

Appendix 13-A Landscape Character Areas

Detailed Survey Sheets

- 13-A.1 Area 1 Combe Haven Valley Floor
- 13-A.2 Area 2a Glyne Gap – Pebsham (rural)
- 13-A.3 Area 2b Glyne Gap/Pebsham (Filsham)
- 13-A.4 Area 3 – Watermill Stream Valley
- 13-A.5 Area 4 Buckholt Farm/Watermill Lane
- 13-A.6 Area 5a (Preston Hall) Preston Hall/Worsham
- 13-A.7 Area 5b Preston Hall/Worsham
- 13-A.8 Area 6 Powdermill Valley
- 13-A.9 Area 7 Crowhurst/Upper Wilting Farm
- 13-A.10 Area 8a Sidley
- 13-A.11 Area 8b Bexhill Down
- 13-A.12 Area 8c London Road North
- 13-A.13 Area 9a London Road South
- 13-A.14 Area 9b Old Town
- 13-A.15 Area 10a Ancaster/Hastings Road
- 13-A.16 Area 10b Pebsham
- 13-A.17 Area 11 Bulverhythe
- 13-A.18 Area 12 West Woods
- 13-A.19 Area 13 Hollington Stream
- 13-A.20 Area 14a The Ridge (rura)
- 13-A.21 Area 14b The Ridge (urban)
- 13-A.22 Area 15 Crowhurst High Weald

.

13-A.1 Area 1 Combe Haven Valley Floor (Figure10.6)

Viewpoint No: 1 (Fig.10.9)
 109953

Location: Off Harley Shute Road Grid ref. 578461

Date: 1.06.06

Direction of View: West

Photograph



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

Wide flat and open valley floor with enclosing ridges, these are frequently heavily wooded. Field patterns are determined by drainage ditches. Ground cover is typically rough pasture, unimproved grasslands, with scrub encroaching in to the valley floor.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (type)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	Railway -
vernacular	field pattern	parkland	canal	Abutments of
buildings				disused
settlement (type)	arable	scrub	waterfall	
built-up	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

Generally good.

There is a lack of management on the valley floor allowing scrub to encroach in to the pasture.

Most Appropriate Management Strategy

Conservation

- Scrub clearance and a heavier grazing regime.
- Conservation and management of ditches and reed beds.

Restoration

- Management of water levels, artificial raising of water levels where the ditches and marsh are drying out.
- Encourage seasonal flooding of the valley floor.

Reconstruction

Ability to Accommodate Change

This landscape would be sensitive to change particularly any form of built development. There are areas of nature conservation value. Naturally the area is subject to flooding and is flood plain. The open nature of the area makes it sensitive to change.

13-A.1 Area 2a Glyne Gap – Pebsham (rural, Figure 13.6)

Viewpoint No: 12 (Figure 13.9) Location : Bulverhythe
 Gird Ref: 577358 108641
 Date: 27.09.06 Direction of View: North

Photograph



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

This is a diverse area of urban fringe with remnants of the historic farmland and many intrusive modern uses. Some of the historic landscape remains, but this is fragmented, this area forms part of the strategic gap between Bexhill and Hastings. The rural character is retained by the Glyne Gap reed beds and levels and the farmland associated with Pebsham Farm including the historic farm buildings and pond. The open expanse of playing fields is developed on old landfill areas. The land fill site will be restored to public open space with a natural landform and land cover to resemble farmland to the north and west. Other intrusive features are the water treatment works and waste derived fuel plant.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (type)	river	Footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal	
settlement (type)urban fringe	arable	scrub	waterfall	
built-up	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			Mudflat/ reeds	

Landform

<i>Flat – rising to Worsham ridge</i>	plain	coast
undulating	<i>rolling lowland</i>	estuary
rolling	plateau	<i>broad valley</i>
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	balanced	<i>discordant</i>	chaotic
SCALE:	intimate	small	<i>medium</i>	large
ENCLOSURE:	confined	enclosed	<i>open</i>	<i>exposed</i>
TEXTURE:	smooth	textured	<i>rough</i>	very rough
COLOUR:	<i>monochrome</i>	muted	<i>colourful</i>	garish
DIVERSITY:	uniform	simple	diverse	<i>complex</i>
MOVEMENT:	remote	vacant	peaceful	<i>active</i>
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	<i>unsettling</i>	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	<i>Unpleasant- in places</i>	<i>Pleasant - Pebsham Farm</i>	beautiful

Landscape Condition

This landscape is fragmented and degraded. Some areas have been restored and the rest of the landfill will be restored considerably improving the character of the area. Urban fringe pressures of dumping and clutter.

Most Appropriate Management Strategy

Conservation

- Habitat value of reed beds and Pebsham Wood, these areas should be conserved for this.
- The character of Pebsham Farm and pond should be conserved.
- Conservation of existing trees and hedges.

Restoration

- Restoration of the landfill site as public amenity land, in character with the rural area to the north and west.
- Good public access links from the urban areas to the countryside.
- Creation of a green network of routes for recreation and to strengthen the strategic gap between the towns.
- Soften the built up urban edges with planting.

Ability to Accommodate Change

This area has accommodated considerable change. There is little scope for new built development as the area is part of a strategic gap and should be restored to open uses, ideally for recreation. The development that has taken place has been restored to public open space uses and the remaining land is of nature conservation value and should be retained and conserved.

