

LAND TO THE SOUTH
OF MAIN STREET,
PEASMARSH

LANDSCAPE - LED
DEVELOPMENT
STRATEGY

PREPARED BY PEGASUS ENVIRONMENT FOR KITEWOOD

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Prepared on behalf of Kitewood
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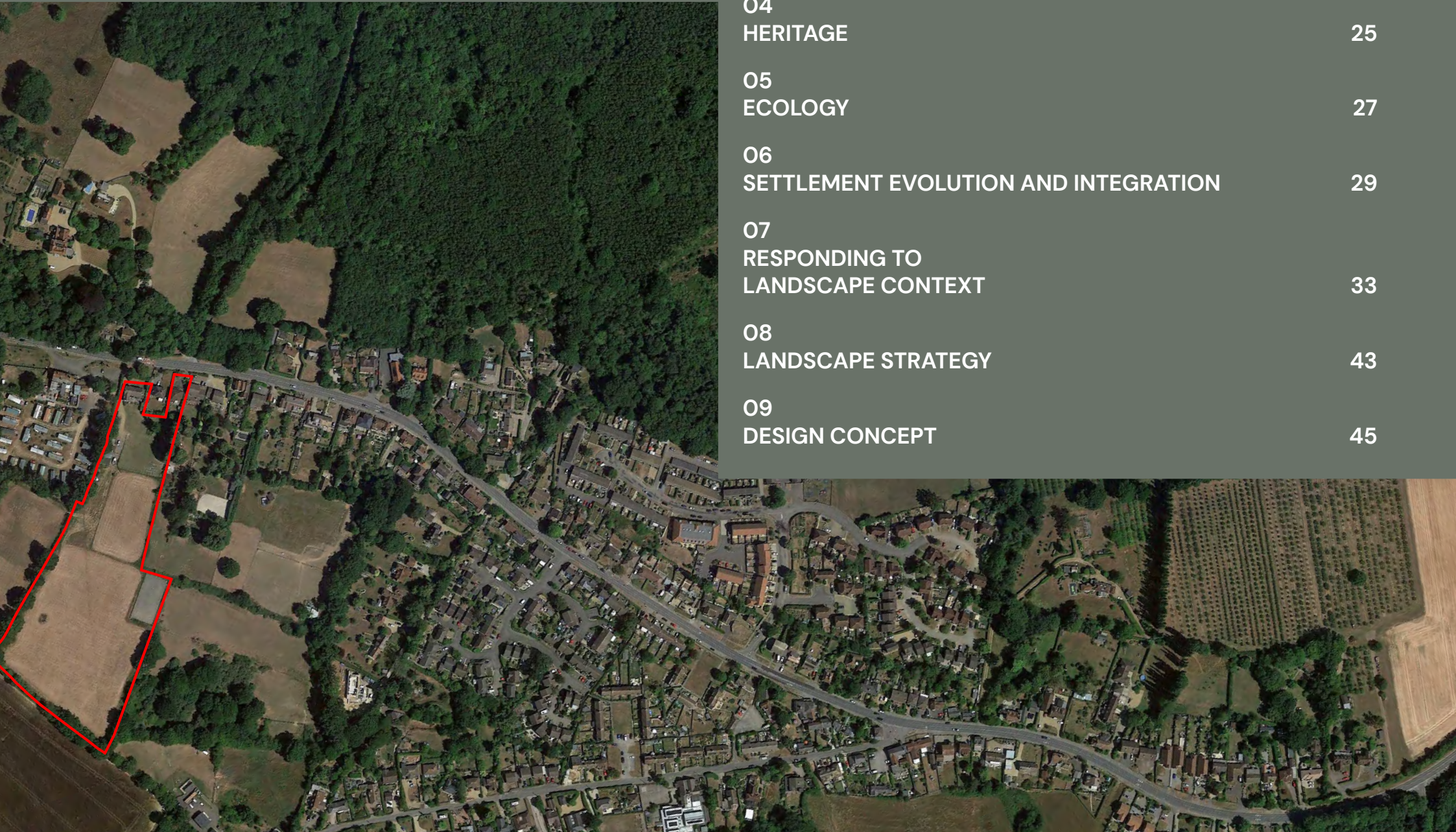
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"We need generous adaptable places that people can rent or buy and stay there for many, many years."



Kitewood Estates Limited ('Kitewood') is a privately owned property development company specialising in the delivery of high quality development proposals within London and the wider South East of England.

This Landscape-led Development Strategy document has been prepared by Pegasus Group on behalf of Kitewood for the purpose of demonstrating that the site located to the south of Main Street, Peasmarsch is sustainable and is deliverable within the short-term.

The document has been prepared for the purpose of seeking pre-application advice from Rother District Council ('the Council') and for submission to the Draft Regulation 18 Local Plan (2020- 2024) consultation that will run until 23 July 2024.

The site is located within the High Weald National Landscape and a landscape-led approach to the proposed development of the site is therefore appropriate and consistent with the Council's Major Schemes & Design Pre- Application Advice Note (updated Oct 2023).

01

INTRODUCTION

This document has been produced to outline the potential for residential development of the land to the south of Main Street, Peasmarsh.

The site was recently and positively assessed as part of Rother District Council's (hereafter referred to as the Council or RDC) Housing and Economic Land Availability Assessment (HELAA) for residential development that was published with the Regulation 18 Draft Local Plan.

The development potential on this site has evolved and been informed by a landscape led approach, following the Design Stages and guidance set out within the Council's Design Process for Major Schemes document (updated October 2023).



National Design Guide (NDG) ten characteristics of well-designed places





**Site Location
(Land South of Main Street)**

**Policy PEA1
Allocation Site -
Pippins Site'**

1
Gathering
Evidence



2
Analysis
& Vision



3
Landscape
Strategy



Historic mapping



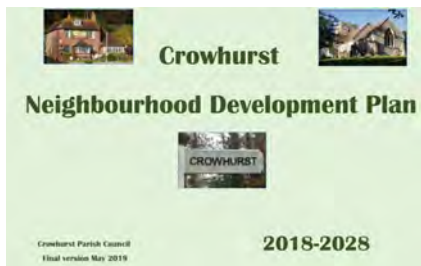
Site Analysis



Landscape Visual Impact Analysis



Design Guidance



Local Guidance



Opportunities & Constraints



Consultation & Engagement

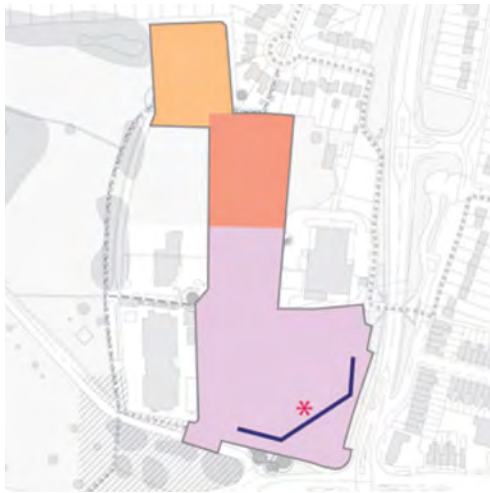


Landscape Strategy

4
Ideas &
Concept



5
Sketch
Design



Concept



Sketch Design

An illustration indicating the Design Stages 1-5 for a development, showing how each stage forms a milestone in the design narrative and builds on the previous stage.



02

CONTEXT

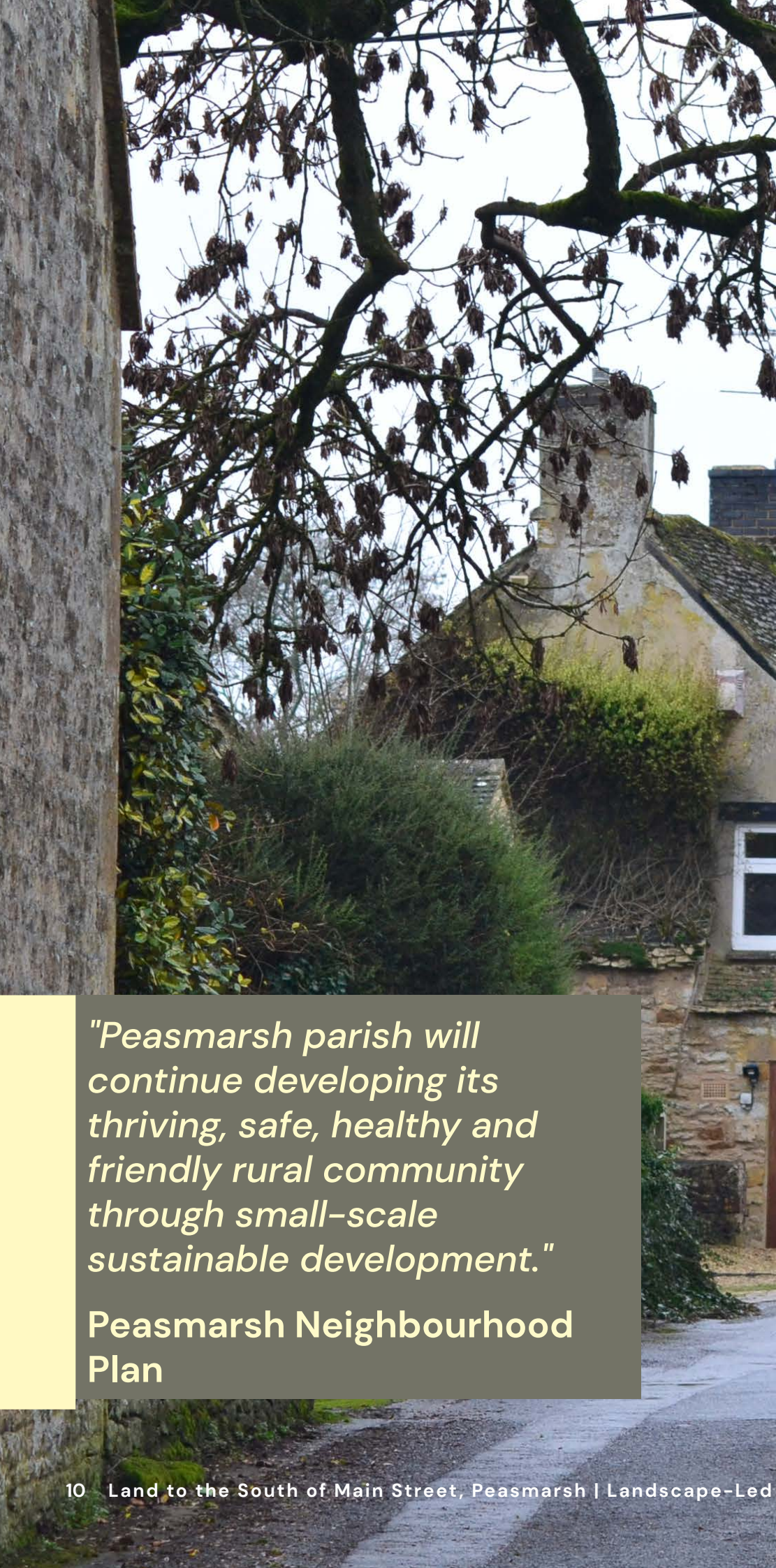
Peasmarsh Village

The site is located on the southern edge of Peasmarsh, four miles north west of Rye. The village falls within the statutory designated landscape of High Weald National Landscape, with the surrounding landscape gently undulating and cloaked in large swathes of ancient woodland. The primary purpose of the National Landscape designation is to conserve and enhance natural beauty.

