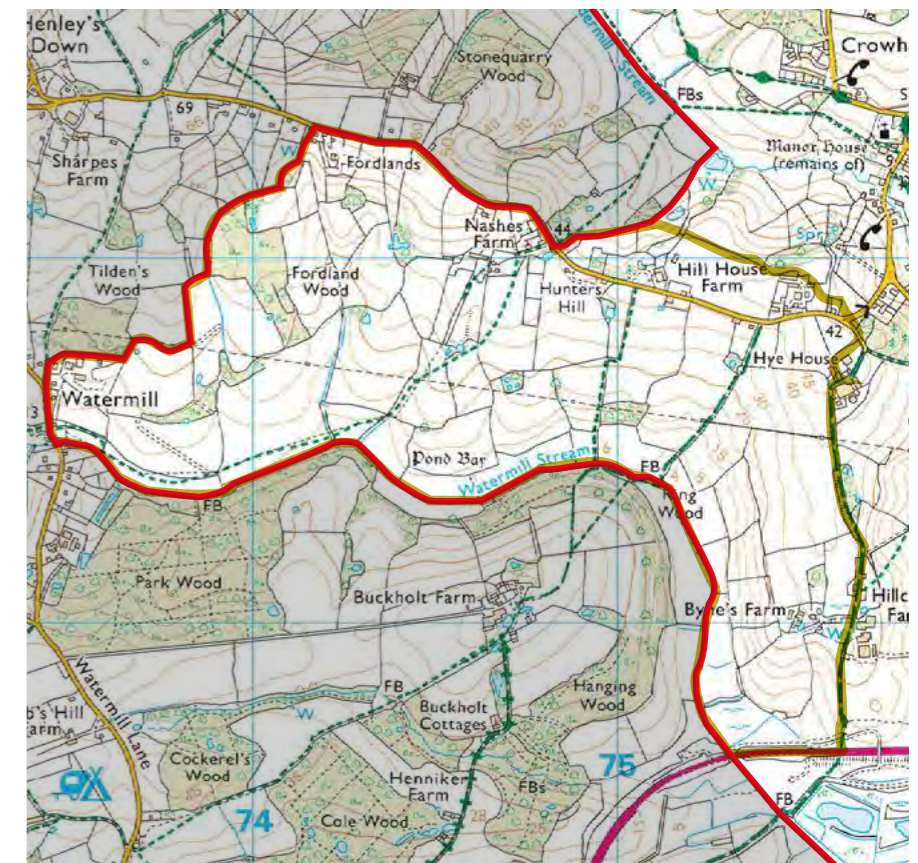
- Gently sloping broad valley of Watermill stream with long open views across agricultural and wooded landscape.
- Pylons cut through the landscape but otherwise this is a landscape with few modern intrusions and a historic field pattern intact.
- Blocks of ancient woodland the largest being Fordland Wood are situated along the upper slopes of the western part of the LCA.
- Notable farmsteads and the Grade II listed Hye House occupy the ridge location.

Summary of Landscape Character

The gently undulating topography, largely undisturbed field pattern, scattered farmsteads and ridgetop houses contribute to the distinctive rural landscape character of Crowhurst Parish. There are largely unobstructed views across the rural landscape and a number of PROW cross the valley slopes. The site is located outside the High Weald AONB and makes a moderate contribution to its setting sharing some of the key characteristics of the AONB. Ancient woodland is present on the slopes and there are a number of listed buildings which contribute to the historic landscape pattern.



Location Plan



Plan



3 LANDSCAPE SENSITIVITY & CAPACITY ASSESSMENT



3.0 METHODOLOGY AND APPROACH TO ASSESSMENT

- 3.1 Landscape Sensitivity and Capacity Assessment is a systematic process for assessing:
- *Landscape Sensitivity* - the relative robustness/vulnerability of a landscape to a specific type of development based on judgements about landscape character sensitivity and visual sensitivity. It is the combination of the distinctive characteristics (including cultural and natural/ecological factors, condition and aesthetic characteristics) and visual sensitivity
 - *Landscape Capacity* - the relative ability of the landscape to accommodate different amounts of change or development of a specific type without significant effects on its landscape and visual character, or significantly compromising the landscape values associated with it.
- 3.2 The approach to assessing landscape sensitivity and capacity used in this report has been informed by published guidance including:
- An Approach to Landscape Character Assessment, Natural England, Oct 2014
 - Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, The Countryside Agency and Scottish Natural Heritage, 2002
 - Guidelines for Landscape and Visual Impact Assessment, third edition, The Landscape Institute and the Institute of Environmental Management and Assessment, April 2013
- 3.3 The focus for the assessment is on 4 selected sites for small scale residential development. The sites have been selected by Crowhurst Parish Council following earlier site availability and assessment work.

Assessment process and judgements

- 3.4 Our approach and the main stages for the assessment are set out below:
- *Stage 1: Desktop analysis*
Building on the character assessment set out in Section 1 of this report, a review of aerial photography, detailed mapped information, relevant landscape planning policy and published landscape studies for each identified site was made.
 - *Stage 2: Site survey and analysis*
Field survey verified and refined the desk based work. This included inspecting views from public roads, rights of way and other public viewpoints (within the parish boundary), to define visual/aesthetic characteristics, tranquillity, condition, and relationship between the site, its contribution to its LCA area and adjacent LCAs within the parish.
 - *Stage 3: Assessment*
The sites were assessed against a set of defined criteria to establish overall landscape sensitivity and landscape capacity. These findings are illustrated on a series of tables and provide a transparent and comparative assessment between the sites.
 - *Stage 4: Mitigation*
Drawing upon the findings of the assessment work, consideration was given to opportunities for mitigation and enhancement that could be designed into any potential development.
 - *Stage 5: Concept Landscape Strategy*
For each site a Concept Landscape Strategy illustrates a framework for how residential development could be accommodated. Mitigation measures are also indicated.

STAGE 3 - ASSESSMENT

Overall Landscape Sensitivity

- 3.5 The overall sensitivity of each site was assessed. This was considered in terms of the following defined criteria relating to the interactions between the landscape itself, (landscape character sensitivity) and the way it is viewed (visibility). Each criteria was ranked on a 5 point scale (Low-High).