**13-A.3 Area 2b Glyne Gap / Pebsham (Filsham, Figure 13.6)
Hastings**

TOWNSCAPE ELEMENT	COMMENTS/NOTES
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Significant ridge in the local context, built up ridge at the eastern end of the Combe Haven Valley slopes down to valley.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	Views down the valley, 1.5km maximum distance, to countryside; these views are enclosed by the surrounding ridges and woodland.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	High density in the residential estates on Filsham Ridge. More open within the Combe Haven Holiday Park.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	Residential and Holiday Park.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	Late 20 th . Majority of fairly recent development, older houses on Harley Shute Road, some pre 1950. Filsham Farmhouse historic remnant of the farmed landscape.
BUILDING CHARACTER/MATERIALS:	Lack of local vernacular. Garish white of caravans.
BUILDING CONDITION: good /average/poor	Generally good
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Area Lacks focal points.
EYESORES:	Hard urban edge to countryside. Static caravans on the slope at Combe Haven Holiday Park
PARKING/TRAFFIC IMPACT: severe/ moderate /slight	Traffic on Harley Shute Road intrusive and severs area.
PAVING/STREET FURNITURE CHARACTER: (including traffic calming measures)	Lack of distinctive character in public realm

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	<p>Restricted to gardens. Some trees on caravan park site, notably on the boundaries which are important in the local landscape. Remnant woodland on Reedswood Road Small trees in gardens, but few large gardens.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>Limited to a small recreation ground and play area in the newer development. Open spaces for use of holiday park visitors.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Small gardens average size 20metres by 10metres, 10m x 10m in newer development areas.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>Hard urban edge imposes on Combe Haven and Filsham Reed beds.</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This area is the western edge of Hastings. The development spills over the Filsham Ridge, encroaching on the strategic gap between Bexhill and Hastings. The Combe Haven Valley and river is a natural barrier to further development. Traffic on the busy Harley Shute Road is dominant.



Viewpoint 32, Bunting Close (Figure 13.9)

13-A.4 Area 3 – Watermill Stream Valley (Figure 13.6)

Viewpoint No: 28 (Figure13.9) Location: Henleys Down Road
Grid Ref. 577358108641

Survey Date: 1.06.06

Film/Photo Date: 17.11.05

Direction of View: South

Photograph:



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

Gently sloping valley, falling away from the Crowhurst ridge towards the Combe Haven Valley. Affording Long views to the heavily wooded Worsham ridge. There is little evidence of the built up edge of Bexhill in these views. Strong field patterns which are defined by hedges and tree belts. Pastoral farmed landscape. Focal point and feature of Ring Wood a deciduous woodland on the western slope of the valley. Intrusive features include traffic on Henleys Down Road and electricity pylons. In areas where grazing has been reduced over the years scattered trees have colonised some fields and become a characteristic of the valley floor.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (type)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal	
settlement (type)	arable	scrub	waterfall	
built-up	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

Unspoilt and well managed farmland, low intensity pastoral agricultural. Diverse landscape with traditional field patterns and managed hedges with mature trees.

Most Appropriate Management Strategy

Conservation

- Management of extensive deciduous woodlands
- Hedgerow retention and management
- Continuation of non intensive farming practices.
- Manage water levels for wetland conservation in valley floor

Restoration

Reconstruction

Ability to Accommodate Change

Area sensitive to change, as it is just outside of the AONB and part of the rural buffer between this and the built up areas. sharing many of the AONB characteristics. Existing field patterns, hedges and trees are important to retain. Unspoilt and remote valley.

13-A.5 Area 4 Buckholt Farm / Watermill Lane (Figure 13.6)

Viewpoint No: 22 (Figure 13.9) Location: Watermill Lane Date: 20.10.05
 Grid ref. 573746110455

Direction of View: East

Photograph:



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)
 Winding rural green lane, giving access to scattered farm settlements. Buckholt ridge rises gently from the Watermill valley as undulating pastoral countryside.
 Rat run traffic on Watermill Lane detracts from rural character and safety. Some vernacular architecture in farmsteads and cottages. Recreational facilities at Cobbs Farm, low key caravan site. Trees and extensive areas of deciduous woodland are important characteristic elements

Landcover and landscape elements

Note the dominant elements in the landscape

<i>farm buildings</i>	walls	<i>woodland (type)</i>	river	<i>footpath</i>
churches	fences	plantation	stream	track
masts, poles	<i>hedges</i>	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	<i>hedgerow trees</i>	pond	railway
vernacular buildings	<i>field pattern</i>	parkland	canal	
settlement (type)	arable	scrub	waterfall	
built-up	<i>pasture</i>	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
<i>undulating</i>	<i>rolling lowland</i>	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	<i>harmonious</i>	balanced	discordant	chaotic
SCALE:	<i>intimate</i>	small	medium	large
ENCLOSURE:	confined	<i>enclosed</i>	open	exposed
TEXTURE:	smooth	<i>textured</i>	rough	very rough
COLOUR:	monochrome	<i>muted</i>	colourful	garish
DIVERSITY:	uniform	simple	<i>diverse</i>	complex
MOVEMENT:	remote	vacant	<i>peaceful</i>	active
UNITY:	<i>unified</i>	interrupted	fragmented	chaotic
FORM:	straight	angular	<i>curved</i>	sinuous
SECURITY:	<i>comfortable</i>	safe	unsettling	threatening
STIMULUS:	boring	bland	<i>interesting</i>	invigorating
PLEASURE:	offensive	unpleasant	<i>pleasant</i>	beautiful

Landscape Condition

Cared for and managed farmed landscape. Quaint cottages with flower baskets, some gentrification but mostly in character. Some farm diversification but rural character retained.

Most Appropriate Management Strategy

Conservation

- Continued farming at low intensity
- Controlled Farm diversification
- Grazing regimes maintained
- Hedgerow Management
- Woodland management
- Public access on footpaths

Restoration

Reconstruction

Ability to Accommodate Change

Farm diversification could accommodate some low key recreational activities. Wooded nature of the area and topography would help to absorb such uses. Access by narrow country lane and the character of the green lanes restricts access. Recreational access by public rights of way from the urban area could be enhanced giving better opportunities for informal recreation.