The village has a good range of local services including a village hall, church, two public houses, recreation ground on its north eastern edge , and unique to Peasmarsh the Jempson's Superstore on the west side of the village. The Jempson's Superstore also contains a pharmacy, a café, and a petrol station, while there is a food takeaway service adjacent to the Cock Inn.

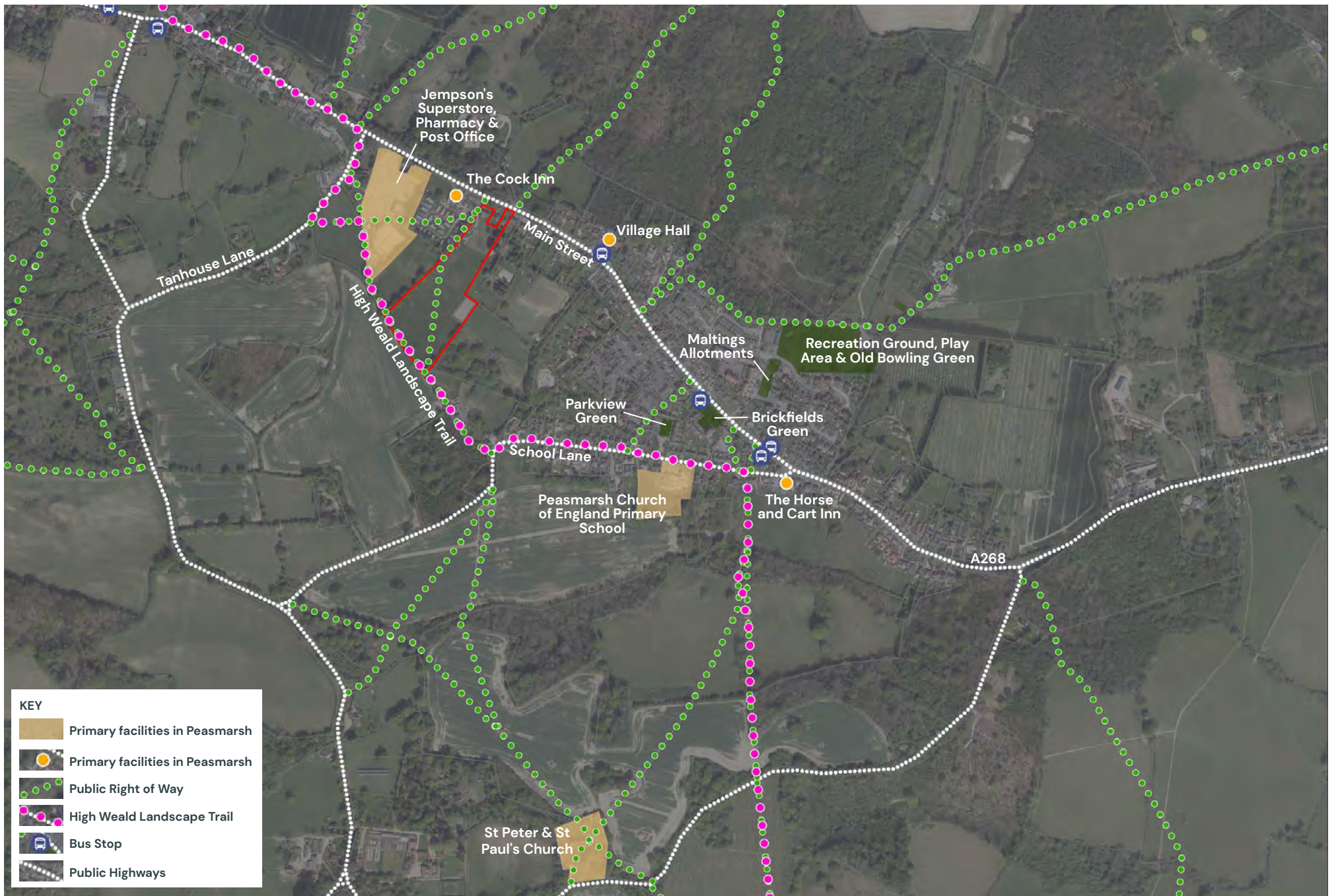
Peasmarsh has a strongly linear form, extending from its core, focused on the junction of Main Street and the A268 to the south, and expanding to the west on both sides of Main Street and School Lane, with the Jempson's Superstore and adjacent static caravan park, creating a modern node in the village environs.

The village is host to a number of traditionally designed vernacular dwellings, which would help inspire the design and character of the proposed development.



"Peasmarsh parish will continue developing its thriving, safe, healthy and friendly rural community through small-scale sustainable development."

Peasmarsh Neighbourhood Plan



Plan produced by Pegasus Group Environment Team





Grassland across the site with The Garden House in the background

Peasmarsh Neighbourhood Plan PEA0001 Land at Oaklands – extract from Rother District Council Draft Housing and Economic Land Availability Assessment (HELAA) Part 2: Site Assessments. Chapter 4 – Rye And The Eastern Settlements Cluster (April 2024).

“The site is a large field divided into paddocks, at the rear of ribbon development fronting Main Street. It is relatively level and enclosed from views from the wider countryside. On its south-eastern boundary the site adjoins land allocated for housing and open space through Policy PEA1 of the DaSA Local Plan, and in principle, the site could be suitable for additional residential development subject to the provision of an appropriate landscape- and open space- buffer on its southern section to screen long views to the south and to tie in with the open space provision in the allocated site to the east. The recent Peasmarsh Neighbourhood Plan Examination recognised the potential of this site to support residential development...”



The Garden House and outbuildings

The Site

The site extends approximately 2.40 hectares and comprises a series of paddocks to the rear of the properties that front Main Street. It is adjacent to the existing settlement edge of Peasmarsch with access proposed from Main Street / the A268 via the property known as The Garden House, within the north-east corner of the site.

The site is currently subdivided by cleft post and rail fence into smaller parcels, some of which are used for grazing horses, with a manège located along the site's eastern edge. There are a number of outbuildings along the site's western edge, located in proximity to the Oaklands dwelling to the north-west of the site.

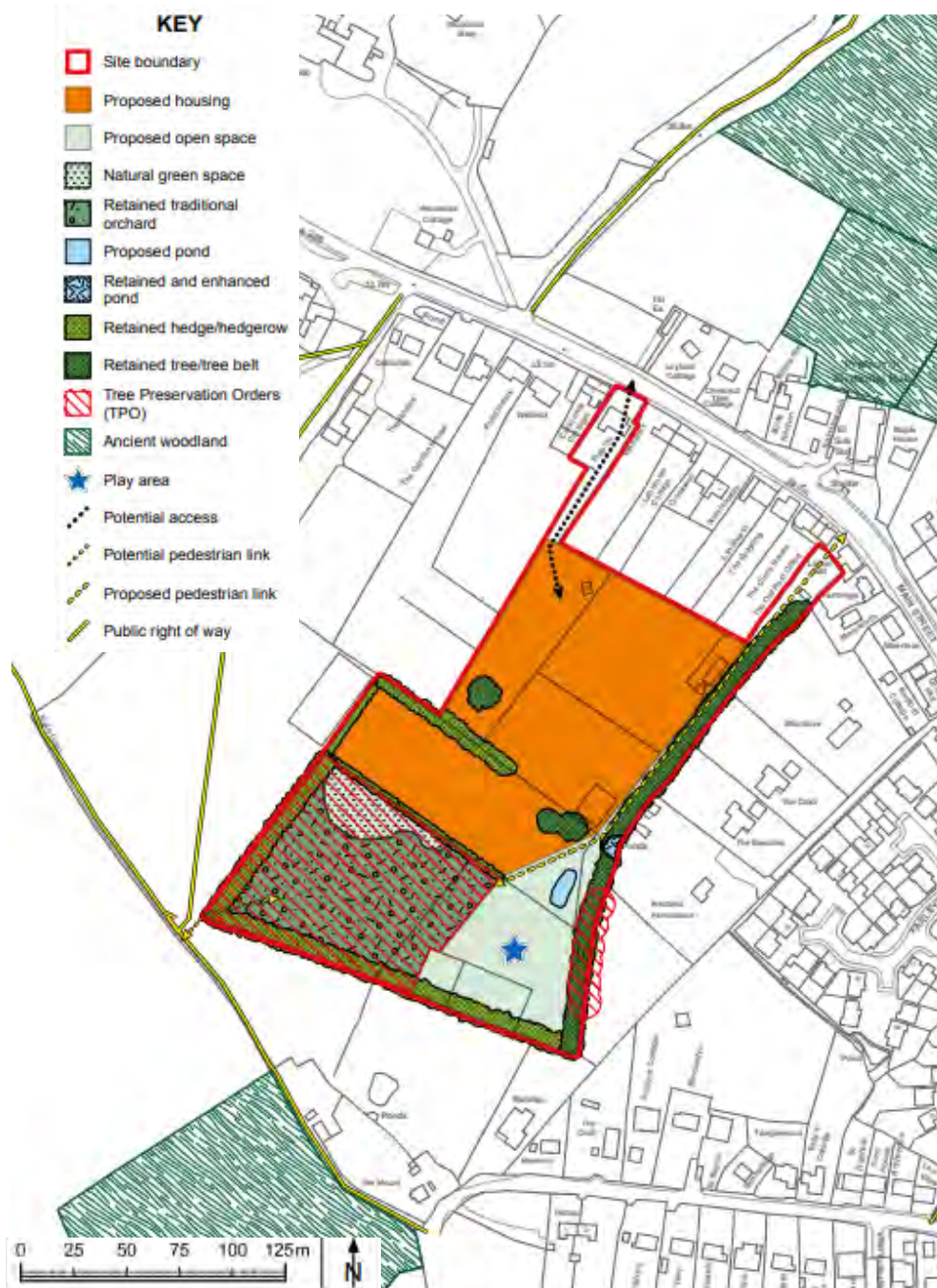
Broadly speaking the site is enclosed to the north west, north east and south east by the village environs with the existing field boundaries marked by hedgerows and mature tall trees, which control views in and out, and soften the settlement edge. The adjacent plots include dwellings addressing the A268 with a caravan park and Jempson's Superstore located to the north west.