Landscape Character Sensitivity Criteria

- Landform – areas with a very varied/complex land form or strong topographic features e.g. strongly rolling landform may be more able to contain the visual impact of development but are likely to be more sensitive to residential development in landscape terms when compared with those with a simple, predominantly flat landform.
 - Landscape scale and pattern – areas with a complex, intimate and small scale, irregular field pattern are likely to be more sensitive to disruption of field pattern by development, compared with a simple, more uniform or fragmented field pattern.
 - Landscape condition/quality – 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 character in any one place.
 - Contribution to the landscape setting of the settlements - settlements with particularly distinctive landscape settings in terms of a combination of key component character features eg rivers, landform, tree groups/ woodlands, landmark buildings, experienced in key views approaching or leaving the settlement or are experienced as an attractive backdrop from within the settlement are more likely to be sensitive to development that could erode/or lead to the loss of these settings
 - Settlement edge quality/condition – landscapes with existing harsh, abrupt and unattractive settlement edges are likely to be less sensitive to housing development compared to those with an attractive or muted settlement edge such as that provided by open spaces or small scale historic buildings, or by an existing strong green edge, such as woodland and hedgerow belts.
- 3.6 An overall landscape character sensitivity rating is given, based on the considerations set out above and professional judgement.

Visual Sensitivity Criteria

- General visibility- the relative degree to which development is likely to be visible from the wider landscape or from within an area in terms of available public views;
 - Views and landmarks - the importance of views and landmarks looking outwards from the area;
 - Visual receptors - the numbers, type and sensitivity of viewers
- 3.7 An overall visual sensitivity rating is given, based on the considerations set out above and professional judgement.

Overall Landscape Sensitivity Rankings

- 3.8 The results of the landscape character sensitivity assessment and the visual sensitivity assessment are combined to give an overall assessment of landscape sensitivity, as set out below:

Overall Landscape Sensitivity						
Landscape Character Sensitivity	High	High	High	High	High	High
	Moderate-High	Moderate-High	Moderate-High	Moderate-High	Moderate-High	High
	Moderate	Moderate	Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High
	Low	Low	Low-Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High	
	Visual Sensitivity					

Landscape Capacity

- 3.9 The landscape capacity of each site to accommodate residential development was assessed. This took into account the overall sensitivity of the landscape, and considered the perceptions/values attached to the landscape (against defined criteria) and through exercising professional judgement in terms of the capacity assessment definitions below.

Landscape Capacity	=	Overall Landscape Sensitivity	+	Landscape Value
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Landscape Value Criteria

Landscape value is concerned with the relative value that is attached to different landscapes.

- Perceptual aspects/qualities (eg scenic beauty, sense of place, tranquillity, wildness, rurality).
- Contribution to High Weald AONB and its setting.
- Conservation interests - the presence of features of wildlife, archaeological, historic and cultural interest that can add value to the landscape, as well as having high value in their own right.

LANDSCAPE CAPACITY						
OVERALL LANDSCAPE SENSITIVITY	High	Moderate	Low-Moderate	Negligible/Low	Negligible/Low	Negligible/Low
	Moderate-High	Moderate	Low-Moderate	Low-Moderate	Negligible/Low	Negligible/Low
	Moderate	Moderate-High	Moderate	Moderate	Low-Moderate	Negligible/Low
	Low-Moderate	Moderate-High	Moderate-High	Moderate	Low-Moderate	Low-Moderate
	Low	High	Moderate-High	Moderate	Moderate	Low-Moderate
	Low	Low-Moderate	Moderate	Moderate-High	High	
	LANDSCAPE VALUE					

Landscape Capacity Rankings

The following assumptions have been made:

- This report considers only criteria relating to landscape character and visual amenity. Development of sites may be unfeasible for other reasons beyond the scope of this study, for example in connection with access, drainage or ecological issues.
- The assessment considers the sensitivity and capacity of the landscape to accommodate small-scale residential development, assuming that buildings would be mainly 2-2 1/2 storey of a scale and mass commensurate with the local context.
- Landscape Concept Plans and mitigation strategies are intended to reinforce and enhance local landscape character and visual amenity. Recommendations are made regarding principles of potential development for a site to help provide guidance in identifying the most suitable locations and layouts for future development.

CAPACITY ASSESSMENT RANKING	DEFINITION
Negligible/Low	Positive key characteristics, overall character and qualities of the landscape are highly vulnerable to development. Development would be likely to result in significant detrimental effects on the character of the landscape as a whole and should generally be avoided, unless on a very small scale.
Low-Moderate	Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate development without detrimental effects.
Moderate	Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape has some ability to absorb development, it is likely to cause some change in character. Care would be needed in locating development. It may be able to be accommodated in some parts of the area eg 'rounding off of a settlement' or in 'infill sites'. May be suitable for small settlement extensions, assuming appropriate mitigation.
Moderate-High	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate residential development with only minor-moderate adverse change in character taking account of appropriate mitigation. May potentially be a need to take account of/to ensure care with locating development in relation to specific characteristics/factors eg settlement separation/settings.
High	Key characteristics and the overall character of the landscape would not likely to be adversely affected by development. The landscape is likely to be able to accommodate development without significant adverse change in landscape character, taking into account appropriate mitigation. May be areas that are suitable for larger urban extensions.

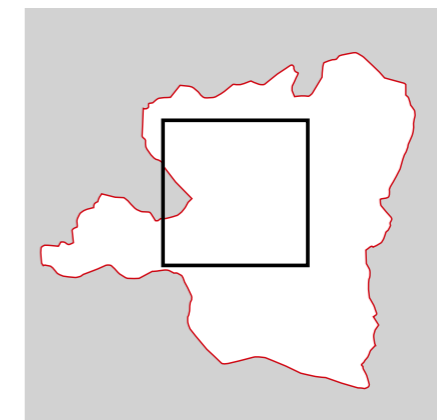
CAPACITY ASSESSMENT - SITE COMPARATIVE TABLE

Low-Moderate
 Site A - Powdermill Valley Northern Slopes
 Site C - Central Crowhurst
 Site E - Hye House Ridge

Moderate
 Site B - Forewood Lane



Site Location Plan



Key Plan

SITE A - POWDERMILL VALLEY NORTHERN SLOPES

Landscape Character Sensitivity

This area's gently undulating topography, largely undisturbed field pattern, and good landscape condition, with filtered settlement edge, makes an important contribution to the distinctive rural landscape setting of Crowhurst village, point to an overall **Moderate-High** landscape character sensitivity.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
Topography/landform	Simple, large scale predominantly flat.	Simple, large to medium scale, predominantly flat to mildly undulating.	Occasional variety but lacking strong complexity.	Complex topographical variation.	Very complex with strong topographical variety.
Landscape scale/pattern	Simple large scale pattern, and/or very fragmented, disturbed land cover.	Largely simple, with some disturbance, or mostly fragmented land cover and land use.	Some variety. Limited disturbance, a degree of consistency in pattern of land use and cover.	Varied pattern with some intricacy. Largely undisturbed and coherent land cover. Some historic land use pattern.	Intricate, varied pattern undisturbed, consistent patterns of land cover and historic layout.
Landscape condition/intactness	Poor	Poor to fair	Fair	Good	Very good
Character contribution to the landscape setting of the settlements.	No contribution, ie no identifiable landscape setting	Partial/minor contribution from landscape features/green spaces.	Moderate contribution from landscape features and green spaces.	Important contribution from landscape features and green spaces.	Substantial contribution to setting from very distinctive landscape features and green spaces at the edge of/on the approaches to the settlements.
Condition/quality of the settlement edge.	Harsh, abrupt and unfiltered settlement edge.	Occasional filtered edge but predominantly abrupt.	Variable edge, some historic but modern larger scale also evident.	Variable edge, some modern influence but predominantly well filtered into landscape.	Soft porous settlement edge filtered into historic landscape pattern.