3-A.6 Area 5a (Preston Hall) Preston Hall / Worsham (Figure 13.6)

Viewpoint No: 33 (Figure 13.9) Location: From Watergate, Sidley

Date: 02.02.07

Direction of View: West

Photograph:



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

Remnant landscape in the grounds of a historic manor house, with Listed hall and cottage. The area is mainly farmed landscape with some urban fringe uses, such as allotments. This is an enclosed landscape with tree belts and woodland. Urban edge softened by woodland, notably Levetts Wood. Some remnant field patterns with strong hedges. Tree lined tracks and lanes. The area is bounded on the north side by the Combe Haven River in a narrow channel.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (type)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal	
settlement (type)	arable	scrub	waterfall	
Urban edge	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
<i>undulating</i>	<i>rolling lowland</i>	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	<i>balanced</i>	discordant	chaotic
SCALE:	intimate	small	<i>medium</i>	large
ENCLOSURE:	confined	<i>enclosed</i>	open	exposed
TEXTURE:	smooth	<i>textured</i>	rough	very rough
COLOUR:	monochrome	<i>muted</i>	colourful	garish
DIVERSITY:	uniform	<i>simple</i>	diverse	complex
MOVEMENT:	remote	vacant	<i>peaceful</i>	active
UNITY:	unified	<i>interrupted</i>	fragmented	chaotic
FORM:	straight	angular	<i>curved</i>	sinuous
SECURITY:	comfortable	<i>safe</i>	unsettling	threatening
STIMULUS:	boring	bland	<i>interesting</i>	invigorating
PLEASURE:	offensive	unpleasant	<i>pleasant</i>	beautiful

Landscape Condition

Some degradation due to urban fringe pressures. Farm diversification and pressure on farm land e.g. filled in ponds.

Most Appropriate Management Strategy

Conservation

Conservation of the setting of the listed hall and cottage. Conservation of landscape features, wood, trees, hedges, ponds and stream channel.

Appropriate management of publicly accessible land especially Levetts Wood.

Restoration

Reconstruction

Provision of multi functional green networks to soften the urban edge and provide positive uses for urban fringe areas.

Strengthen rural urban boundary

Ability to Accommodate Change

This area could accommodate change as there are no long views from the wider countryside.

This would be providing the restoration and conservation measures above are considered.

The opportunity should be taken to soften the urban edge with green corridors and new planting where this is a hard built up edge.

3-A.7 Area 5b Preston Hall/Worsham (Figure 13.6)

Viewpoint No: 13 (Figure 13.9) Location: View from disused railway, Glovers Farm
 Grid Ref: 574828 109590

Date: 27.09.0 Direction of View: North

Photograph



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

Gently rolling countryside on the urban edge with a focus on the Worsham Ridge and Combe Haven river valley. There are long views across the valley to the ridges on the north side and the AONB in the distance. Some of the historic field pattern is intact with strong hedgerows and tree belts evident. Some larger arable fields where hedges have been removed. The disused railway has historic features such as old bridges and forms a strong tree feature. Distinct group of Scots pine at Upper Worsham Farm.

Other significant areas of woodland, Combe and Roundacre woods, help to soften the urban edges and provide recreation for the urban area. There are some older farm buildings which have character, some are of historic interest only Boulder Cottage is listed.

Detracting features are the mobile phone mast at the reservoir and the hard urban edges of Pebsham and Sidley.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (decid)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	Reservoir(underground covered)	motorway
industry	shelterbelt	hedgerow trees	pond	Railway(disused)
vernacular buildings	field pattern	parkland	canal	
settlement	arable	scrub	waterfall	

(type)			
built-up	pasture	marsh	beach
mineral	orchards		dune
working			
ruins			mudflat

Landform

flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	Valley side
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

The managed farm land is in good condition. Hedges generally managed, some cut too short with gaps.

Good condition for an urban fringe area of landscape.

Recent improvements to the footpath network have improved public access, notably to the disused railway which is an informal path.

Woodlands not managed and have dense enclosed canopy, no coppicing rotation in ancient woodland. Access to these is on informal paths and some footpaths.

Farm ponds in poor condition and overgrown.

Most Appropriate Management Strategy

Conservation

Continued agricultural management. Diversification of farmland uses, appropriate informal recreational uses relating to access to the countryside.]

Conservation of landscape features, ponds, woods, hedges and stream valleys.

Restoration

Farm ponds.

Provide multifunctional green networks to soften the boundaries of the urban area and provide positive use for urban fringe areas.

Ability to Accommodate Change

The area could accommodate change which could provide an opportunity to improve the hard urban edge and create a new and defensible boundary with the countryside.

This would be provided key landscape features are retained and managed as part of a multifunctional green network.

13-A.8 Area 6 Powdermill Valley (Figure 13.6)

Viewpoint No: 6 (Figure 13.9) Location: Crowhurst Date: 1.06.06
 Grid Ref : 576180110607

Direction of View: South

Photograph



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

This flat bottomed valley is a tributary valley of the Combe Haven; the Powdermill stream runs through the valley from Crowhurst to join the Combe Haven in a winding channel. The stream channel has been engineered with steep edges. The gentle slopes of Hillcroft Farm and Adams Farm ridges enclose the valley to west and east. The key features are the ridge top farm buildings of Hillcroft and Adams. Some of the farm buildings at Hillcroft and Hye House are intrusive as they are large agricultural sheds. The valley floor is pasture with some arable fields on the slopes. Some hedges have been removed to create larger fields. Characteristic alders line stream sides. Views across valley from Crowhurst village and Crowhurst Road.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (type)	river	footpath
churches	fences	plantation	stream	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	Railway-
				disused
vernacular buildings	field pattern	parkland	canal	
settlement (scattered farmsteads)	arable	scrub	waterfall	
built-up	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

This is a farmed landscape of mixed pasture and arable and as such is in reasonable condition. Hedges appear to have been removed to increase field sizes, removing some of the historic character. Some remnant hedges and isolated hedgerow trees remain. Some areas of pasture are under managed and of wildlife value.