Looking south across the manège towards the site's southern edge



Looking east across the manège towards the adjacent The Pippin's site



Policy PE1 Allocation Site – Pippins Site'



Proposed Site Plan for Policy PE1 Allocation Site
(planning application number RR/2023/1707/P)

Planning Policy Background and Emerging Context

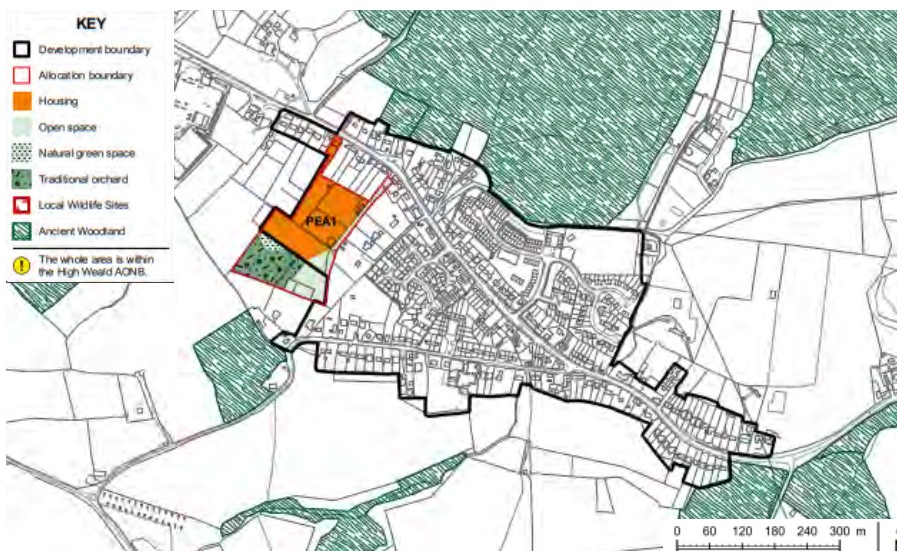
The adopted Development Plan for the area comprises the:

- Rother District Council Core Strategy (Sept. 2014);
- Rother District Council Development and Site Allocations Local Plan (Dec 2019); and
- Peasmarch Neighbourhood Plan 2021 – 2028 (January 2024).

Adopted Local Plan

The site is located within the designated Countryside, within the High Weald National Landscape, and immediately adjacent to the Peasmarch Settlement Boundary within the adopted Local Plan.

The site immediately east of the pre-app site is known as “The Pippins” and is allocated within the Rother District Development and Site Allocations (DaSA) for residential development up to 45 dwellings (Allocation ref. PEA1).



Policy PEA1 Peasmarch

As part of the process of allocating The Pippins site, the DaSA analysed the potential for suitable locations for development and growth within Peasmarch, as follows:

“11.173 Areas to the far west of the village are visually exposed and typified by a close network of historic field boundaries. Development to the north is heavily constrained by a large area of designated ancient woodland, and while areas outside the woodland are enclosed from view, they lack pedestrian accessibility. Areas to the east are further from key services and more exposed to the wider landscape.”

11.174 One enclosed site in the centre-west of the village has been identified to accommodate the outstanding housing requirement together with an area of open space.

11.175 The development boundary generally tightly encloses the existing built form of the village, together with the residential area identified in the allocation, preventing the expansion of the village into the woodland and fields beyond. The development boundary also largely follows existing residential curtilages to prevent inappropriate backland development from encroaching into the countryside and harming the rural setting of the village.”

There is a detailed planning application (ref. RR/2023/1707/P) currently submitted to the Council for 41 dwellings in relation to The Pippins site.

Emerging Local Plan

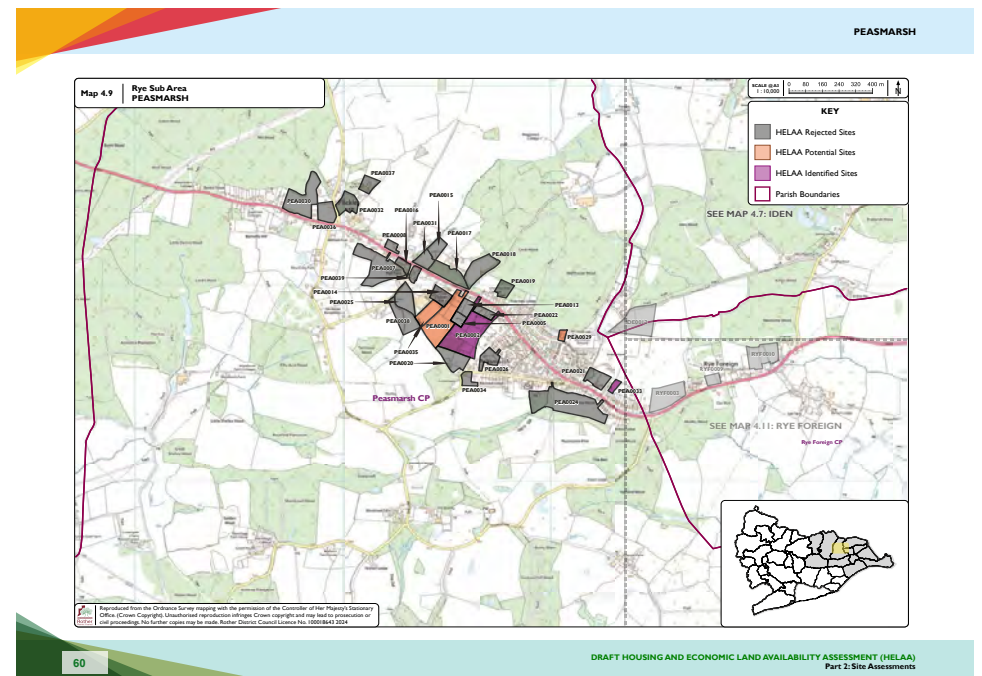
Rother District Council are currently reviewing their Local Plan that will guide development and land use. The draft (Regulation 18) version of the Local Plan is currently being consulted on until the 23rd July 2024.

The draft Local Plan has two priorities: “Green to the Core” and “Live Well Locally”. Green to the Core emphasises the need to consider the impact on the climate emergency, biodiversity crisis and the High Weald National Landscape. Live Well Locally recognises the goal to create healthy, sustainable and inclusive communities. With these two overall priorities in mind, the draft Local Plan includes proposed strategic policies relating to the distribution and delivery of housing, employment floorspace, community facilities and supporting infrastructure across the district.

In relation to Peasmарsh, the draft Local Plan identifies it as a Medium Growth Opportunity location which represents the second of four categories in terms of the sustainability of settlements within the District. Peasmарsh is identified as a settlement that is expected to accommodate 97 dwellings during the emerging Local Plan Period, of which 50 are accounted for through adopted allocation within the adopted Local Plan and Made Neighbourhood Plan. Therefore, the plan recognises that there is the potential for 47 additional dwellings within Peasmарsh during the Plan Period.

The Council published its Draft Housing and Economic Land Availability Assessment (HELAA) alongside the Draft (Regulation 18) Local Plan. The site was assessed as part of the HELAA process and it was concluded that it is a “Potential Site” that is potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation.

Of the 29 Peasmарsh sites that were submitted, 2 were concluded to be “Identified Sites” (the adopted Local Plan and Neighbourhood Plan allocations), 3 were identified as “Potential Sites” and 24 were “Rejected Sites”) as they were assessed as currently Unsuitable/ Unavailable/ Unachievable.



Extract from the Council's Draft Housing and Economic Land Availability Assessment (HELAA) Part 2: Site Assessments Chapter 4 – Rye and The Eastern Settlements Cluster April 2024

Neighbourhood Plan

The Peasmarsh Neighbourhood Plan 2021 – 2028 was formally made part of the Rother Development Plan in April 2024.

The Peasmarsh Neighbourhood Plan 2021 – 2028 identified a series of sites and potentially suitable sites in the longer term, in addition to The Pippins allocation that was carried forward from the Rother DaSA.

The pre-application site was assessed as *“Possibly suitable long term”*. The detailed assessment was of a site comprising approximately 2.31 ha and considered that it was suitable for residential development up to 28 dwellings. The suitability of the site was concluded as being suitable if safe and suitable access could be provided to serve the site.

At the time of the site assessment process, the site was not submitted with The Garden House comprising the site area, and therefore the only possible access was through the Oaklands property. However, due to a restriction on the Title of the Oaklands property in terms of the access onto Main Street (A268), suitable access could not be demonstrated.

However, since this site assessment was undertaken as part of the Neighbourhood Plan, access can be demonstrated, and therefore the site area has changed and safe and suitable access can now be achieved through The Garden House onto Main Street.

Within the Neighbourhood Plan Site Assessment, the document states that:

“The site might be potentially suitable for a housing development of some dwellings once a solution has been found for vehicular access to it. This is unlikely in the short term but possible in the period of the emerging Local Plan to 2039.”

In preparation of the Peasmarsh Neighbourhood Plan 2021 – 2028, AECOM completed the Site Options and Assessment Report (May 2022) that assessed the potential development sites in and around the village of Peasmarsh. The assessment reviewed the pre-application site and identified the main constraint being the landscape impact on the High Weald National Landscape (formerly AONB).