Visual Sensitivity

This area is highly visible from the 1066 Bexhill Link (PRoW 5a) which crosses the site as well as from PRoW 6a which runs along the lower slopes south of the site. The site is a component of wider unobtrusive views across the rural landscape and contributes towards a **Moderate-High** visual sensitivity ranking.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
General Visibility	This area is well contained by existing features - buildings, trees, landform. Low level of visibility.	Occasional views of/across the area where gaps in existing features allow. Low-moderate level of visibility.	Some visibility of/across the area from the surrounding landscape. Moderate level of visibility.	The area is a component of wider, longer landscape views of/across the area. Moderate-high level of visibility.	Extensive views of/across the area. The area is a major component of wider landscape views. High level of visibility.
Views and Landmarks	No views of natural and built landmarks. Cluttered skyline character.	Limited, partial views of natural/built landmarks but there may also be a relatively developed cluttered skyline.	Area from which there are some wider views containing natural/built landmarks, but there may also be some intrusive elements.	Some important views to the wider landscape and of natural/built landmarks are available, and any more intrusive elements are not particularly prominent.	Distinctive panoramic views, including prominent natural/built landmarks, and/or major gateway views available from across the area.
Visual Receptors	Public views are experienced by a small number of public receptors or by a larger number of receptors with a passing interest in their visual environment eg motorists on local transport routes.	Occasional public views from PRoW routes and local transport routes.	Some public views for visitors and from PRoWs. Some visibility from transport routes.	Frequent public views for visitors enjoying the landscape and from PRoWs.	Public views are experienced by a high number of visitors to the landscape and/or locally important PRoW. Visibility from major transport routes.

Overall Landscape Sensitivity						
LANDSCAPE CHARACTER SENSITIVITY	High	High	High	High	High	High
	Moderate-High	Moderate-High	Moderate-High	Moderate-High	Moderate-High	High
	Moderate	Moderate	Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High
	Low	Low	Low-Moderate	Moderate	Moderate-High	High
		Low	Low-Moderate	Moderate	Moderate-High	High
VISUAL SENSITIVITY						

Landscape Value Criteria

The site is located within the High Weald AONB and to the south of Fore Wood which is an area of Ancient Woodland, and has a SSSI and SNCI designation contributing to a **Moderate-High** landscape value. Forewood Rise housing development along the site's eastern edge begins to affect the tranquillity of the area but overall the site has a strong sense of place.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
Perceptual aspects/qualities (eg scenic beauty, sense of place, tranquillity, wildness, rurality)	Not tranquil, much human activity. Lack of a distinctive sense of place or scenic beauty.	Limited tranquillity, with significant human detractors from rural/natural qualities. Limited perception of a sense of place.	Some human activity, affecting tranquillity and/or some features that contribute to a sense of place.	Relatively tranquil and/or a strong sense of place with some scenic features.	Tranquil and remote in character, natural beauty with few human influences. Very distinctive sense of place.
Contribute to the setting of the High Weald AONB and its special qualities.	No contribution. No relationship with the AONB.	Slight contribution. Limited, distant setting to the AONB.	Moderate contribution. Middle distant setting to the AONB.	Moderate-Major contribution. Close distant setting to the AONB, with boundaries adjoining	Substantial contribution. Setting is within the AONB.
Conservation interests: presence of features of wildlife, archaeological, historic and cultural interest that can add value to the landscape, as well as having value in their own right.	Not present. Lack of local or statutory designations within the area or adjacent.	Slight contribution from a few undesignated features of interest. Lack of statutory designations within the area or adjoining.	Some features of interest. Some local designations cover the area or are immediately adjacent. Statutory designation in the vicinity.	A number of features of interest. Statutory designations and their settings affect parts of the area.	Statutory/Local designations and their settings affect a high proportion of the area.

Landscape Capacity Ranking

Low/Moderate

Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate development without detrimental effects.

LANDSCAPE CAPACITY						
OVERALL LANDSCAPE SENSITIVITY	High	Moderate	Low-Moderate	Negligible/Low	Negligible/Low	Negligible/Low
	Moderate-High	Moderate	Low-Moderate	Low-Moderate	Negligible/Low	Negligible/Low
	Moderate	Moderate-High	Moderate	Moderate	Low-Moderate	Negligible/Low
	Low-Moderate	Moderate-High	Moderate-High	Moderate	Low-Moderate	Low-Moderate
	Low	High	Moderate-High	Moderate	Moderate	Low-Moderate
	Low	Low-Moderate	Moderate	Moderate-High	High	
LANDSCAPE VALUE						

SITE B - FOREWOOD LANE

Landscape Character Sensitivity

This is an existing residential site consisting of a single house within garden plot. It is well filtered into the area's settlement pattern and the well-wooded boundary provides some contribution to the character area, resulting in a **Low-Moderate** landscape character sensitivity.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
Topography/landform	Simple, large scale predominantly flat.	Simple, large to medium scale, predominantly flat to mildly undulating.	Occasional variety but lacking strong complexity.	Complex topographical variation.	Very complex with strong topographical variety.
Landscape scale/pattern	Simple large scale pattern, and/or very fragmented, disturbed land cover.	Largely simple, with some disturbance, or mostly fragmented land cover and land use.	Some variety. Limited disturbance, a degree of consistency in pattern of land use and cover.	Varied pattern with some intricacy. Largely undisturbed and coherent land cover. Some historic land use pattern.	Intricate, varied pattern undisturbed, consistent patterns of land cover and historic layout.
Landscape condition/intactness	Poor	Poor to fair	Fair	Good	Very good
Character contribution to the landscape setting of the settlements.	No contribution, ie no identifiable landscape setting	Partial/minor contribution from landscape features/green spaces.	Moderate contribution from landscape features and green spaces.	Important contribution from landscape features and green spaces.	Substantial contribution to setting from very distinctive landscape features and green spaces at the edge of/on the approaches to the settlements.
Condition/quality of the settlement edge.	Harsh, abrupt and unfiltered settlement edge.	Occasional filtered edge but predominantly abrupt.	Variable edge, some historic but modern larger scale also evident.	Variable edge, some modern influence but predominantly well filtered into landscape.	Soft porous settlement edge filtered into historic landscape pattern.