Most Appropriate Management Strategy

Conservation

Retain agricultural land use, preferably less intensive pasture. Conserve remaining hedges. Conserve trees on slopes. Conservation of the setting for listed buildings. Conserve alders in stream channel.

Restoration

Restore stream valley to a natural channel. Restore hedges, field boundaries and hedgerow trees.

Reconstruction

Ability to Accommodate Change

This area would be sensitive to change due to the open nature of the valley in local views. The valley floor is flood plain and changes to the hydrology could exacerbate flooding problems in Crowhurst. Changes in water levels could affect characteristic alders in the stream channel.

The character of the farm settlements would be sensitive to large scale change.

3-A.9 Area 7 Crowhurst Road / Upper Wilting Farm (Figure 13.6)

Viewpoint No: 25 (Figure 13.9) Location: Crowhurst Road
 Grid Ref: 57641411186

Date: 31.05.06 Direction of View: South East

Photograph



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

Rolling and heavily wooded countryside, forming the north side of the Combe Haven Valley. Historic pattern of woods, hedges and shaws. Scattered farms on the ridge sides are often in prominent positions, e.g. Upper Wilting Farm. Historic buildings at Upper Wilting Farm are prominent from some viewpoints.

There are long views to the urban area of Bexhill and St Leonard's in Hastings to the sea in the longer distance.

Few detracting features, some intrusive farm sheds and pylons on the north side of the area. Views to the landfill site are dominant from much of this area.

Mix of arable and pasture land, pleasant pastoral landscape.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (deciduous)	river	footpath
churches	fences	plantation	Stream ghyll	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	Pond - Decoy	Railway
vernacular buildings	field pattern	parkland	canal	
settlement (scattered)	arable	scrub	waterfall	
built-up	pasture	marsh	beach	
mineral workings	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

-

Aesthetic factors

BALANCE:	harmonious	<i>balanced</i>	discordant	chaotic
SCALE:	intimate	small	<i>medium</i>	large
ENCLOSURE:	confined	<i>enclosed</i>	open	exposed
TEXTURE:	smooth	<i>textured</i>	rough	very rough
COLOUR:	monochrome	<i>muted</i>	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	<i>peaceful</i>	active
UNITY:	<i>unified</i>	interrupted	fragmented	chaotic
FORM:	straight	angular	<i>curved</i>	sinuous
SECURITY:	comfortable	<i>safe</i>	unsettling	threatening
STIMULUS:	boring	bland	<i>interesting</i>	invigorating
PLEASURE:	offensive	unpleasant	<i>pleasant</i>	beautiful

Landscape Condition

The landscape is in good condition with managed farm land. Many field boundaries are intact despite mixed agricultural uses. Low intensity agriculture
Some more degraded and unmanaged scrubby areas near to Queensway

Most Appropriate Management Strategy

Conservation

Continued low intensity agricultural use.
Woodland management required in all copses and shaws. Hedgerow management.

Restoration

Restoration of scrubby and damaged areas close to Queensway

Reconstruction

Ability to Accommodate Change

The rolling and wooded nature of this countryside would allow for some limited change especially closer to Crowhurst Road and in the more wooded areas. This would be the case particularly close to Queensway, and on the east side of the railway line. The more open areas on the slopes descending towards the Combe Haven would be more sensitive to change as they are exposed to long views from the urban area and down the Combe Haven Valley.

**13-A.10 Area 8a Sidley (Figure 13.7)
 Bexhill**

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Land slopes south towards the sea.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	Views within the town are restricted; there are longer views to the countryside from the northern edge.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	Most of the houses are semi-detached or in terraces.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	There is a commercial shopping area on the main road through Sidley. There are two primary schools.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	The estates are mostly post war with some older Victorian terraces around the original village centre. Historic New Inn on Sidley Green
BUILDING CHARACTER/MATERIALS:	Most of the development is brick and tile. There is some local vernacular in the older buildings. Some garish fascias on shops and business on the High Street which are not in character.
BUILDING CONDITION: good/average/poor	Good
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Village Green and New Inn
EYESORES:	
PARKING/TRAFFIC IMPACT: severe/ moderate /slight	Traffic on Ninfield Road and associated clutter on Ninfield Road
SENSE OF PLACE	Some quieter residential areas with green spaces and mature oak trees. Village centre has some sense of place but eroded slightly.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	<p>Wooded urban edge. Mature trees in some of public realm. Most trees are in gardens. Tree feature in disused railway line.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>Recreation ground and school grounds.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Generally small, average 12m x 3m.</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	<p>NA</p>
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height: Scale massing: Continuous frontages:</p>	<p>There is generally a continuity of frontages. The scale and massing of the urban grain is good. Development is medium to high density.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>There are some hard edges to the countryside on either side of Glovers Lane.</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This is a quiet, pleasant residential area. The housing is of mixed ages and character, but much of it is originally council housing from inter war and post war periods. Some of the original village character remains, with the green, mature oaks and older buildings. There are few distinctive landmarks, but also few detractors.



