

**South Downs National Park Authority  
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**Landscape and Visual Assessment  
Old Malling Farm, Lewes**

*Final Report*

**May 2012**

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# 1: Introduction

## 1.1 Appointment

This report has been prepared by Alison Farmer Associates at the request of the South Downs National Park Authority (SDNPA). The brief was to advise the Park Authority on landscape issues associated with the potential development of land at Old Malling Farm, Lewes.

## 1.2 Brief and Scope of Work

The area at Old Malling Farm has been put forward as a proposed option for development for up to 270 dwellings within the preferred options joint Lewes District and South Downs National Park Authority Core Strategy. An earlier Landscape Capacity Study for Lewes Town undertaken in September 2011<sup>1</sup>, identified the site as having medium capacity for change, predominantly due to the area being relatively self contained from the wider landscape, particularly in the southern section.

When the preferred option document was taken to SDNPA Planning Committee for approval to go out to consultation the Committee determined that:

*" In relation to Old Malling Farm, prior to any consideration of the development of the site, the South Downs National Park Authority would wish to undertake a comprehensive assessment of the implications of developing the site, including particularly a Landscape Impact Assessment"*<sup>2</sup>

The SDNPA has subsequently requested advice on the sensitivity and landscape and visual impacts associated with the proposed development of the site in order to inform the consultation process and, if the site is selected for development, then subsequent site design, layout and mitigation.

This report details the results of this assessment and has included a review of landscape character, existing designations, landscape sensitivity, key views from the surrounding National Park, and advice on how impacts may be mitigated. Fieldwork was undertaken on the 10 April 2012.

A preliminary indicative site development plan prepared by Chris Blandford Associates (CBA) who are acting on behalf of the landowner has been used in the assessment. The assessment therefore considers the general impacts of developing the site only. If and when more specific proposals for development are prepared then a more detailed landscape and visual impact assessment would need to be undertaken.

## 1.3 Nature of Proposed Development

The preliminary indicative site layout plan prepared by CBA is shown in Figure 2 below and highlights two main areas of potential residential development between the private land of Old Malling Farm and the disused railway. It is proposed that access to the site would be achieved from Old Malling Way and therefore improved access points would

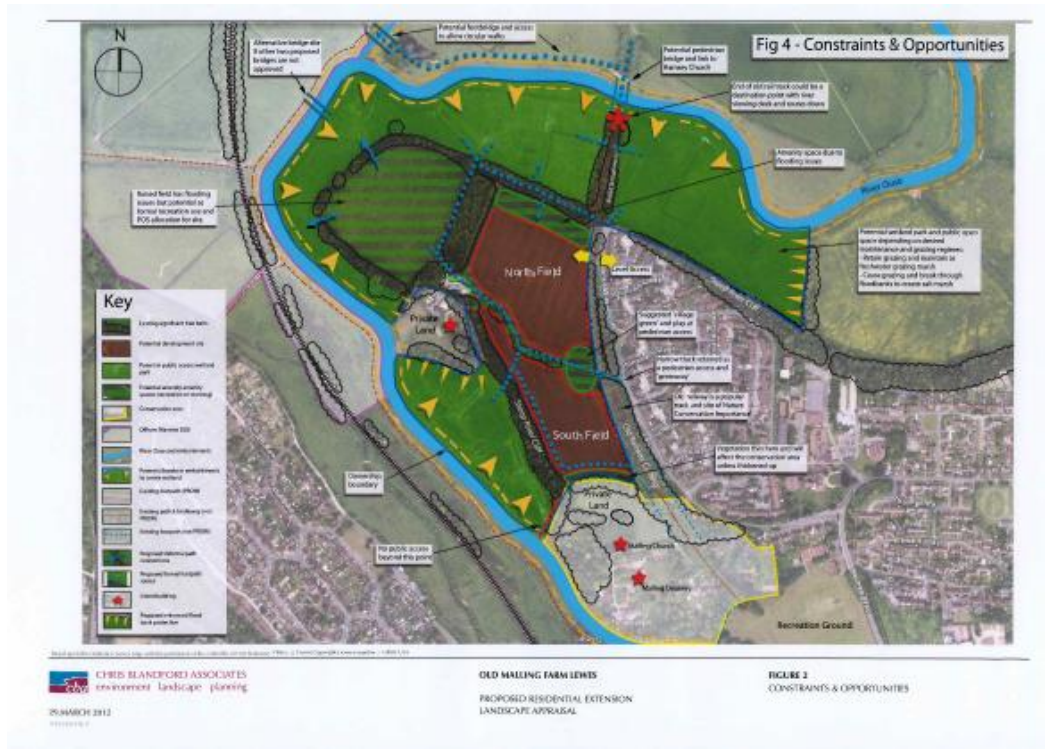
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<sup>1</sup> Landscape Capacity Study, Lewes District Council and South Downs National Park Authority, September 2011