Visual Sensitivity

The site is well contained by the existing vegetation and railway line along the northern boundary. There are no PROW within the vicinity of the site. Public views of the sites western boundary of the site are experienced by a small number of receptors along Forewood Lane. This contributes to **Low** visual sensitivity.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
General Visibility	This area is well contained by existing features - buildings, trees, landform. Low level of visibility.	Occasional views of/across the area where gaps in existing features allow. Low-moderate level of visibility.	Some visibility of/across the area from the surrounding landscape. Moderate level of visibility.	The area is a component of wider, longer landscape views of/across the area. Moderate-high level of visibility.	Extensive views of/across the area. The area is a major component of wider landscape views. High level of visibility.
Views and Landmarks	No views of natural and built landmarks. Cluttered skyline character.	Limited, partial views of natural/built landmarks but there may also be a relatively developed cluttered skyline.	Area from which there are some wider views containing natural/built landmarks, but there may also be some intrusive elements.	Some important views to the wider landscape and of natural/built landmarks are available, and any more intrusive elements are not particularly prominent.	Distinctive panoramic views, including prominent natural/built landmarks, and/or major gateway views available from across the area.
Visual Receptors	Public views are experienced by a small number of public receptors or by a larger number of receptors with a passing interest in their visual environment eg motorists on local transport routes.	Occasional public views from PROW routes and local transport routes.	Some public views for visitors and from PROWs. Some visibility from transport routes.	Frequent public views for visitors enjoying the landscape and from PROWs.	Public views are experienced by a high number of visitors to the landscape and/or locally important PROW. Visibility from major transport routes.

Overall Landscape Sensitivity						
LANDSCAPE CHARACTER SENSITIVITY	High	High	High	High	High	High
	Moderate-High	Moderate-High	Moderate-High	Moderate-High	Moderate-High	High
	Moderate	Moderate	Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High
	Low	Low	Low-Moderate	Moderate	Moderate-High	High
	Low	Low-Moderate	Moderate	Moderate-High	High	
VISUAL SENSITIVITY						

Landscape Value Criteria

The site is situated within the Fore Wood Lane settlement area immediately adjacent to the railway line which limits the tranquillity of the area. The site is located within the High Weald AONB and in the vicinity of Fore Wood, an area of Ancient Woodland/SSSI/SNCI designation which contributes to **Moderate** landscape value.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE			HIGH
Perceptual aspects/qualities (eg scenic beauty, sense of place, tranquillity, wildness, rurality)	Not tranquil, much human activity. Lack of a distinctive sense of place or scenic beauty.	Limited tranquillity, with significant human detractors from rural/natural qualities. Limited perception of a sense of place.	Some human activity, affecting tranquillity and/or some features that contribute to a sense of place.	Relatively tranquil and/or a strong sense of place with some scenic features.	Tranquil and remote in character, natural beauty with few human influences. Very distinctive sense of place.
Contribute to the setting of the High Weald AONB and its special qualities.	No contribution. No relationship with the AONB.	Slight contribution. Limited, distant setting to the AONB.	Moderate contribution. Middle distant setting to the AONB.	Moderate-Major contribution. Close distant setting to the AONB, with boundaries adjoining.	Substantial contribution. Setting is within the AONB.
Conservation interests: presence of features of wildlife, archaeological, historic and cultural interest that can add value to the landscape, as well as having value in their own right.	Not present. Lack of local or statutory designations within the area or adjacent.	Slight contribution from a few undesignated features of interest. Lack of statutory designations within the area or adjoining.	Some features of interest. Some local designations cover the area or are immediately adjacent. Statutory designation in the vicinity.	A number of features of interest. Statutory designations and their settings affect parts of the area.	Statutory/Local designations and their settings affect a high proportion of the area.

Landscape Capacity Ranking

Moderate

Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape has some ability to absorb development, it is likely to cause some change in character. Care would be needed in locating development. It may be able to be accommodated in some parts of the area eg 'rounding off of a settlement' or in 'infill sites'. May be suitable for small settlement extensions, assuming appropriate mitigation.

LANDSCAPE CAPACITY						
OVERALL LANDSCAPE SENSITIVITY	High	Moderate	Low-Moderate	Negligible/Low	Negligible/Low	Negligible/Low
	Moderate-High	Moderate	Low-Moderate	Low-Moderate	Negligible/Low	Negligible/Low
	Moderate	Moderate-High	Moderate	Moderate	Low-Moderate	Negligible/Low
	Low-Moderate	Moderate-High	Moderate-High	Moderate	Low-Moderate	Low-Moderate
	Low	High	Moderate-High	Moderate	Moderate	Low-Moderate
	Low	Low-Moderate	Moderate	Moderate-High	High	
LANDSCAPE VALUE						

SITE C - CENTRAL CROWHURST

Landscape Character Sensitivity

This area's gently undulating topography, largely undisturbed field pattern, and good landscape condition, with relatively filtered settlement edge, makes an important contribution to the distinctive rural landscape setting of Crowhurst village, point to a **Moderate-High** landscape character sensitivity.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
Topography/landform	Simple, large scale predominantly flat.	Simple, large to medium scale, predominantly flat to mildly undulating.	Occasional variety but lacking strong complexity.	Complex topographical variation.	Very complex with strong topographical variety.
Landscape scale/pattern	Simple large scale pattern, and/or very fragmented, disturbed land cover.	Largely simple, with some disturbance, or mostly fragmented land cover and land use.	Some variety. Limited disturbance, a degree of consistency in pattern of land use and cover.	Varied pattern with some intricacy. Largely undisturbed and coherent land cover. Some historic land use pattern.	Intricate, varied pattern undisturbed, consistent patterns of land cover and historic layout.
Landscape condition/intactness	Poor	Poor to fair	Fair	Good	Very good
Character contribution to the landscape setting of the settlements.	No contribution, ie no identifiable landscape setting	Partial/minor contribution from landscape features/green spaces.	Moderate contribution from landscape features and green spaces.	Important contribution from landscape features and green spaces.	Substantial contribution to setting from very distinctive landscape features and green spaces at the edge of/on the approaches to the settlements.
Condition/quality of the settlement edge.	Harsh, abrupt and unfiltered settlement edge.	Occasional filtered edge but predominantly abrupt.	Variable edge, some historic but modern larger scale also evident.	Variable edge, some modern influence but predominantly well filtered into landscape.	Soft porous settlement edge filtered into historic landscape pattern.