Viewpoint 40, Figure 13.7 Ninfield Road, Sidley commercial centre, (Figure 13.7)

13-A.11 Area 8b Bexhill Down (Figure 13.7)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Gently sloping towards the sea
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	Few long views. Views across the Down to the church and views of Bexhill High School help to locate viewer.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	Educational establishments are characteristic. The secondary school and two primary schools.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	
BUILDING CHARACTER/MATERIALS:	Brick and tiles, lacks local distinctiveness. The bridges associated with the disused railway have some local character.
BUILDING CONDITION: good/average/poor	Average
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	The residential part of the area lacks focus of character. The Down itself is a focus. The old barrack buildings.
EYESORES:	Buildings and clutter associated with the depots and other uses in the disused railway line. Dereliction of the disused railway. High fences around educational establishments.
PARKING/TRAFFIC IMPACT: severe/moderate/slight	Cars dominate on the busy A259 to the south of the area. Otherwise residential streets are in places cluttered with cars. These are wide streets with front gardens.
SENSE OF PLACE	The Down provides some sense of place. The disused railway corridor is a green corridor through the area but it does sever the area from the townscape to the east. The A259 severs the area from the older parts of Bexhill to the south.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - <i>garden/street/park or open space</i> (typical locations) <p>Note important individual trees or groups</p>	<p>Notable tree belt in the disused railway corridor, but this is unmanaged and overcrowded with many spindly trees and little traditional woodland structure</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>The Down is an important open space. Central recreation ground and footpath corridor associated with the stream.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>6 x 6m Front gardens add character to the area and give suburban feel.</p>
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height:</p> <p>Scale massing:</p> <p>Continuous frontages:</p>	<p>Fairly loose massing of suburban residential estates. Loose urban grain with wide streets and buildings set back. Generally two storey houses and semidetached so discontinuous frontages.</p>
<p>URBAN EDGE CHARACTER: - hard (mainly open and exposed)</p> <p>- soft (mainly softened by trees)</p> <p>GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:</p> <p>This is a typical mixed post war suburban housing area. It is generally well kept with tidy gardens. The Down is an important historic open space.</p>	<p>No urban edge</p>



Viewpoint 41, Figure 13.7 View north along Buxton Drive

13-A.12 Area 8c London Road North (Figure 13.7)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	High to moderate with some denser terraces of houses.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	Residential with occasional shops.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	The area has mixed development which has grown up with the railway.
BUILDING CHARACTER/MATERIALS:	Mixed with different periods of brick and tile dominant.
BUILDING CONDITION: good/average/poor	Generally good and well kept. South end of London Road slightly run down especially houses to be demolished at southern end , probably as a result of planning blight.
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Church at southern end., now used as a restaurant
EYESORES:	Depot area.
PARKING/TRAFFIC IMPACT: severe/moderate/slight	Traffic on London Road detracts and tends to sever the area.
SENSE OF PLACE	Lack of focus and sense of place.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>The area lacks open spaces.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Small gardens 4m x 4m average</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height: Scale massing: Continuous frontages:</p>	<p>Dense development in terraces, good rhythm of urban grain and sense of enclosure.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>No urban edges</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

Pleasant area especially away from traffic on London Road. Older terraces have more character.



Viewpoint 42, Figure 13.7, view north along London Road

13-A.13 Area 9a London Road South, (Figure 13.7)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	Large industrial estate in the old railway corridor. Main shopping street on London Road. Some residential streets in east part.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	
BUILDING CHARACTER/MATERIALS:	Poor in industrial estates, large grey sheds. Residential and commercial area more red bricks and tile. Typical Edwardian character. Not distinctive. Some Gaudy fascias in shopping street
BUILDING CONDITION: good/average/poor	Average to good
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Town Hall and green with war memorial otherwise lacks focus.
EYESORES:	Industrial estate.
PARKING/TRAFFIC IMPACT: severe/ moderate /slight	High impact on London Road. Parking clutter in residential streets.
SENSE OF PLACE	Reasonable in older streets.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	<p>Area lacks tree cover, mainly confined to gardens and some street trees.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>The area lacks open space.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>4m x 4m average</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height:</p> <p>Scale massing:</p> <p>Continuous frontages:</p>	<p>Massing and scale good in residential areas. Poor on industrial estate. Sense of enclosure in older terraces. Fine urban grain.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>None</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This is a mixed use area with a busy commercial area focused on London Road. Quiet residential streets radiate away from this. The industrial area severs the area from west Bexhill and the railway severs it from the older parts.



Viewpoint 34, Amhurst Road, Figure 13.7



Viewpoint 43, Figure 13.7, Eastwood Road

13-A.14 Area 9b Old Town (Figure 13.7)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Old Town is on a raised area which slopes towards the sea.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	Views to the sea from higher areas.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	Some larger gardens, church grounds and Manor Park area provide green space.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	Some local commercial offices and shops in centre.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	The Old Town was the original village of Bexhill and therefore has a mix of old buildings.
BUILDING CHARACTER/MATERIALS:	Traditional character, mixed periods. Some old cottages. Weatherboarding. Stone of Church and flint in walls
BUILDING CONDITION: good /average/poor	Good
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Church, ancient cottages, Manor Barn and park.
EYESORES:	None
PARKING/TRAFFIC IMPACT: severe/moderate/ slight	Parking is controlled and through traffic uses the A259 King Offa Way which was built to relieve Old Town
SENSE OF PLACE	Picturesque historic village centre with local vernacular and unique sense of place.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park and open space (typical locations) <p>Note important individual trees or groups</p>	<p>Gardens and open spaces with good tree cover.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>Manor Park and church grounds. Also recreation grounds to west of Old Town with good tree structure.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Small in old part, larger in bigger houses.</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height: Scale massing: Continuous frontages:</p>	<p>Village scale but with a mix where development grew from the village. Massing and urban grain good.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>None</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This is the historic core of Bexhill, it has been well preserved, the original fishing village is an island within the more suburban later development and contrasts with the Edwardian development to the south of the railway and on the seafront.