<sup>2</sup> Recommendation for Agenda Item 7 – joint Lewes District Emerging Core Strategy, as agreed by SDNPA Planning Committee (12 September 2011)

need to be created, which would involve crossing the disused railway line to the east, which is a Site of Nature Conservation Importance.

As shown on CBA Figure 5 below proposals to develop the site also include improvements to existing footpaths and bridleways in the area, new crossing points over the River Ouse, circular walks and amenity space.



## 1.4 Format of Report

The remainder of this report covers the following:

- **Section 2** background and context of the proposed development site.
- **Section 3** assessment of landscape and visual impacts.
- **Section 4** overall conclusions.

## 2: Context

### 2.1 Location and Context

This site is located to the north of Lewes town centre on a promontory of elevated land above the flood meadows of the Ouse River which meanders to the west and north of the site. To the east is an existing housing estate (east of Old Malling Way) separated from the site by a disused railway which is in deep cutting along much of its length. The embankments of the railway are heavily vegetated with trees and scrub forming a soft edge to the existing built up area except in the north. Land to the south of the site comprises a paddock and the graveyard of St Michael's Church which are part of the Lewes Malling Deanery Conservation Area.

### 2.2 Site Description

The site comprises two fields both of which are currently in arable cultivation and are defined by mature hedgerows and in places more extensive planting belts.

Topographically the northern field slopes northwards to the Ouse Floodplain while the southern field slopes to the west and drops steeply at a river cliff to the flood meadows. It also slopes more gently to the south to meet the Lewes Malling Deanery Conservation Area. The highest point of the site is along the track between the two fields which provides access to Old Malling Farm to the west.

From the site there are outward views to key landmark features - both natural and man-made including the distinctive chalk hills and exposed chalk faces of former quarries, the church towers of St Peter's Old Church, Hamsey, St Peter's Church, Offham and St Michael's Church, Malling Deanery and views to Lewes Castle on the skyline rising above the town to the south (refer drawing 2 - appendix 1). All of these features and landmarks contribute to the qualities of the site and its sense of place.

### 2.3 Designations

#### ***The South Downs National Park***

The South Downs National Park boundary lies within 1km to the north of the proposed development site.

The proposed development site and surrounding landscape was included in the South Downs National Park at the re-opened inquiry in 2008. The Inspector<sup>3</sup> concluded in relation to Lewes and its surrounding landscape that:

*"Although it contains some extensive suburban development, Lewes undoubtedly has very considerable cultural heritage qualities. It has a superb and largely intact historic core with many fine buildings and close associations with the adjoining Chalk landscapes. The NERC Act confirms that such cultural qualities are relevant to the assessment of natural beauty....*

*.... it [Lewes] has a more intimate relationship with the adjoining Chalk hills than any of the other settlements at the edge of the designated area. It stands at the point where the River Ouse breaks through the Chalk hills on its way to the sea. Much of the town occupies the steep valley hillsides and the valley floor. This gives it a strong sense of place.*