Visual Sensitivity

The site is highly visible from the PRoW 8a which crosses through the site as well as from the 1066 Country Walk - Bexhill Link (PRoW 17a) which runs outside the site along the lower slopes to the south with many receptors of moderate-high sensitivity. The site is a component of a wider landscape with views across the valley. This contributes to a **Moderate-High** visual sensitivity.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
General Visibility	This area is well contained by existing features - buildings, trees, landform. Low level of visibility.	Occasional views of/across the area where gaps in existing features allow. Low-moderate level of visibility.	Some visibility of/across the area from the surrounding landscape. Moderate level of visibility.	The area is a component of wider, longer landscape views of/across the area. Moderate-high level of visibility.	Extensive views of/across the area. The area is a major component of wider landscape views. High level of visibility.
Views and Landmarks	No views of natural and built landmarks. Cluttered skyline character.	Limited, partial views of natural/built landmarks but there may also be a relatively developed cluttered skyline.	Area from which there are some wider views containing natural/built landmarks, but there may also be some intrusive elements.	Some important views to the wider landscape and of natural/built landmarks are available, and any more intrusive elements are not particularly prominent.	Distinctive panoramic views, including prominent natural/built landmarks, and/or major gateway views available from across the area.
Visual Receptors	Public views are experienced by a small number of public receptors or by a larger number of receptors with a passing interest in their visual environment eg motorists on local transport routes.	Occasional public views from PRoW routes and local transport routes.	Some public views for visitors and from PRoWs. Some visibility from transport routes.	Frequent public views for visitors enjoying the landscape and from PRoWs.	Public views are experienced by a high number of visitors to the landscape and/or locally important PRoW. Visibility from major transport routes.

Overall Landscape Sensitivity						
LANDSCAPE CHARACTER SENSITIVITY	High	High	High	High	High	High
	Moderate-High	Moderate-High	Moderate-High	Moderate-High	Moderate-High	High
	Moderate	Moderate	Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High
	Low	Low	Low-Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High	
VISUAL SENSITIVITY						

Landscape Value Criteria

The site is located within the High Weald AONB and within the vicinity of the Listed Buildings and Scheduled Ancient Monument within Crowhurst Historic Village. The open field character contributes to a sense of place with some human activity affecting the tranquillity towards the west of the site. This contributes to **Moderate** landscape value.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE			HIGH
Perceptual aspects/qualities (eg scenic beauty, sense of place, tranquillity, wildness, rurality)	Not tranquil, much human activity. Lack of a distinctive sense of place or scenic beauty.	Limited tranquillity, with significant human detractors from rural/natural qualities. Limited perception of a sense of place.	Some human activity, affecting tranquillity and/or some features that contribute to a sense of place.	Relatively tranquil and/or a strong sense of place with some scenic features.	Tranquil and remote in character, natural beauty with few human influences. Very distinctive sense of place.
Contribute to the setting of the High Weald AONB and its special qualities.	No contribution. No relationship with the AONB.	Slight contribution. Limited, distant setting to the AONB.	Moderate contribution. Middle distant setting to the AONB.	Moderate-Major contribution. Close distant setting to the AONB, with boundaries adjoining.	Substantial contribution. Setting is within the AONB.
Conservation interests: presence of features of wildlife, archaeological, historic and cultural interest that can add value to the landscape, as well as having value in their own right.	Not present. Lack of local or statutory designations within the area or adjacent.	Slight contribution from a few undesignated features of interest. Lack of statutory designations within the area or adjoining.	Some features of interest. Some local designations cover the area or are immediately adjacent. Statutory designation in the vicinity.	A number of features of interest. Statutory designations and their settings affect parts of the area.	Statutory/Local designations and their settings affect a high proportion of the area.

Landscape Capacity Ranking

Low/Moderate

Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate development without detrimental effects.

LANDSCAPE CAPACITY						
OVERALL LANDSCAPE SENSITIVITY	High	Moderate	Low-Moderate	Negligible/Low	Negligible/Low	Negligible/Low
	Moderate-High	Moderate	Low-Moderate	Low-Moderate	Negligible/Low	Negligible/Low
	Moderate	Moderate-High	Moderate	Moderate	Low-Moderate	Negligible/Low
	Low-Moderate	Moderate-High	Moderate-High	Moderate	Low-Moderate	Low-Moderate
	Low	High	Moderate-High	Moderate	Moderate	Low-Moderate
	Low	Low-Moderate	Moderate	Moderate-High	High	
LANDSCAPE VALUE						

SITE E - HYE HOUSE RIDGE

Landscape Character Sensitivity

This area's gently undulating topography, largely undisturbed field pattern, and good landscape condition, with relatively filtered settlement edge, make an important contribution to the distinctive rural landscape character of Crowhurst Parish, and points to an overall **Moderate-High** landscape character sensitivity.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
Topography/landform	Simple, large scale predominantly flat.	Simple, large to medium scale, predominantly flat to mildly undulating.	Occasional variety but lacking strong complexity.	Complex topographical variation.	Very complex with strong topographical variety.
Landscape scale/pattern	Simple large scale pattern, and/or very fragmented, disturbed land cover.	Largely simple, with some disturbance, or mostly fragmented land cover and land use.	Some variety. Limited disturbance, a degree of consistency in pattern of land use and cover.	Varied pattern with some intricacy. Largely undisturbed and coherent land cover. Some historic land use pattern.	Intricate, varied pattern undisturbed, consistent patterns of land cover and historic layout.
Landscape condition/intactness	Poor	Poor to fair	Fair	Good	Very good
Character contribution to the landscape setting of the settlements.	No contribution, ie no identifiable landscape setting	Partial/minor contribution from landscape features/green spaces.	Moderate contribution from landscape features and green spaces.	Important contribution from landscape features and green spaces.	Substantial contribution to setting from very distinctive landscape features and green spaces at the edge of/on the approaches to the settlements.
Condition/quality of the settlement edge.	Harsh, abrupt and unfiltered settlement edge.	Occasional filtered edge but predominantly abrupt.	Variable edge, some historic but modern larger scale also evident.	Variable edge, some modern influence but predominantly well filtered into landscape.	Soft porous settlement edge filtered into historic landscape pattern.

Visual Sensitivity

The site is highly visible from the PRowS which are present within Powdermill Valley (1066 Country Walk - Bexhill Link and PRow 15) and PRow 13b which runs along the ridge south-west of the site. The site is a component of wider landscape with unobtrusive views across a rural landscape. This contributes to a **Moderate-High** visual sensitivity.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE		HIGH	
General Visibility	This area is well contained by existing features - buildings, trees, landform. Low level of visibility.	Occasional views of/across the area where gaps in existing features allow. Low-moderate level of visibility.	Some visibility of/across the area from the surrounding landscape. Moderate level of visibility.	The area is a component of wider, longer landscape views of/across the area. Moderate-high level of visibility.	Extensive views of/across the area. The area is a major component of wider landscape views. High level of visibility.
Views and Landmarks	No views of natural and built landmarks. Cluttered skyline character.	Limited, partial views of natural/built landmarks but there may also be a relatively developed cluttered skyline.	Area from which there are some wider views containing natural/built landmarks, but there may also be some intrusive elements.	Some important views to the wider landscape and of natural/built landmarks are available, and any more intrusive elements are not particularly prominent.	Distinctive panoramic views, including prominent natural/built landmarks, and/or major gateway views available from across the area.
Visual Receptors	Public views are experienced by a small number of public receptors or by a larger number of receptors with a passing interest in their visual environment eg motorists on local transport routes.	Occasional public views from PRow routes and local transport routes.	Some public views for visitors and from PRowS. Some visibility from transport routes.	Frequent public views for visitors enjoying the landscape and from PRowS.	Public views are experienced by a high number of visitors to the landscape and/or locally important PRow. Visibility from major transport routes.