Viewpoint 44, Figure 13.7

13-A.15 Area 10a Ancaster/Hastings Road, (Figure 13.7)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Slopes from Worsham ridge to sea
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	Long views from higher ground to the sea
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	Suburban area with wide streets
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	The area is mainly residential with some significant educational estates.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) south - early C20 north of De la Warr Road - Victorian - Georgian/Regency - earlier (specify) 	The Hastings Road area is characterised by larger older houses and blocks of flats. Tree lined streets and large gardens. There are more modern suburban housing estates to the south of De La Warr Road
BUILDING CHARACTER/MATERIALS:	Variable. More character in the older Edwardian parts
BUILDING CONDITION: good /average/poor	
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	These are few. Vies to the sea are significant. Large educational institutions have feature buildings
EYESORES:	Glyne Gap retail park and adjacent industrial estate
PARKING/TRAFFIC IMPACT: severe/moderate/slight	Traffic on busy A259.
SENSE OF PLACE	More sense of place on Hastings Road

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	<p>Tree lined parts of Hastings Road and De La Warr Road.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>Area lacks public open space. Open spaces associated with educational establishments.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Average gardens large 10m x10m. Large front gardens.</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height:</p> <p>Scale massing:</p> <p>Continuous frontages:</p>	<p>Good urban grain. Medium density development. Suburban character</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>None</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This is an area of pleasant suburban character extending from the railway in the south. The area is characterised by wide roads with grass verges and leafy front gardens. The area is typical of much medium density suburban development. Long views to the sea give it an advantage in character.



Viewpoint 45 Hastings Road, Figure 13.7



13-A.16 Area 10b Pebsham, (Figure 13.7)

Townscape Element	Comment/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	The area is gently undulating with some roads having significant dips.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	There are views to the countryside at Worsham Farm on the north side of the area and some longer views to the AONB to the north. Views to Pebsham tip. Also to Hastings and the sea.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	The area is post war suburban development with generous front and rear gardens.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	There are some local shops and a community centre in the middle of the area. There is also a primary school.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	
BUILDING CHARACTER/MATERIALS:	The area lacks local vernacular in building materials and styles. Typically red brick and tiles, white fascias.
BUILDING CONDITION: good /average/poor	
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Central open space.
EYESORES:	Views to landfill site
PARKING/TRAFFIC IMPACT: severe/moderate/ slight	Generally wide roads with own parking spaces . There is more parking clutter on the narrower roads and in some closes.
SENSE OF PLACE	Local character around the central open space and community centre. Views to the countryside give some sense o place

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - <i>garden/street/park or open space</i> (typical locations) <p>Note important individual trees or groups</p>	<p>There are few street trees. Trees and woodland on the urban edges are important to local character. i.e. Pebsham Wood, Roundacre Wood.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>The central public open space provides a focal point for the local community. Play space associated with the primary school.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Leafy well kept gardens. Suburban in character with few large mature trees. Average 15m x 10m</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height: Scale massing: Continuous frontages:</p>	<p>Loose fit with frontages set back. Loose urban grain.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>Hard urban edges except where there are woodlands</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This is a typical post war suburban housing estate. The area is pleasant and well kept, but lacks particular local character or sense of place. There is a sense of community to the area.



Viewpoint 46, Figure 13.7. View down Seabourne Road

13-A.17 Area 11 Bulverhythe (Figure 13.6)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	This is the flat built up coastal plain between Bexhill and Hastings.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	There are few long views out of this area. There would be views from the beach out to sea but not inland as this is cut off from the rest of the area by the railway
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	The area is densely built up from the railway north to the Pebsham playing fields.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	The area is a mix of older residential area and infilled with commercial uses, especially on the main road
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	There are some Victorian terraces with a certain seaside character. Along the A259 tends to be later development.
BUILDING CHARACTER/MATERIALS:	More character in Victorian areas with painted houses, red brick and tiles in later development. The area lacks local distinctiveness.
BUILDING CONDITION: good/average/poor	Some areas of degradation.
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	There are few centres of focus. The seaside is severed from the area by the railway. The Combe Haven River emerges In the east of the area and has some focus. Local pubs which are of historic interest.
EYESORES:	The large railway sheds and the railway line itself. Some of the garish commercial enterprises.
PARKING/TRAFFIC IMPACT: severe/moderate/slight	Impact of traffic on the A259 through the centre of the area. This severs the community.
SENSE OF PLACE	The area lacks a sense of place as there are few focal points and the seaside is inaccessible.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	<p>Very sparse, trees would not easily establish this close to the sea. Trees have been planted on the playing fields to the north and will be a feature as they mature.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>There is a lack of local open space. The restored landfill areas to the north have been converted to playing fields, they are quite bleak and exposed. The beach offers open space but is difficult to access</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Generally small back gardens and few front gardens. 3m x 3m average rear.</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	<p>The seafront is difficult to access and can only be easily reached from either end of this area at Glyne gap and in Hastings. There is a footbridge over the railway in the centre of the area. The beach is shingle with sand at low tide. There are some grassy cliffs at the back of the beach. At low tide The petrified forest and important wreck are significant</p>
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height:</p> <p>Scale massing:</p> <p>Continuous frontages:</p>	<p>Scale, height and massing are good in the older terraces and along parts of the A259 Bexhill Road, but poor elsewhere.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>There is a hard urban edge to the playing fields, Glyne Gap and the beach.</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

The first impression of the area from the A259 is that the area has an air of dereliction and neglect. Traffic dominates and severs the area. Closer inspection of residential areas reveals some charming Victorian terraces, typical of English seaside towns. There is some local character in small holdings at least one with ponies within the urban area.