Peasmarsh Neighbourhood Development Plan 2021 to 2028



Referendum Version

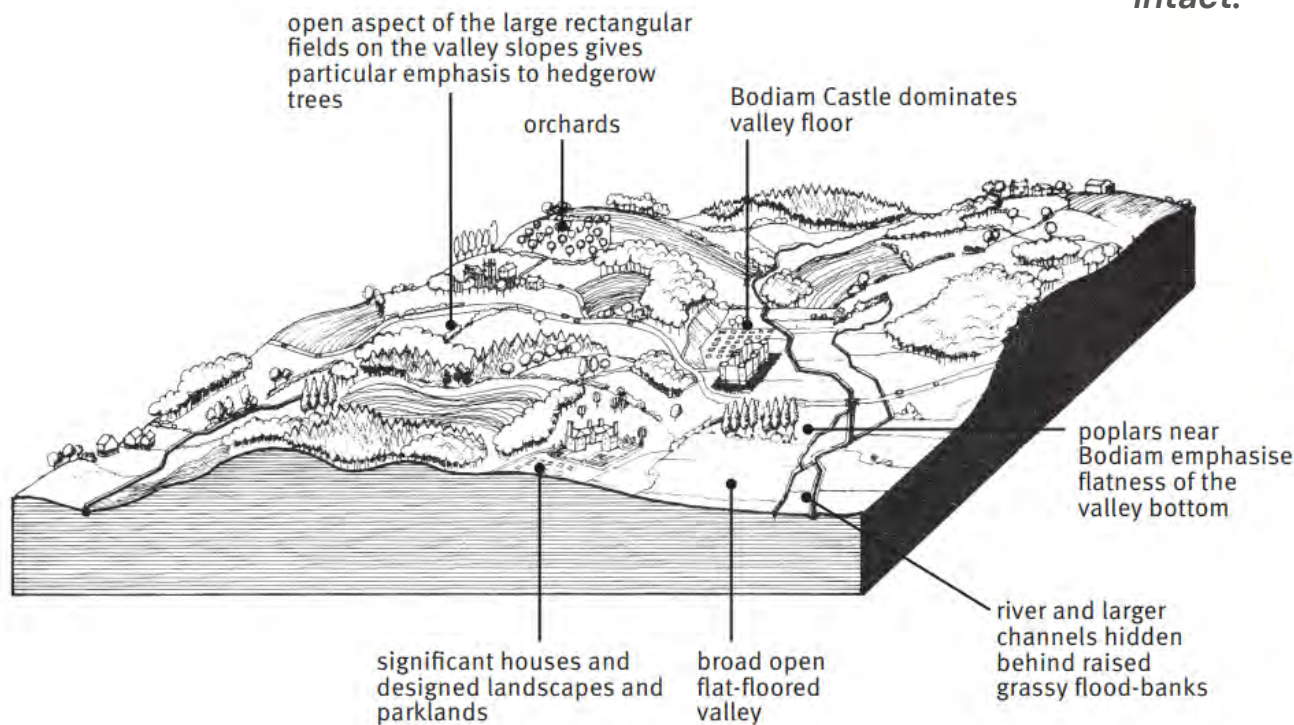
January 2024

03 LANDSCAPE CHARACTER

The East Sussex County Landscape Assessment identifies the village of Peasmarsch and the wider environment as being located within the Landscape Character Area 13 Lower Rother Valley, which is described as:

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

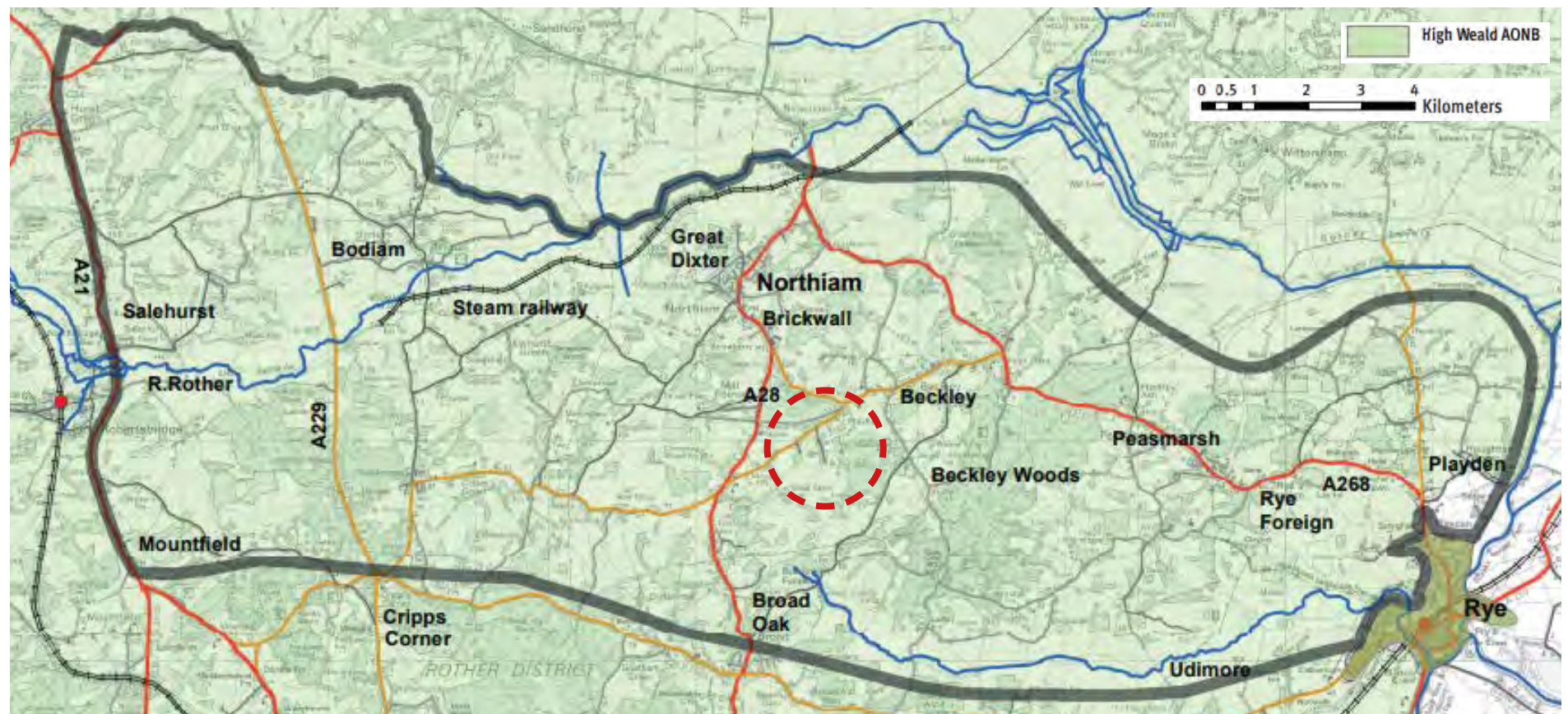
“A tranquil and remote area. Rivers enriched and diversified by areas of restored natural channels and wetland with seasonal flooding. The area set in a rich tapestry of hedges, fields, orchards, managed woodland and restored parkland. A vibrant working landscape with thriving land based recreational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



Landscape Character Area 13 Lower Rother Valley
Extract from The East Sussex County Landscape Assessment

Key Landscape Characteristics and Key Positive Landscape Attributes (extract):

- *“Long dramatic views across both valleys from the enclosing ridges and spurs.*
- *A few remaining extensive areas of orchards and some remnants of hop growing.*
- *Extensive loss of hedgerow on the lower valley slopes with trimmed and remnant hedgerows resulting in a stark intensively farmed landscape.*
- *Exceptionally remote unspoilt areas away from the main roads and villages.*
- *The larger settlements are on the ridge tops with typical ribbon development extending along the main roads.*
- *Oast houses are characteristic and found on most farmsteads, many now converted into houses.*
- *Typical High Weald white weatherboarding and some villages have more subtle weatherboarding of pastel shades giving a sea side feel.*
- *Scattered woodland across the valley slopes and higher ground, much of this is ancient woodland. About half of the latter has been planted and some with extensive areas of conifers.*
- *The central area is heavily wooded with the Beckley, and Flatropers woodland areas, much of which is publicly accessible.*
- *Indigenous characteristic tree species are oak and ash with sweet chestnut coppice on drier slopes.*
- *Beech, lime and pine feature locally and other exotic specimens are found in gardens and villages.”*



Landscape Character Area 13 Lower Rother Valley
Extract from The East Sussex County Landscape Assessment

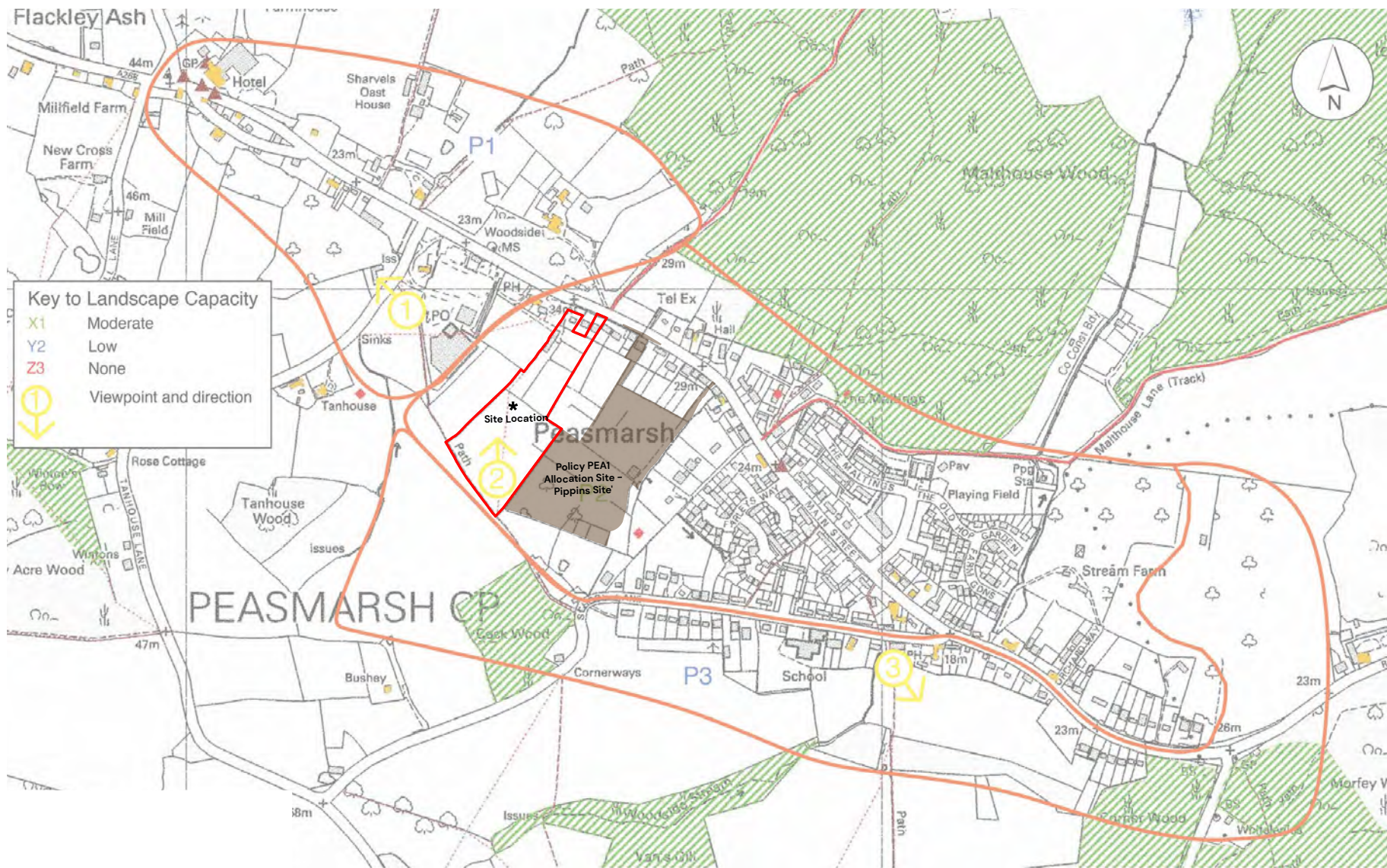
On a local level the village and its environs have been assessed in the published 'Rother District Council Local Development Framework Core Strategy: Market Towns and Villages Landscape Assessment August 2009 Volume 1'. The evaluation concluded that the main part of the village (including the site and 'Policy PEA1 Allocation Site - Pippins Site', and immediately adjacent agricultural fields are of 'moderate' landscape capacity to accommodate change. The north western part of the village, and the village environs south of School Lane have been assessed as being of 'low' landscape capacity.