Overall Landscape Sensitivity						
LANDSCAPE CHARACTER SENSITIVITY	High	High	High	High	High	High
	Moderate-High	Moderate-High	Moderate-High	Moderate-High	Moderate-High	High
	Moderate	Moderate	Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High
	Low	Low	Low-Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High	
	VISUAL SENSITIVITY					

Landscape Value Criteria

The site is located outside the High Weald AONB and makes a moderate contribution to its setting. It is situated close to Hye House Listed Building and south of Chapel Hill Woods. These factors contribute towards **Moderate** landscape value.

	DEGREE OF SENSITIVITY				
	LOW	MODERATE			HIGH
Perceptual aspects/qualities (eg scenic beauty, sense of place, tranquillity, wildness, rurality)	Not tranquil, much human activity. Lack of a distinctive sense of place or scenic beauty.	Limited tranquillity, with significant human detractors from rural/natural qualities. Limited perception of a sense of place.	Some human activity, affecting tranquillity and/or some features that contribute to a sense of place.	Relatively tranquil and/or a strong sense of place with some scenic features.	Tranquil and remote in character, natural beauty with few human influences. Very distinctive sense of place.
Contribute to the setting of the High Weald AONB and its special qualities.	No contribution. No relationship with the AONB.	Slight contribution. Limited, distant setting to the AONB.	Moderate contribution. Middle distant setting to the AONB.	Moderate-Major contribution. Close distant setting to the AONB, with boundaries adjoining.	Substantial contribution. Setting is within the AONB.
Conservation interests: presence of features of wildlife, archaeological, historic and cultural interest that can add value to the landscape, as well as having value in their own right.	Not present. Lack of local or statutory designations within the area or adjacent.	Slight contribution from a few undesignated features of interest. Lack of statutory designations within the area or adjoining.	Some features of interest. Some local designations cover the area or are immediately adjacent. Statutory designation in the vicinity.	A number of features of interest. Statutory designations and their settings affect parts of the area.	Statutory/Local designations and their settings affect a high proportion of the area.

Landscape Capacity Ranking

Low/Moderate

Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate development without detrimental effects.

LANDSCAPE CAPACITY						
OVERALL LANDSCAPE SENSITIVITY	High	Moderate	Low-Moderate	Negligible/Low	Negligible/Low	Negligible/Low
	Moderate-High	Moderate	Low-Moderate	Low-Moderate	Negligible/Low	Negligible/Low
	Moderate	Moderate-High	Moderate	Moderate	Low-Moderate	Negligible/Low
	Low-Moderate	Moderate-High	Moderate-High	Moderate	Low-Moderate	Low-Moderate
	Low	High	Moderate-High	Moderate	Moderate	Low-Moderate
	Low	Low-Moderate	Moderate	Moderate-High	High	
LANDSCAPE VALUE						



3 LANDSCAPE STRATEGIES



SITE A - POWDERMILL VALLEY NORTHERN SLOPES LANDSCAPE STRATEGY
















Capacity Assessment Ranking: Low-Moderate

Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate residential development without detrimental effects.

Landscape Strategy

- Maintain open area of countryside across western slopes to protect rural edge to ancient woodland and maintain tranquil characteristic of the valley and village setting.
- Some capacity for small scale development to be located on the lower south facing slopes south of the existing development.
- Route of 1066 Country Walk-Bexhill Link to be protected and any development would need to be sensitively designed to respect this rural path.
- Any development to provide connections to existing PRoW to increase permeability and create a countryside route to the village.
- Landscape buffer along countryside boundary to provide strong soft edge to help filter development into the existing landscape pattern and create habitat linkages.
- New development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.

Key

- | | | | |
|---|--------------------------------------|---|---|
|  | Site A |  | Potential developable residential area (approx. 0.67ha) |
|  | Existing trees (Indicative) |  | Access |
|  | Notable buildings |  | Open countryside |
|  | Listed buildings |  | Landscape buffer |
|  | Ancient woodland/SSSI/SNCI |  | Amenity Landscape |
|  | PRoW | | |
|  | LCA 1a
Fore Wood Nature Reserve | | |
|  | LCA 1b
Fore Wood Lane Settlement | | |
|  | LCA 2a
Powdermill Valley Farmland | | |
|  | LCA 2b
Crowhurst Historic Village | | |