Viewpoint 36, Figure 13.9. View along the A259 Bexhill Road.

13-A.18 Area 12 West Woods, (Figure 13.6)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Rolling landscape rising to the Hastings Ridge. Dissected by distinctive ghyll streams that are characteristic of Hastings.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	From the higher areas there are often long views across the urban area of Hastings to the sea. Wooded areas are more enclosed.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	Pockets of high density development, within the newer development. Well wooded with original woods and new planting.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	This is an area of urban expansion. There are Industrial uses close to the edges adjacent to Queensway as well as a superstore and pockets of housing.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	Mostly recent development. This is a well planned extension of Hastings. Modern development and associated infrastructure.
BUILDING CHARACTER/MATERIALS:	Modern with variety but a lack of local distinctiveness. Red brick and tile, white fascias.
BUILDING CONDITION: good /average/poor	
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Hollington Stream Valley and Church Wood, reservoir on Queensway
EYESORES:	The industrial estates are intrusive but are only visible in the local area and are enclosed by new planting.
PARKING/TRAFFIC IMPACT: severe/moderate/ slight	The local roads are designed to give good access and ease traffic flow.
SENSE OF PLACE	Sense of place is provided by the wooded ghylls and long views to the sea

<p>TREE COVER:</p> <ul style="list-style-type: none"> - abundant/scattered/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	<p>Recreational woodlands as a focal point, notable Church Wood. More recent planting associated with roads.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>Mainly woodland, few other significant open spaces. Small local spaces in high density development.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Gardens are generally small.</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height:</p> <p>Scale massing:</p> <p>Continuous frontages:</p>	<p>The area has good accessibility and rhythm of urban grain. There is a sense of enclosure and density.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>Urban edge along Queensway well designed with substantial planting, few hard edges.</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This is a well designed extension to the urban of Hastings. The distributor roads have been densely planted with mixed native woodland. this has integrated the development in to the existing wooded ghyll landscape.



Viewpoint 37, Figure 13.9, Icklesham Drive

13-A.19 Area 13 Hollington Stream, (Figure 13.6)

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Area defined by ridges to the east and west. Dissected by distinctive ghyll streams that are characteristic of Hastings.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	From the higher areas there are often long views across the urban area of Hastings to the sea and the countryside to the north.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	Pockets of high density development with few trees, older areas of villa development on Filsham Road, large houses in generous grounds.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	This area is mainly residential. There are some significant educational establishments with associated grounds.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	Mostly recent development. This is a well planned extension of Hastings. Modern development and associated infrastructure.
BUILDING CHARACTER/MATERIALS:	Lack of local distinctiveness in later development. Red brick and tile, white fascias. Older development more variety.
BUILDING CONDITION: good /average/poor	Good
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	Hollington Stream Valley and South Saxons School. Corsican Pines on Filsham Ridge.
EYESORES:	Some areas of housing with few trees and lack of character.
PARKING/TRAFFIC IMPACT: severe/moderate/ slight	Severance effect of traffic on Harley Shute road. Speeding rat run traffic in residential roads and dominance of parked cars in denser developed areas.
SENSE OF PLACE	Ghyll valley and associated open space give the area a sense of place. Views to Hastings and the sea are distinctive.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - <i>abundant/scattered</i>/occasional/absent - main species - garden/street/park or open space (typical locations) <p>Note important individual trees or groups</p>	<p>There is a lack of mature trees in the southern part of the area and in residential areas. There are scrubby woodlands in the ghyll valleys. Mature trees in gardens are important.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>There is a lack of formal open space and parks. Open space is generally associated with educational establishments.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Gardens are generally small in the western part of the area. Larger gardens characterise the Filsham Road area.</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height:</p> <p>Scale massing:</p> <p>Continuous frontages:</p>	<p>The rhythm of the urban grain is good, sometimes suburban in character. These are generally good with good accessibility.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>Urban edge meets the countryside at The end of Harley Shute Road but is set back from views from the countryside.</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:

This is a generally leafy residential area with characteristic landforms and open spaces.

Some areas are affected by dense poorly designed housing estates and traffic on feeder roads.



Viewpoint 29, Figure 13.9, view from Gresham Way

13-A.20 Area 14a The Ridge (rural), Figure 13.6

Viewpoint No: 38 , Figure 13.9

Location: Footpath 21a Hastings Ridge

Grid Ref: 577963113138

Date:14.12.05

Direction of View: South

Photograph



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

A heavily wooded ghyll forms the eastern part of this area. There are large arable fields and farm buildings on the ridge and some intensive agriculture. Few hedges remain but tree belts and woodland blocks break up the landscape.

Landcover and landscape elements

Note the dominant elements in the landscape

<i>farm buildings</i>	walls	<i>woodland (deciduous)</i>	river	<i>footpath</i>
churches	fences	plantation	<i>Stream (ghylls)</i>	track
masts, poles	hedges	isolated trees	lake	road
<i>pylons</i>	banks	<i>tree clumps</i>	reservoir	motorway
industry	shelterbelt	hedgerow trees	<i>pond</i>	railway
vernacular buildings	field pattern	parkland	canal	
settlement (<i>scattered</i>)	<i>arable</i>	<i>scrub</i>	waterfall	
built-up	<i>pasture</i>	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

The farmed landscape is in good condition. Some of the agriculture is intensive. Farm diversification has introduced intrusive elements.