The report describes Peasmarsch as:

"5.8.8 As with many villages in this part of the High Weald Peasmarsch is characterised by vernacular weatherboard cottages in large gardens along the Main Street. This character gives the village a sense of place which should be protected. The greatest potential for development in the village is around the central area and to the south of Main Street. There would be scope here to build on the tree belts which enclose the village from the countryside and provide new tree belts to strengthen existing field boundaries. The rural amenity of the footpath which links the western end of the village to School Lane should be protected and incorporated into a belt of green infrastructure around the southern part of the village."

It goes on to identify the centre of the village and indeed the proposed site as P2 Central Paddocks Village Character Areas, and describes it as:

"This is the central part of the village on either side of the Main Street. The built up area of the village is included as the character extends across the area to the north of the village. The area is characterised by enclosed paddocks which extend out beyond the gardens of the residential development. The paddocks are generally enclosed by tall well treed hedgerows. Weatherboard cottages are local features"



Key to Landscape Capacity
 X1 Moderate
 Y2 Low
 Z3 None
 ① Viewpoint and direction

Key

ACONB (Area of Outstanding Natural Beauty)	RAMSAR (Wetland of International Importance)	Main Rivers	Archaeologically Sensitive Areas	Registered Battlefields (RO)	Rights of Way, Road Used as a Public Path
Strategic Gap	SSSI (Site of Special Scientific Interest)	Flood Zone 2 (2008)	Listed Buildings	Conservation Areas	
Development Boundary	SNCI (Sites of Nature Conservation Importance)	Flood Zone 3 (2008)	Ancient Monuments	Rights of Way, Footpath	TPO (Tree Preservation Orders - Individual Trees/Small Groups)
SPA (Proposed Special Protection Area)	Ancient Woodland (English Nature)	Groundwater Source Protection Zones (Source)	Ancient Monuments (2006)	Rights of Way, Bridleway	TPO (Tree Preservation Orders - Woodland)
SAC (Special Areas of Conservation)	Protected Species (2005)	Groundwater Source Protection Zones (SPZ)	Registered Parks and Gardens (RO)	Rights of Way, Byway	

P2 Central Paddocks Village Character Area'
 Extract from Peasmarsh Neighbourhood Development Plan 2021- 2039 (amended)

Evaluation Scores:
 Quality – Ordinary
 Value – High
 Visual Sensitivity – Low
 Landscape Character Sensitivity – Low

Capacity and Mitigation:
 Scope for infill with sensitive development.
 Redefine the village edge to the south.
 Extend tree belts and link to woodland.
 Replace lost hedges with tree belts and hedges.

Management Strategy
 Conservation: Trees and tree belts – hedges.
 Restoration: Lost field structure

At a local level the landscape is slightly undulating and falls away from a localised ridge marked by Grade I listed Parish Church of St Peter and St Paul's to the south west towards the valley of the River Rother to the east. There are, however, localised variations with folds in the landscape immediately around Peasmarsh.



Topography Plan

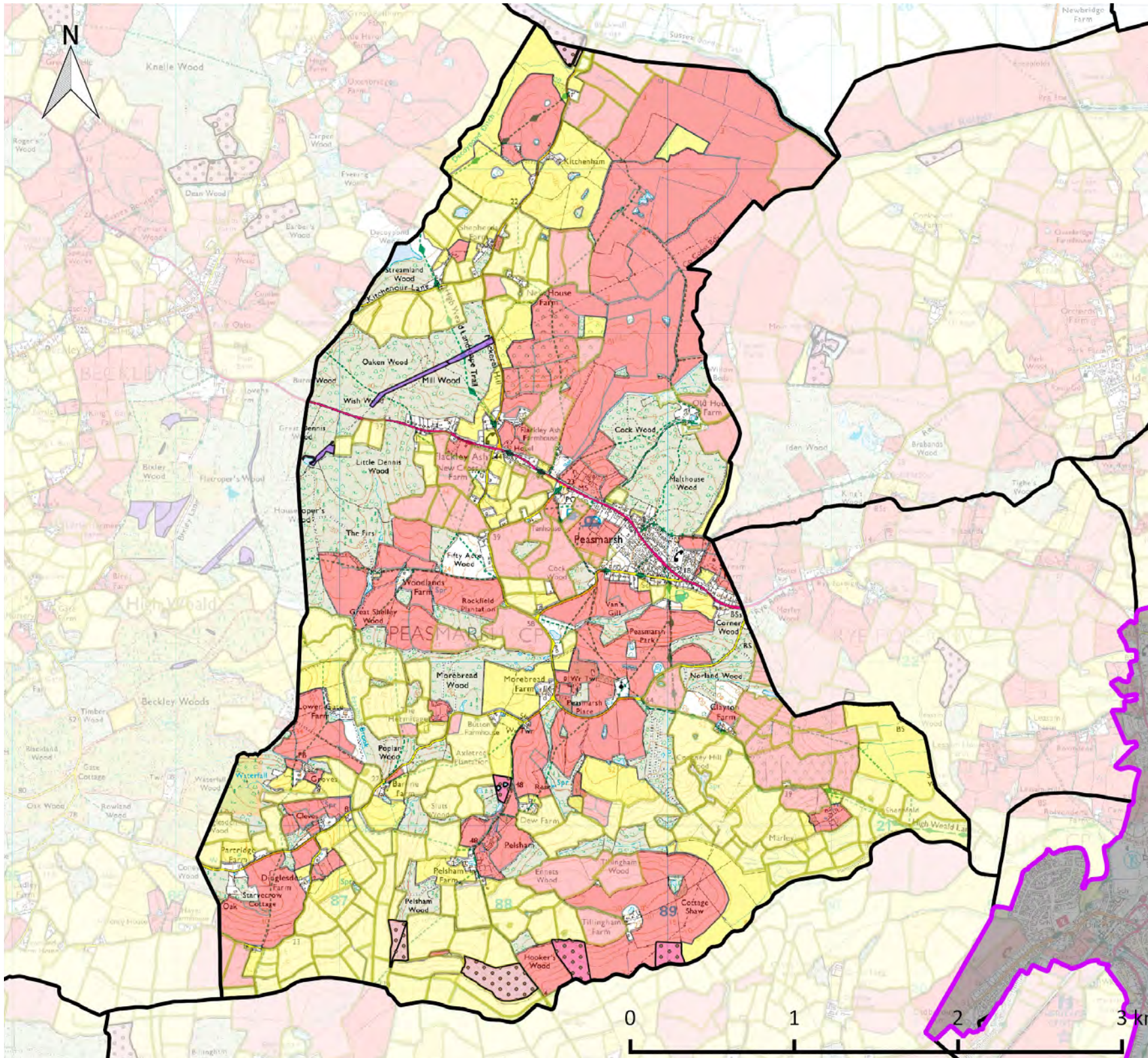
Plan produced by Pegasus Group Environment Team

Within the site there is a detectable slope with the open countryside visible from the southern most part of the site. The central and north eastern parts of the site appear level and the topographical contours are largely consistent with the neighbouring built form in the village.



Contours Plan

Plan produced by Pegasus Group Environment Team



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

Field Systems Plan
 Extract from Peasmarsh Neighbourhood Development Plan 2021- 2039

04 HERITAGE

There are 16 listed buildings within Peasmarsch, excluding a number of listed buildings to the south of the village, including the Grade I listed Norman St Peter and St Paul's Church. There are a further 16 listed buildings in Flackley Ash, which also contribute to the historic character of the area. The settlement's listed buildings are generally farmhouses and workers cottages now interspersed with other dwellings creating a continuous linear development. There are more modern cul-de-sacs behind the properties fronting Main Street. The road facing sections of Peasmarsch, and much of Flackley Ash are within an Archaeological Notification Area (ANA). The area surrounding the Norman church is part of a separate ANA, denoting the abandoned historic settlement.



St Peter and St Paul's Church



1840 Tithe Map, extract from the Peasmarsch Neighbourhood Plan.



OS Six-inch Sussex Sheet XLV,
Surveyed: 1872, Published: 1873 to 1875.



OS Six-inch Sussex Sheet XLV.NW, Revised:
1907 to 1908, Published: 1910.

***** = Indicative Site Location



Large areas of ancient woodland – Malthouse Wood and Cock Wood – flank the village to the north, whilst Corner Wood marks the south eastern boundary of the village.