*....the small settlement of Hamsey effectively occupies the lower slopes of a Chalk hillside. This area... has significant cultural heritage qualities. For example, it contains the site of an early Christian*

<sup>3</sup> The Planning Inspectorate, The South Downs National Park, Inspectors Report (2), Volume 1, 28 November 2008

*outpost, several listed buildings including Hamsey Church which is grade I listed, Offham Conservation Area and the site of one of the earliest funicular railways in the world. In addition the valley floor contains the Offham Marshes SSSI which supports a large and nationally important amphibian population."*

*In relation to the Ouse Valley north of Lewes the Inspector stated that.... its proximity to the built-up area inevitably tends to undermine any sense of relative wildness but much the same can be said for many other parts of the PSDNP that lie alongside large built-up areas. When its intrinsic scenic attraction is weighed with its cultural heritage and wildlife qualities it seems to me that this part of the Ouse Valley satisfies the natural beauty test. Moreover I am satisfied that the River Ouse and the rights of way network offer markedly superior recreational experiences within this area. On that basis I therefore accept that the town can be said to sit within a landscape of National Park quality."*

[emphasis added]

### **Open Access Land and Registered Battlefield Site**

Open Access Land lies to the west (Landport Bottom and Offham Hill) and to the east (Malling Hill and Malling Down Nature Reserve) on the open downland landscapes which overlook the valley floodplain and valley sides. The former hills are also part of the Lewes Registered Battlefield site.

### **Nature Conservation**

To the northwest of the site is the Offham Marshes SSSI designated for its neutral lowland grassland and ditches which support a nationally important amphibian population. The site was last assessed in 2008 and in the main is in favourable condition with a couple of units showing unfavourable but recovering condition.

The disused railway line immediately to the east of the proposed development site is a Site of Nature Conservation Importance as is the former chalk pit at Offham Hill which is valued for its rich grassland and as a habitat for butterflies.

### **Cultural Heritage**

There are four listed structures within the vicinity of the proposed development site namely St Peter's Old Church, Hamsey (grade I), Hamsey Place Barn, Hamsey (grade II), and St Michael's Church to the south (grade II\*) which lies within the Malling Deanery Conservation Area. There is also a grade II listed structure at Old Malling Farm comprising the remains of a former college of Benedictine Canons.

In relation to St Peter's Old Church, Hamsey, the south porch of the church faces directly towards the proposed development site, and has clear views of the northern half of the site.

In relation to the Lewes Malling Deanery Conservation Area which was designated in 1974, the draft Conservation Area Appraisal<sup>4</sup> states that:

*"Physical barriers within the landscape have constrained development around the conservation area and allowed it to retain its village identity. The first of the two main barriers is the River Ouse. The land running north-west either side of the banks of the River Ouse is flood plain and open countryside, restricting development in this area. Notably the river does not form a visually prominent feature of the conservation area, with views of it primarily limited to being from private gardens, there being no public access along the northern bank of the river.*

*The second physical barrier to have constrained development is the redundant railway line running north-west from the South Malling Recreation Ground, constraining modern housing estate development to the east. The redundant railway line is comprised of deep railway embankment at the bottom of which is a footpath surrounded either side by woodland. The redundant railway land has*

<sup>4</sup> <http://www.lewes.gov.uk/planning/1097.asp>

*been designated a Site of Nature Conservation Importance. The redundant railway line is not a visually prominent feature within the conservation area although features such as Church Lane Bridge and the difference in topography hint at its presence.*

*The conservation area also has a pervading sense of enclosure provided by a concentration of trees and woodland both within and around it. These trees help to screen the area from the surrounding suburban development and give the area a secluded character."*

It goes on to state in relation to views:

*"Views of the paddock to the north of Church Lane give the conservation area relief from enclosure created by the trees and woodland that dominate the setting, allowing a sense of spaciousness that connects it to the open countryside."*

On the chalk hills overlooking Lewes and the Ouse valley are a number of Scheduled Monuments including a group of round barrows and a causewayed enclosure on Offham Hill.