Most Appropriate Management Strategy

Conservation

Retention and management of woodland and tree belts. Continuation of farming and management of farm land.

Restoration

Reconstruction

Ability of area to Accommodate Change

This area is exposed to long views from the south. Development on land to the east is prominent in the landscape. The area is part of the undeveloped land between Hastings and Battle and is an important strategic gap.

There would be limited scope for change.

13-A.21 Area 14b The Ridge (urban), Figure 13.6

Townscape Element	Comments/Notes
TOPOGRAPHY: <ul style="list-style-type: none"> - dominant (dictates character) - significant (affects character) - insignificant (flat, gently sloping) 	Area defined by ridges to the east and west. Dissected by distinctive ghyll streams that are characteristic of Hastings.
VIEWS OVER 1KM: <ul style="list-style-type: none"> - frequent/occasional/absent - entirely within urban area - views to countryside 	From the higher areas there are often long views across the urban area of Hastings to the sea and the countryside to the north. Wooded areas are more enclosed.
BUILDING DENSITY: <ul style="list-style-type: none"> - high (hard surfaces dominant) - moderate (green/hard approx equal) - low (green space dominant) 	High density development with few trees. Open areas and woodland retained in the ghyll are important and characteristic open space.
DOMINANT LAND-USE: <ul style="list-style-type: none"> - residential - industrial - commercial - recreation/amenity 	This area is mainly residential.
BUILDING AGE: (predominant) <ul style="list-style-type: none"> - late C20 (1950 >) - early C20 - Victorian - Georgian/Regency - earlier (specify) 	Mostly recent development. Modern development and associated infrastructure.
BUILDING CHARACTER/MATERIALS:	Lack of local distinctiveness in modern development. Some variety in new development, not always in local vernacular
BUILDING CONDITION: good /average/poor	Good
SPECIAL FEATURES/LANDMARKS/FOCAL POINTS:	The ghyll stream valley.
EYESORES:	Pylons crossing the area. Prominent development on the ridge.
PARKING/TRAFFIC IMPACT: severe/moderate/ slight	Access on to the Ridge difficult due to traffic. Few ways in to the estate, therefore lack of permeability.
SENSE OF PLACE	Ghyll valley and associated open space give the area a sense of place. Views to Hastings and the sea are distinctive.

<p>TREE COVER:</p> <ul style="list-style-type: none"> - <i>abundant/scattered</i>/occasional/absent - main species - <i>garden/street/park</i> or <i>open space</i> (typical locations) <p>Note important individual trees or groups</p>	<p>There is a lack of mature trees in the developed part of the area and in residential areas. There are scrubby woodlands in the ghyll valleys.</p>
<p>OPEN SPACE:</p> <ul style="list-style-type: none"> - public: ha - private communal ha <p>Note character/function</p>	<p>Small areas of open space to serve development. Open areas in stream valley but steep in places.</p>
<p>PRIVATE GARDENS:</p> <ul style="list-style-type: none"> - approx average size - general character 	<p>Gardens are generally small front and back.</p>
<p>SEAFRONT CHARACTER:</p> <p>Note particularly hard/soft preponderance, special character features, accessibility</p>	
<p>CONTINUITY AND ENCLOSURE:</p> <p>Scale height:</p> <p>Scale massing:</p> <p>Continuous frontages:</p>	<p>The area is fairly densely developed with well designed scale and massing. Accessibility is difficult due to steep slopes.</p>
<p>URBAN EDGE CHARACTER:</p> <ul style="list-style-type: none"> - hard (mainly open and exposed) - soft (mainly softened by trees) 	<p>Urban edge softened by woodland. Long views to development from other areas both rural and urban.</p>

GENERAL IMPRESSIONS/TOWNSCAPE EXPERIENCE:



Viewpoint 39 , Figure 13.9, view from Stonebeach Rise

13-A.22 Area 15 Crowhurst High Weald, (Figure 13.6)

Viewpoint No: 15, Figure 13.9

Location: Footpath 17b
 Grid Ref: 576212112042

Date: 03.10.05

Direction of View: South

Photograph



Brief description (describe the main elements and features and the way in which they are organised also note any special aesthetic factors including detractors and attractors)

This area of gently undulating farmland with mixed agricultural uses. The area has strong field patterns with many hedges and tree belts and evidence of the traditional field patterns. The area is well wooded with small woods and tree belts. There are scattered farmsteads, often with historic and vernacular farm houses. Some long views to the Worsham ridge in the south.

Landcover and landscape elements

Note the dominant elements in the landscape

farm buildings	walls	woodland (deciduous)	river	footpath
churches	fences	plantation	Stream (ghylls)	track
masts, poles	hedges	isolated trees	lake	road
pylons	banks	tree clumps	reservoir	motorway
industry	shelterbelt	hedgerow trees	pond	railway
vernacular buildings	field pattern	parkland	canal	
settlement (scattered)	arable	scrub	waterfall	
built-up	pasture	marsh	beach	
mineral working	orchards		dune	
ruins			mudflat	

Landform

flat	plain	coast
undulating	rolling lowland	estuary
rolling	plateau	broad valley
steep	hills	narrow valley
vertical	scarp	deep gorge
	cliff	

Aesthetic factors

BALANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition

The farmed landscape is in good condition. Hedges are managed.

Most Appropriate Management Strategy

Conservation

Retention and management of woodland and tree belts. Continuation of farming and management of farm land.

Restoration

Reconstruction

Ability to Accommodate Change

This area is attractive countryside and part within the AONB. From this point of view it would be sensitive to change. The treed nature of the area would conceal small development but major development would be unacceptable.