Plan produced by Pegasus Group Environment Team

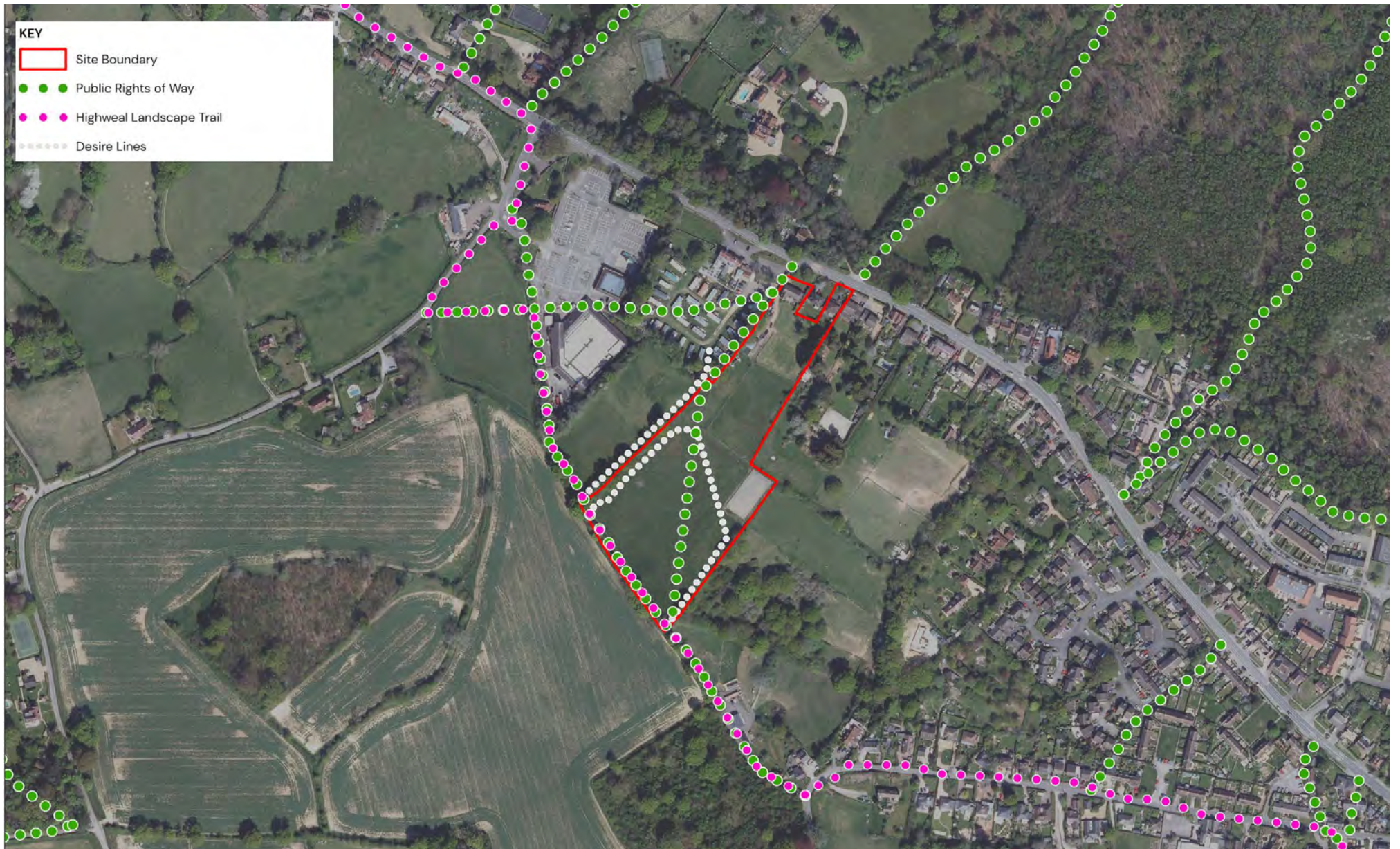
05 ECOLOGY

In terms of the existing condition of the site, it comprises a series of paddocks that are used for grazing or cut on an annual basis to be used as hay locally. The local Ancient Woodlands and BAP Priority Habitats Traditional Orchards are the most sensitive and valuable assets in close proximity to the site. The adjacent allocation site includes an area of Traditional Orchard in its southern part.

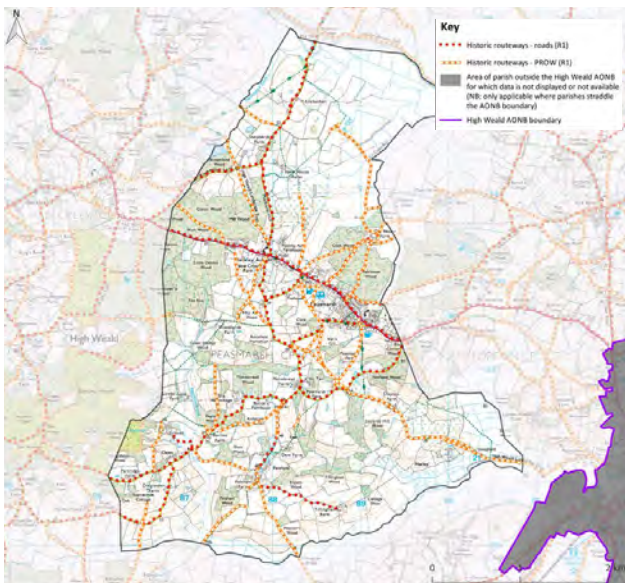
There are no statutory or non-statutory nature conservation designations within or in close proximity to the site.



Priority Habitats Plan
Produced by Pegasus Group Environment Team



PRoWs / Highways / Desire Lines
Plan produced by Pegasus Group Environment Team



Historic Routes Plan

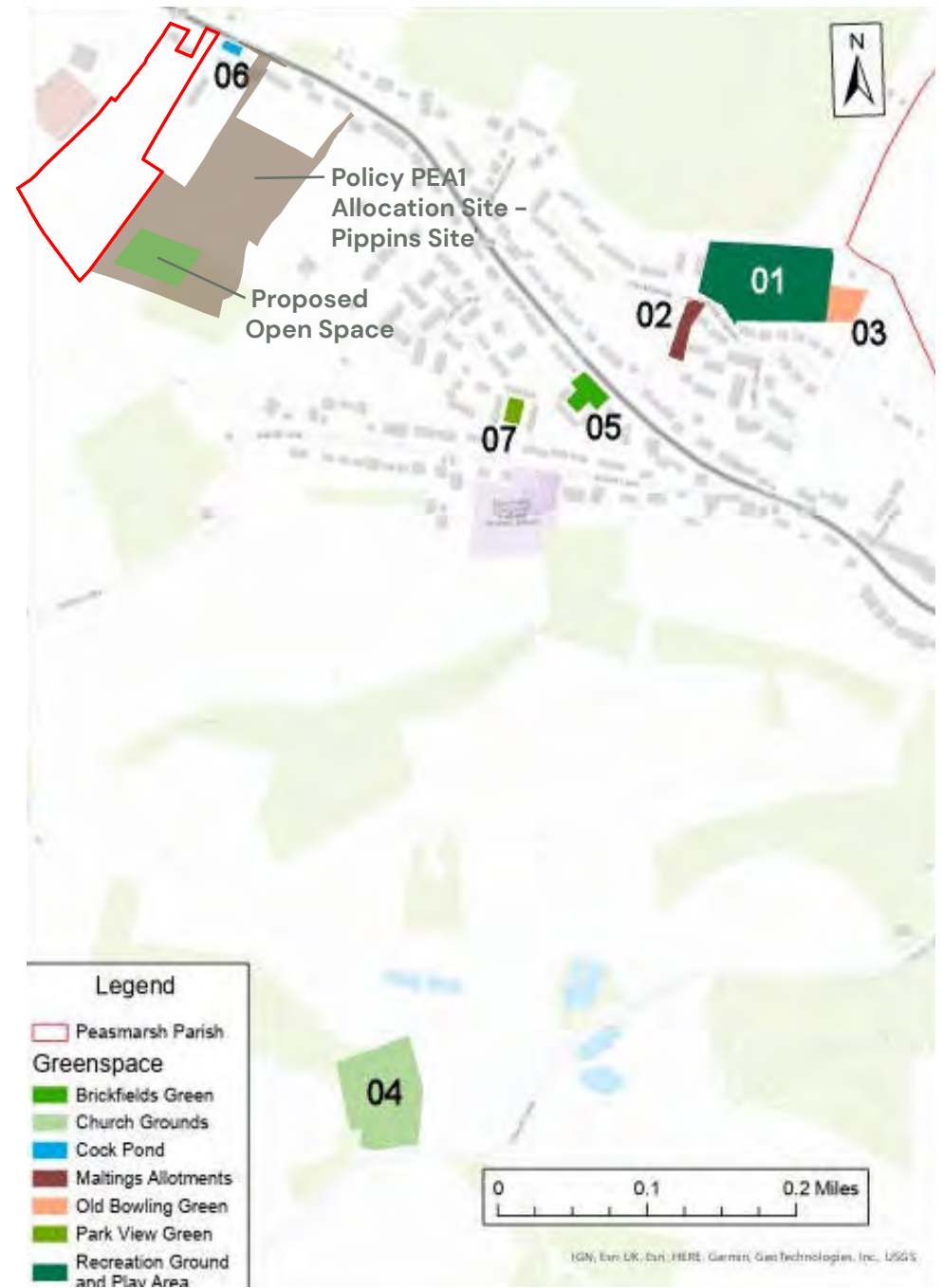
Extract from Peasmarsh Neighbourhood Development Plan 2021- 2039

06

SETTLEMENT EVOLUTION AND INTEGRATION

Historically the village core was focused on the Methodist Church, located in the southern part of the village, with the adjacent School Lane branching west and creating a natural growth point for Peasmarsch. Scattered farmsteads, a school and post office were located along the main road leading north west, but the built form was largely concentrated around the Church and the junction of the two roads. More recent estate developments have grown up to the north and south of the main road with infill developments enlarging the village. Its ribbon character, however, is still evident.

The High Weald Landscape Trail is one of many historic routeways still present in the Parish and follows the south western edge of the site. The original route out of Rye to what would have been the historic centre of the original village around the Parish church, before the village moved down the slope, is traceable through the field boundaries and field systems – medieval and later field systems.



Open Space provision in Peasmarsch

Extract from Peasmarsch Neighbourhood Development Plan 2021- 2039 (amended)