Note: The site is located within the High Weald AONB

SITE B - FOREWOOD LANE LANDSCAPE STRATEGY

Capacity Assessment Ranking: Moderate

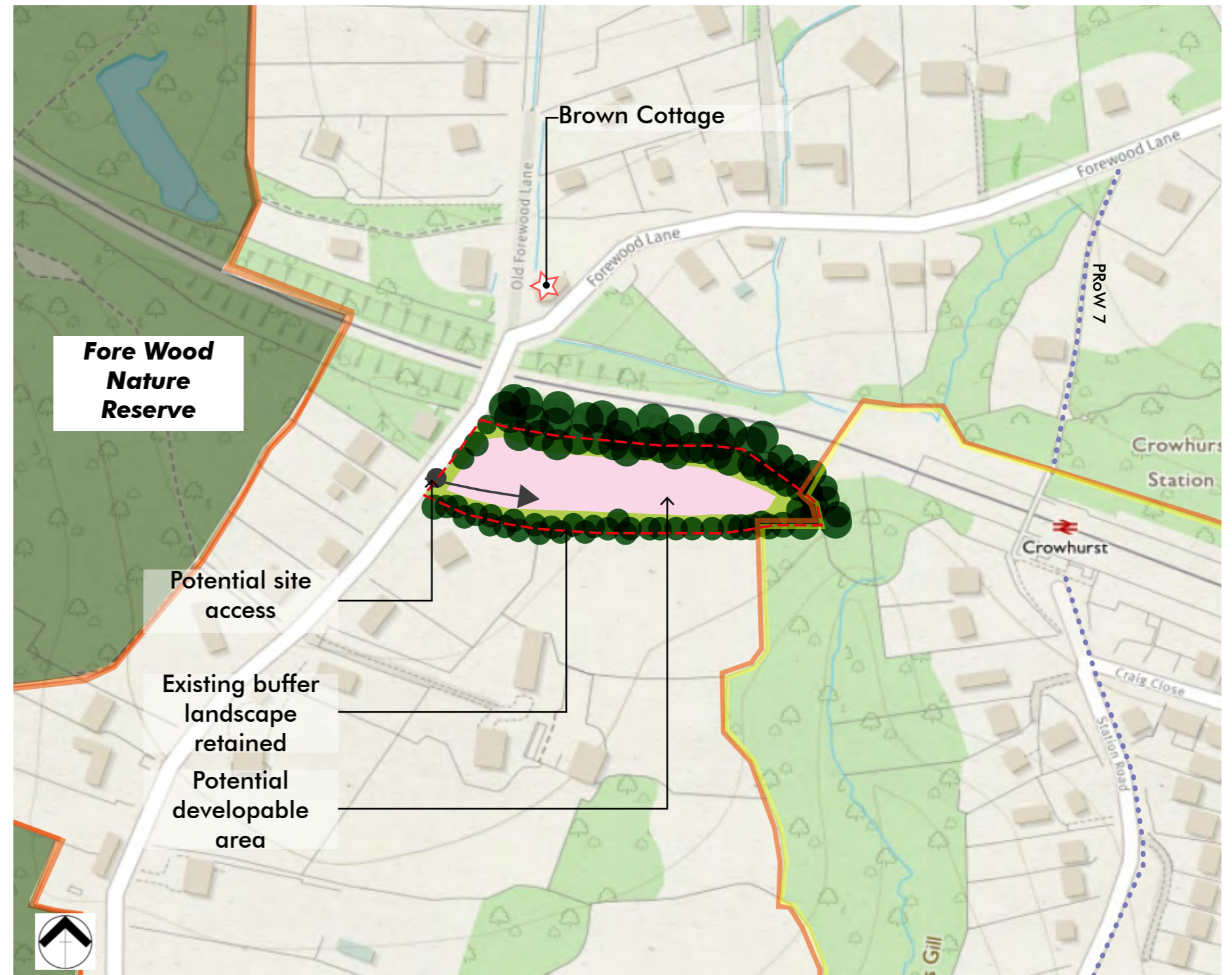
Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape has some ability to absorb development, it is likely to cause some change in character. Care would be needed in locating residential development. It may be able to be accommodated in some parts of the area eg 'rounding off of a settlement' or in 'infill sites'. May be suitable for small settlement extensions, assuming appropriate mitigation.

Landscape Strategy

- Retain existing boundary vegetation which provides a well-wooded enclosed landscape with new development contained within.
- Existing entrance off Forewood Lane may need to be improved/widened to provide suitable access.
- Manage/maintain existing trees and vegetation for ecological enhancement.
- Existing bungalow and garage to be removed.
- New development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.

Key

- - - Site B
- Existing landscape buffer (indicative)
- ☆ Listed buildings
- Ancient woodland/SSSI/SNCI
- ⋯ PRow
- LCA 1a Fore Wood Nature Reserve
- LCA 1c Station Road Settlement
- LCA 1b Fore Wood Lane Settlement
- Potential developable residential area (approx. 0.4ha)
- Access



Note: The site is located within the High Weald AONB

SITE C - CENTRAL CROWHURST LANDSCAPE STRATEGY
















Capacity Assessment Ranking: Low-Moderate

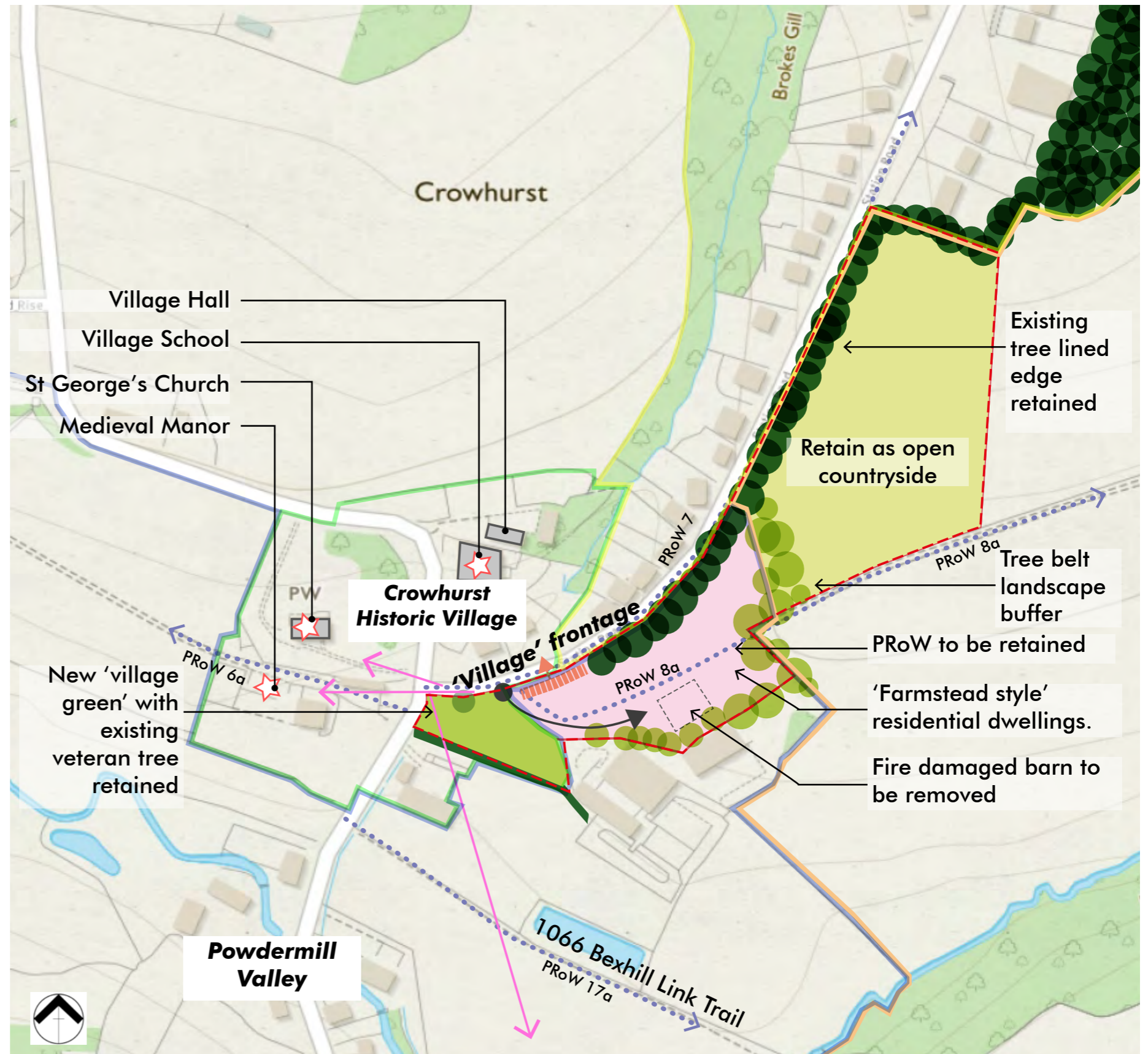
Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate residential development without detrimental effects.