### **Recreational Routes**

Within the Ouse valley floodplain on the river embankments is the Sussex Ouse Valley Way long distance route which runs to the west of the site on the western banks of the River Ouse, connecting the town center of Lewes with Hamsey Island and land further north.

## **2.4 Landscape Character**

Within the South Downs Integrated Landscape Character Assessment the proposed development site lies within Landscape Character Type G Major Valley Sides and character area G2 Ouse Valley Sides. Immediately to the north and west of the site is character area F2 Ouse Floodplain. Beyond the valley floor to the west the sides of the valley are again classified as landscape area G2 and form the build up area of Lewes including the Landport Estate while above this is the open downland character area A2 Adur to Ouse Open Downs, and to the north west the chalk escarpment H2. A similar area of elevated chalk downland also lies to the east and forms character area A4 Mount Caburn. These character areas and types are shown on drawing number 1 - appendix 1.

The Integrated Landscape Character Assessment states the following in relation to character type G Major Valley Sides:

- A mix of pasture/chalk grassland, scrub and woodland occupies steeper slopes
- String of nucleated villages and ports, of medieval origin, lie along the lower slopes of the valleys
- Typical building materials include flint, red brick, timber and clay tiles
- Away from the roads the valley sides form a tranquil, rural setting to the floodplain
- Landmark buildings set against the imposing backdrop of the steep valley sides

It identifies the following sensitivities:

- Views to church spires that are visible across the landscape are an important feature
- The deciduous woodlands and networks of hedgerows on the lower slopes that form a strong wooded edge to the floodplain
- The tranquil, rural character of the landscape which forms a setting to the major river floodplains
- The visibility of this landscape from the opposite valley sides and from the adjacent downs increase the visual sensitivity of the valley sides
- From within the valleys, the valley crests are seen against an open sky and are particularly visually sensitive.

In relation to future management and development the assessment highlights the need to:



- Consider new woodland planting particularly on lower slopes. Avoid harsh woodland edges which are visually intrusive on the valley sides, and ensure appropriate on-going management
- Consider effects of panoramic views from the valley sides and crests when considering woodland planting and felling
- Conserve the tranquil, rural character of the landscape, and its function as a rural setting and containment to the major river floodplains
- Maintain uncluttered views to church spires
- Planting could be used on lower valley sides to soften the existing settlement fringes
- Maintain the open and undeveloped valley crest skylines - avoid siting of buildings...on the sensitive skyline.
- Consider panoramic views from the valley sides and crests and up from the valley floor in relation to any proposed change

More specifically the assessment highlights the following sensitivities for character area G2 Ouse Valley Side:

- Lewes Castle is a landmark
- Woodland along the lower slopes are particularly distinctive and form a strong wooded edge to the floodplain

## 2.5 Lewes Landscape Capacity Assessment

The aim of the Landscape Capacity Study (LCS) was to help inform the Core Strategy and future planning policy decisions. In particular it sought to identify where development might be accommodated within the District without unacceptably impacting on the landscape.

The study looked at areas surrounding the towns and villages across the District where it is considered that there is likely to be future development pressures. It identified broad landscape character areas upon which indicative landscape capacities were established. Assessments of potential landscape impacts of specific development proposals were not undertaken. However, where appropriate, an indication of the type and scale of development that was considered acceptable in landscape terms was provided against the *scope for mitigation* section of each assessment.

The following 'sensitivities' were considered:

- **Character** – the degree to which the landscape character is robust enough to accommodate change without adverse impact.
- **Visual** – general visibility of the landscape and potential to mitigate visual effects, including landform/cover and numbers/ types of visual receptors.
- **Ecological** – based on ecological significant habitats likely to be at risk
- **Cultural** – based on areas where culturally significant elements will be at risk.