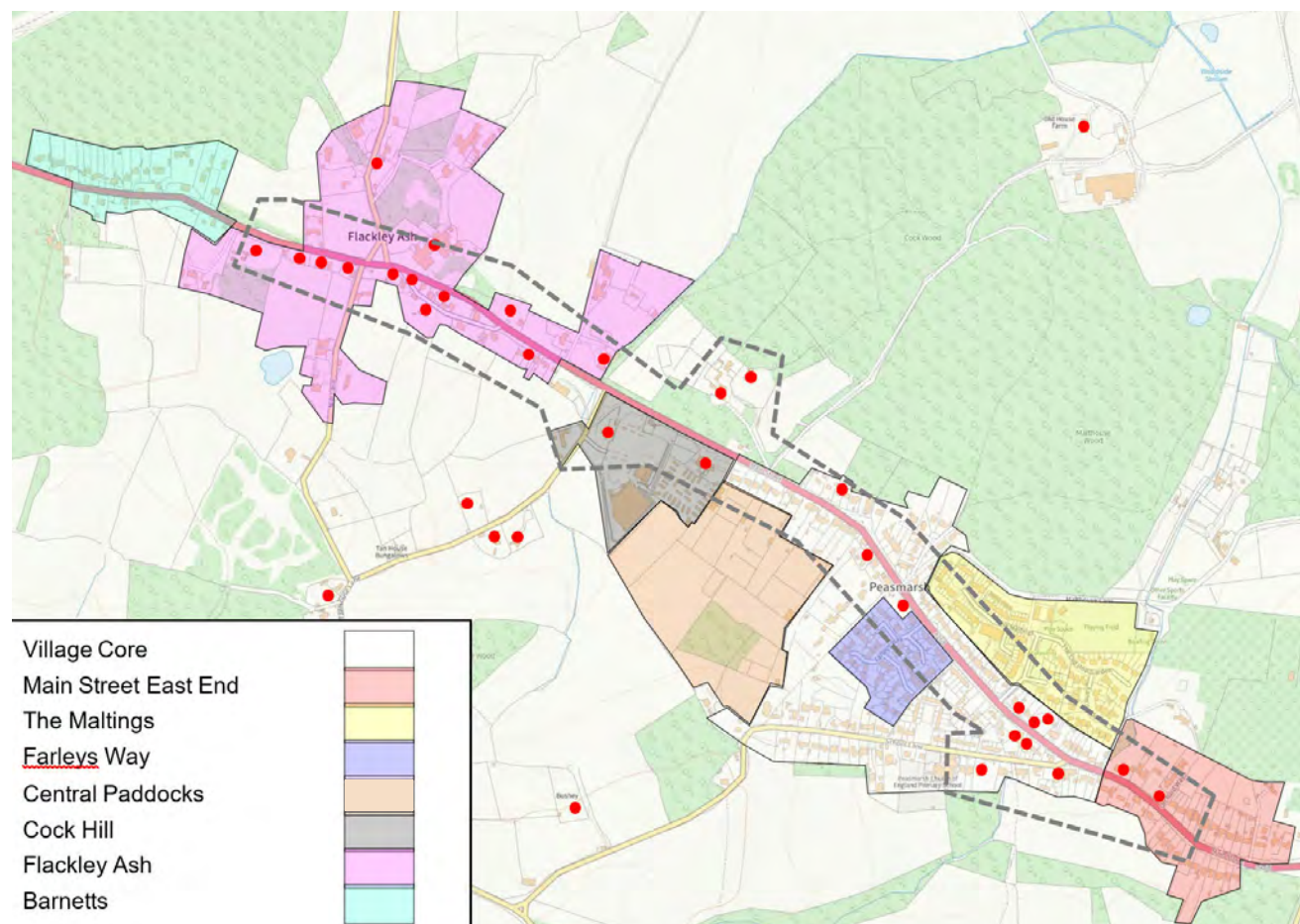


'Policy PEA1 Allocation Site - Pippins Site' of the adopted Rother DaSA document accepts that the village growth and once developed, would establish a new settlement edge extending the built form from Main Street south but not breaching School Lane or the nearby High Weald Landscape Trail. The identified BAP habitat Traditional Orchard curtails the scheme and ensures soft transition to the open countryside.

The proposed site is located towards the centre of the village and is referred to as 'P2 Central Paddocks Village Character Area'. The made Peasmarsh Neighbourhood Development Plan 2021 – 2039 identifies that:

“There would be scope to infill with sensitive development and redefine the village boundaries where they interface with the countryside. There may be scope in enclosed paddocks close to the village edge.”

With regard the open space provision, the proposed scheme would bring the opportunity to introduce a new recreational space, as part of the overall Green Infrastructure within the site. As identified in the made Peasmarsh Neighbourhood Development Plan 2021 – 2039, the western part of the village generally lacks any public open space. The site, coupled with the development on Pippins Site would provide a substantial increase in the open space, in this part of the village that could also create a new and re-enforced southern settlement edge to Peasmarsh.



Character Areas in Peasmarsh

Extract from Peasmarsh Neighbourhood Development Plan 2021 – 2039



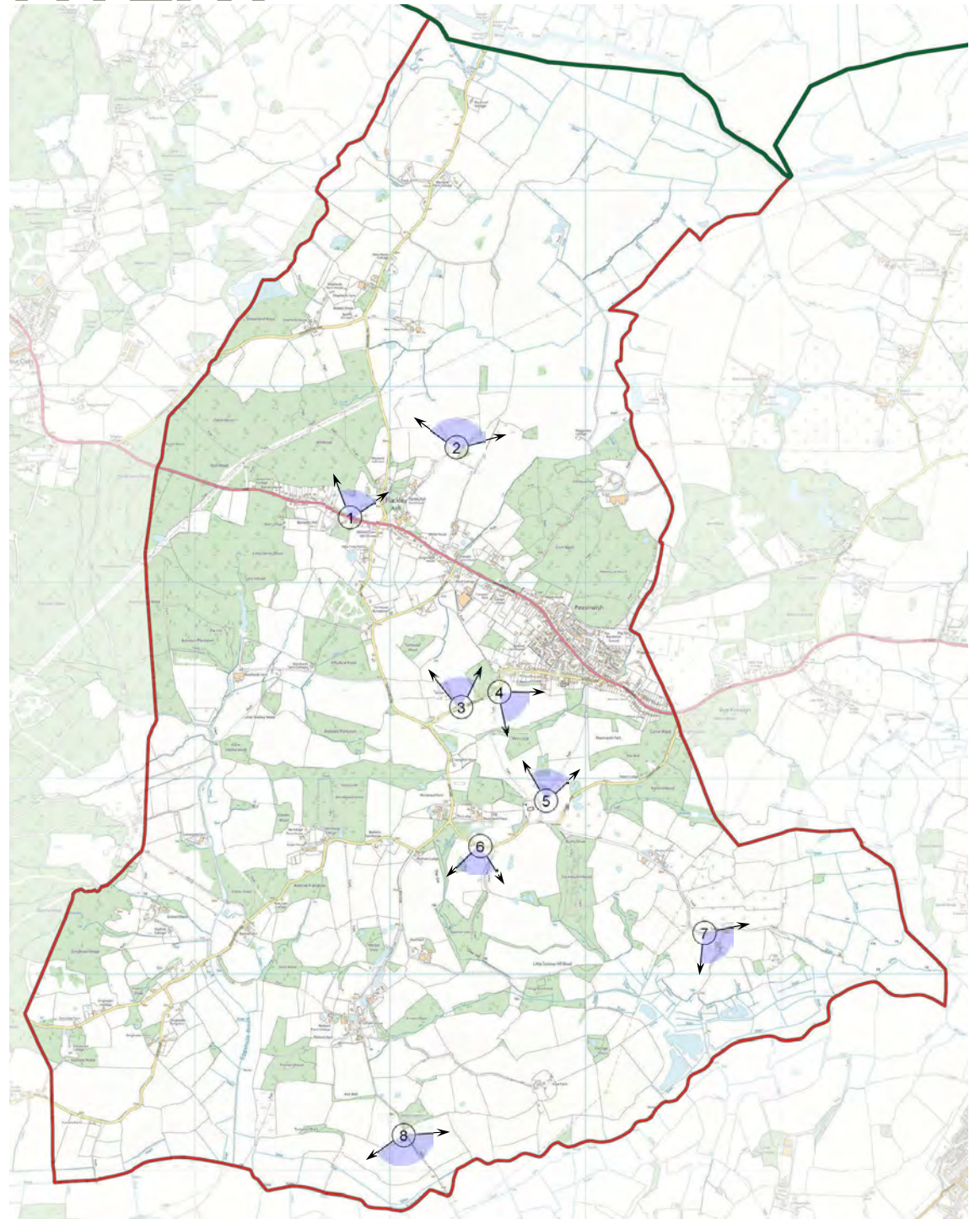
07

RESPONDING TO LANDSCAPE CONTEXT

The made Peasmarsh Neighbourhood Development Plan 2021 – 2039 identifies a number of ‘*Locally Significant Views*’ and states:

“Protecting key panoramic views and mitigating the visual impacts of developments on the landscape and designated and non-designated heritage assets are key constraints for potential developments. As part of that, development proposals must be designed in a way that safeguards locally significant views.”

It is evident that the southern part of Peasmarsh, that at the junction of School Lane and Main Street is the most visible part of the village. Views north do include the isolated farmsteads and dwellings along Tanhouse Lane and School Lane. The elevated distant landscape beyond the Central Paddocks area of the village, however, is cloaked in tree vegetation and visually merges with the surrounding woodlands.



Map of Locally Significant Views

Extract from Peasmarsh Neighbourhood Development Plan 2021- 2039



View from the low lying southern section of Tanhouse Lane (Pegasus Group Site Photography)



View from the elevated section of Tanhouse Lane (Pegasus Group Site Photography)

Vegetation along the High Weald Landscape Trail screens the site



Oast House along Tanhouse Lane

Intervening vegetation screens the site





View from PRoW near the Church of St Peter and St Paul's (Near Viewpoint 5 of the made Peasmarsh Neighbourhood) (Pegasus Group Site Photography)



View from School Lane' (Viewpoint 3 of the made Peasmarsh Neighbourhood) (Pegasus Group Site Photography)



The site is enclosed on all sides with the south western boundary allowing for heavily filtered views out into the open countryside.

The elevated landscape to the west and south west of the site is an attractive feature seen from the edge of the site – strong attractive landscape feature.



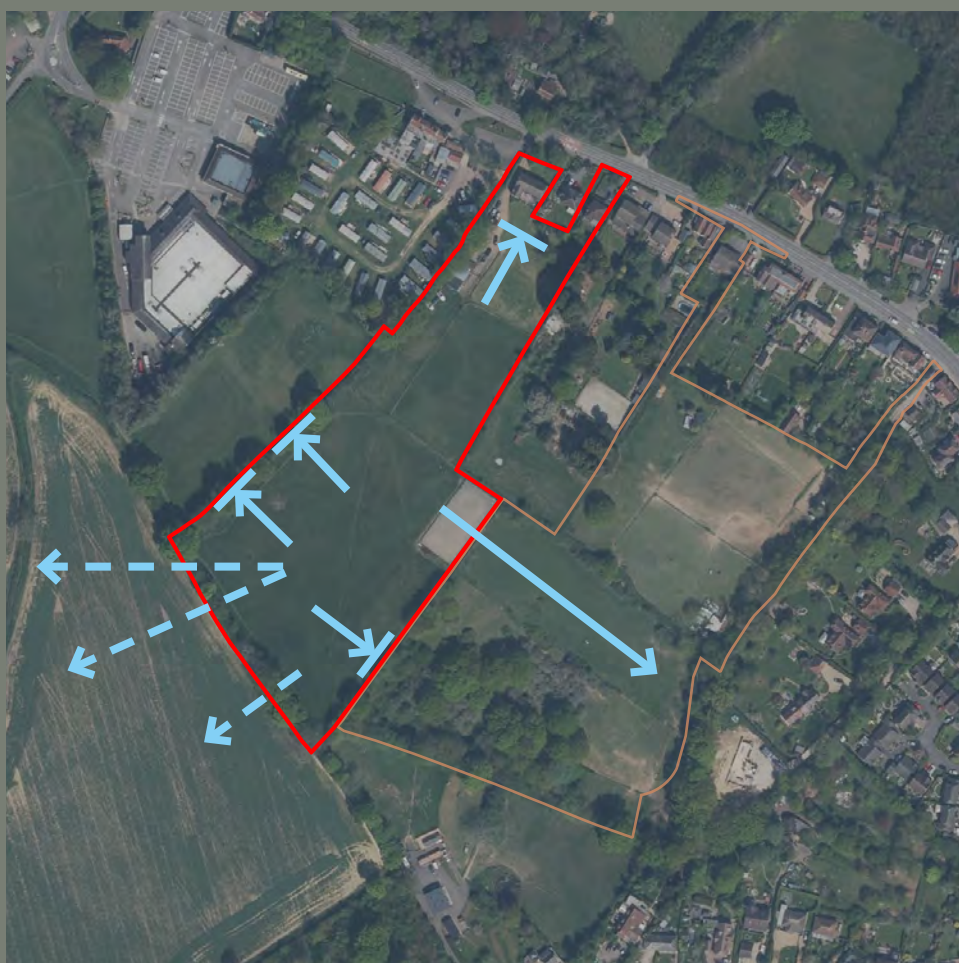
Vegetation Plan



Ridge

Views out terminate on the boundary vegetation. Views south west and west are heavily filtered. Attractive views of the farmsteads and oast houses along Tanhouse Lane heavily filtered and restricted.