Landscape Strategy

- Potential for new village green to be established at western side.
- Northern part of the site to be retained as countryside to protect distinctive rural characteristic of the village and strong distinctive woodland edge between Station Road settlement and the adjacent fields.
- Enhancement of historic landscape setting of village by retaining greenspaces, important views, and removing derelict buildings which are a detractor in the landscape.
- Active frontages to create positive relationships between new settlement edge, historic village and Powdermill Valley to the south.
- Any new development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.
- Landscape buffer along countryside boundary to provide soft edge filtering the development into the existing landscape pattern.
- Entrance and access road as per existing farmstead.
- Existing PRoW (no. 8a) to be retained and accommodated in any development through sensitive design.

Key

- | | | | |
|---|--------------------------------|---|---|
|  | Site C |  | LCA 2a Powdermill Valley Farmland |
|  | Existing trees (Indicative) |  | LCA 2b Crowhurst Historic Village |
|  | Notable buildings |  | Potential developable residential area (approx. 0.74ha) |
|  | Listed buildings |  | Access |
|  | PRoW |  | Open countryside |
|  | Key Views |  | New Village Green with SUDs |
|  | LCA 1c Station Road Settlement |  | Landscape buffer provision |
|  | LCA 1d Brakes Coppice Farmland | | |



Note: The site is located within the High Weald AONB

SITE E - HYE HOUSE RIDGE LANDSCAPE STRATEGY

Capacity Assessment Ranking: Low-Moderate

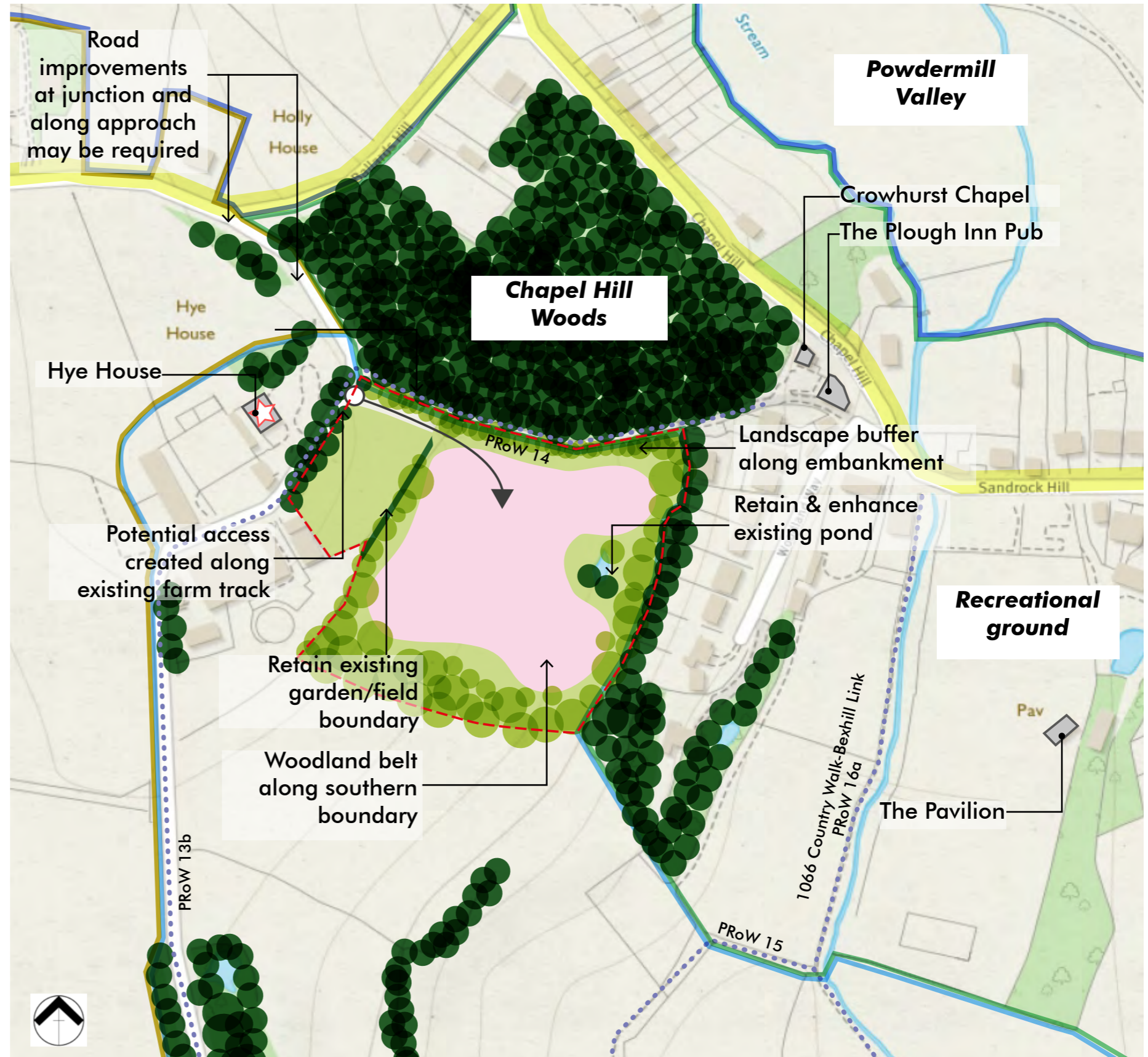
Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate residential development without detrimental effects.

Landscape Strategy

- Potential to integrate development into wooded slopes by creating woodland belt along the southern boundary and augmenting boundary planting to rest of site.
- Retain existing features such as hedgerow boundaries, trees and pond.
- Any new development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.
- Careful consideration must be given to the potential impact of the development and any associated highways improvements on the setting of Hye House.
- Low key vehicular entrance to the development sited along well-wooded farm track.
- Approach road may need improvements/widening.

Key

- Site E
- Existing trees (Indicative)
- Notable buildings
- ☆ Listed buildings
- AONB boundary
- ⋯ PRoW
- LCA 2a Powdermill Valley Farmland
- LCA 2c Plough Inn Settlement Area
- LCA 2d Southern Powdermill Valley Farmland
- LCA 4a Watermill Valley Farmland
- Potential developable residential area (approx. 0.7ha)
- Access
- Landscape buffer provision



Note: The site is located outside the High Weald AONB boundary.



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