The site is screened in views from the surrounding landscape. The strong landscape framework on the edge of Peasmarsh screens views.



Views out



Views in

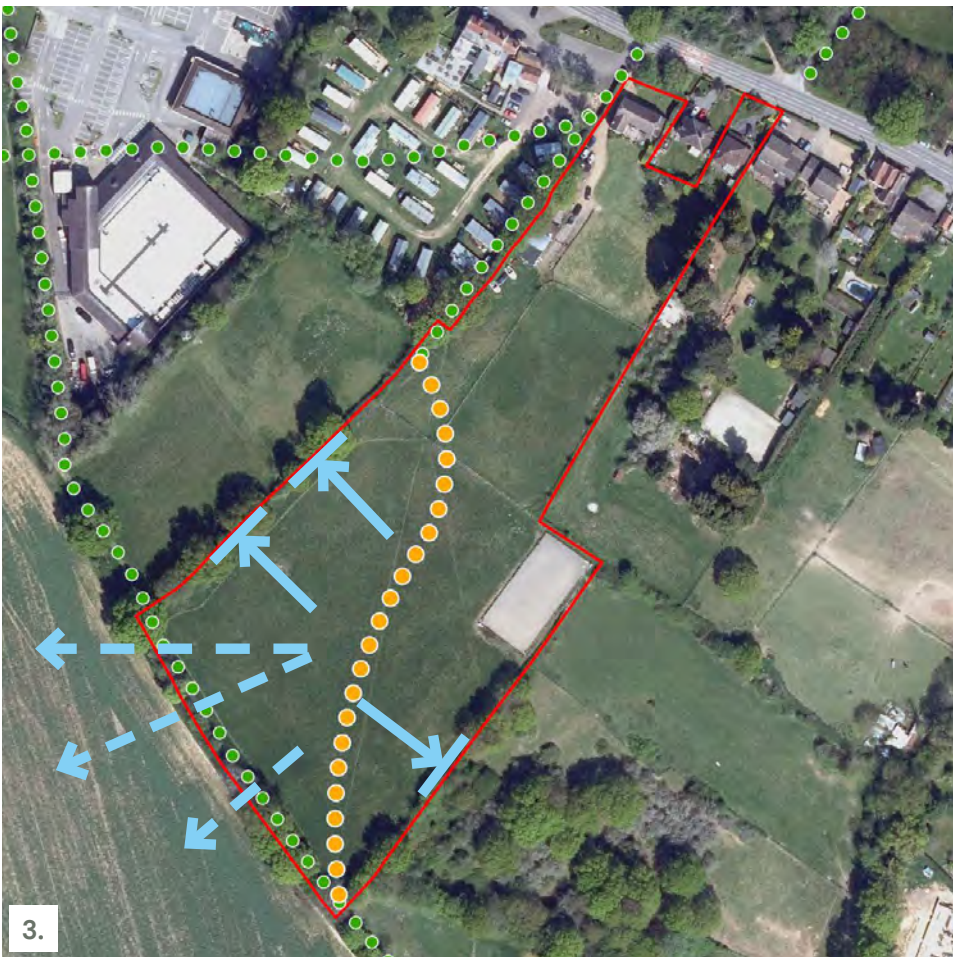
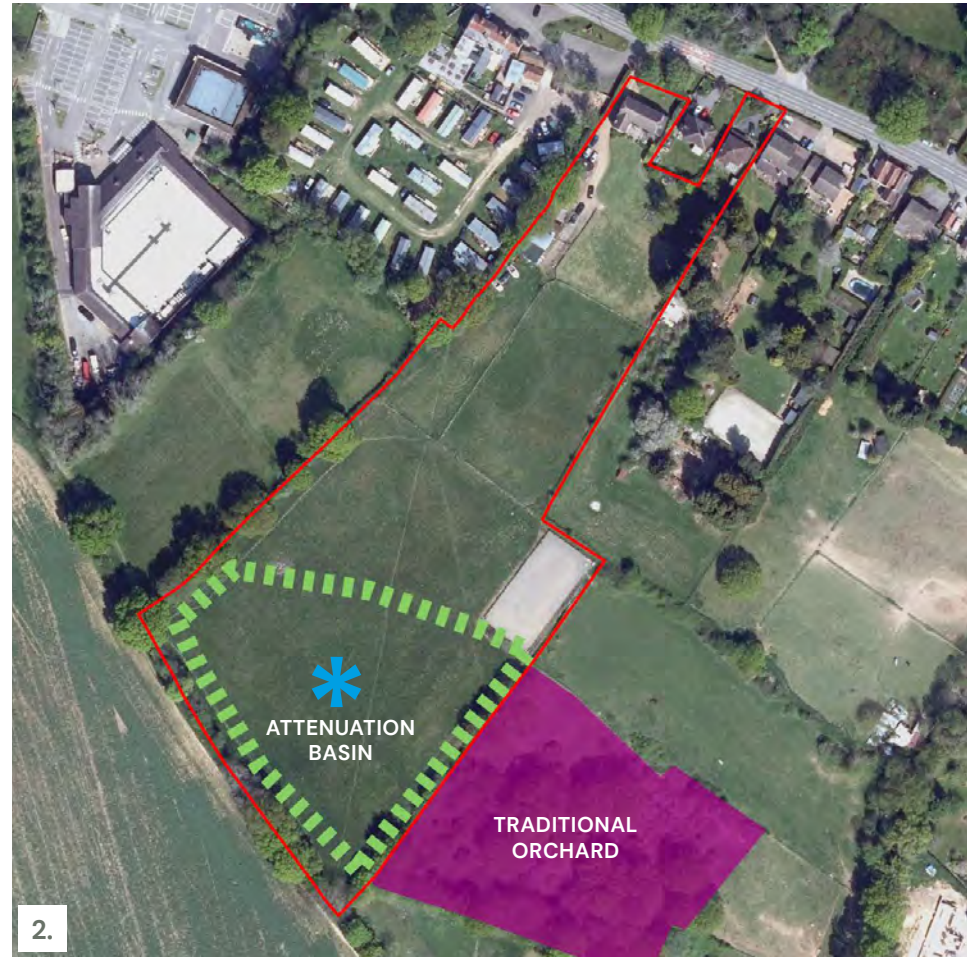
Plans produced by Pegasus Group Environment Team





Landscape Character and Visual Analysis:

- The site is located in the Central Paddocks area, which is of medium landscape capacity to accommodate change.
- 'Policy PEA1 Allocation Site – Pippins Site' establishes new settlement edge.
- The curtilage of the Jempson's Superstore marks the maximum extent of the village into the countryside.
- The site largely slopes north east.
- There is a detectable slope south west in the southern part of the site,
- The existing notable features within the site are the mature and tall hedgerows and trees.
- Historic field boundaries and field systems are being respected.
- Views south are filtered and terminate on the higher ground along Tanhouse Lane and School Lane.
- Attractive filtered views to the adjacent arable fields.
- Landform and woodlands are the dominant features evident in these views.
- Views towards the village environs are interrupted by hedgerows, trees including evergreen trees.
- No inter-visibility with any heritage features.
- Attractive but very limited views of the farm / oast houses along Tanhouse Lane – views are gained from the southernmost part of the site only.
- High Weald Landscape Trail along the south western edge of the site.
- BAP Traditional Orchards is adjacent to the south east.



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08

LANDSCAPE STRATEGY

This Landscape-Led Development Strategy document has been guided by the approach advocated in the Council's Design Process for Major Schemes document. The gathered evidence has been outlined and illustrated in the preceding Sections 2 – 7, including the review of the relevant planning policies, site analysis, preliminary review of the site's inter-visibility with the surrounding landscape, and identifying constraints and opportunities within the site. The following plans summarise the key evidence with regards the site and its landscape:

1. The site's topography and its existing landscape framework that would be retained;
2. Open space and landscaped areas with attenuation basin in the southern more sensitive part of the site, to act as amenity space and buffer / transition to open countryside beyond;
3. Identified areas of inter-visibility with the adjacent rural landscape and the existing Public Footpath PSM/17/1 which would be incorporated into the proposed layout; and
4. Potential developable areas in the northern and central part of the site with access from Main Street.



Landscape Strategy

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09 DESIGN CONCEPT

The made Peasmarsh Neighbourhood Development Plan 2021 – 2039 identifies that, contrary to AECOM report Site Options and Assessment Report (June 2022) “...the views from the footpaths – particularly the HWLT – are of the site, everything else is screened.”

In line with Policy EN1: Landscape Stewardship of the adopted Core Strategy (September 2014) the development would respect and respond to:

- The distinctive identified landscape character, ecological features, and settlement pattern of the High Weald Area National Landscape.
- Open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes.
- Tranquil and remote areas, including the dark night sky.
- Other key landscape features across the district, including native hedgerows, copses, field patterns, ancient routeways, ditches and barrows, and ponds and water courses.
- The features identified within the site.

Identified Constraints and Opportunities

Two PRoWs (including High Weald Landscape Trail):	Retain physical alignment of the PRoWs or incorporate into the layout. Consider rerouting along the identified desire lines.
Visual effects upon PRoW users:	Effects could be mitigated by sensitive screening
Existing hedgerows and trees:	Retain and enhance
High Weald National Landscape:	Retain the southern part of the site as open space.
Settlement edge:	Respect the existing and emerging settlement edge by responding to the notion line created by the development at the adjacent Pippins Site.



Village Edge Plan

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