Landscape capacity was defined as the ability of a landscape to accommodate different amounts of change or development of a specific type and included inherent sensitivity, specifically the landscape's sensitivity to particular development, and the value attached to the landscape or to specific elements in it.

Of the 7 areas considered in and around Lewes town only one - Area D *Land West of Malling Estate* (the proposed development site) was considered to have medium capacity for

development, the other sites had none or negligible capacity. The assessment concluded in relation to Lewes that:

*"The qualities of the landscape surrounding the town, as well as the character of the town itself, make an important contribution to the South Downs National Park (SDNP) which incorporates the entire town and immediate surrounding landscape area.*

*The high value landscape and important environmental qualities of the areas surrounding Lewes town, substantially reduce the opportunities, in landscape terms, for significant development without impacting on the landscape character. Further encroachment of the residential areas of Malling and Cuilfail should be avoided. Similarly, the landscape west of Lewes has very little capacity for development without harmful effects on the overall character. Along the northern urban fringes the landscape is very open to the Ouse Valley. Development in this area would extend the urban edge beyond the existing built form of the town and be highly visible from most surrounding areas. For these reasons it is considered that the landscape has little capacity for change. Areas adjacent to the Malling residential estate, excluding the river plain, are fairly well contained and have some scope for considered development without adversely impacting upon the landscape, whilst maintaining the relatively intimate character of the town's footprint. Some strengthening of the landscape structure through planting to the north, would be needed to protect the visual sensitivity of the landscape."*

[emphasis added]

An extract from the Capacity Assessment for Area D - land west of Malling Estate can be found in appendix 3.

## 3: Landscape and Visual Impact Assessment

### 3.1 Visual Assessment

For the purposes of this report, the assessment has focused on identifying and describing the nature of views from the surrounding landscape only and this is set out below. It is acknowledged, however, that there are likely to be views of development on the site from within the urban fabric of Lewes particularly from areas to the west of the site on the opposite side of the Ouse Valley.

#### ***Elevated Views from within the South Downs National Park to the West***

There are medium distance views from the elevated chalk hills to the west of the proposed development. These chalk hills form the setting to Lewes and wrap around and overlook the town. Views are possible from public rights of way, open access land, parts of the Registered Battlefield and from disused chalk pits. The elevation of the landscape means that the development site is clearly visible above the tree line from Offham Hill while from the chalk pits there are many places where the elevation and vertical drops of the quarry faces enables clear unhindered views from lower elevations.

In these views the development site is clearly visible despite its extensive boundary vegetation. The housing development to the east of the site is screened partly by the vegetation along the disused railway which forms the current urban edge. This existing development appears separate from the historic town of Lewes which lies further to the south.

The green corridor comprising the flood meadows of the Ouse River and lower valley sides can be seen penetrating into the town. The housing development of Landport which extends onto the lower valley slopes adjacent to the valley floor can be seen in some views and emphasises the narrowness of the Ouse corridor at this point.

The historic settlement at Old Malling Farm and that associated with Malling Deanery is visible along the Ouse Valley and can be seen as clearly separate.

The undeveloped valley sides where they lie adjacent to the Ouse Valley floodplain to the north of the town are rare – in many places the lower valley slopes, particularly on the western side of the river have already been developed.

In these views there is a strong sense of history, where the elevation provides a sense of separation from urban areas and where the juxtaposition and relationship between the river, chalk hills and the town can readily be appreciated.

#### ***Elevated Views from within the South Downs National Park to the East***

There are medium distance views from the elevated chalk hills to the east of the proposed development. These chalk hills form the setting to Lewes and wrap around and overlook the town. Views are possible from public rights of way, open access land on Malling Hill and from Malling Down nature reserve. Views look across the existing development of South Malling. As a result the southern field is not visible from these views. However the northern field is clearly visible extending northwards into the Ouse Valley floodplain. In these views the northern field is seen in the context of the Ouse valley both to the north but also beyond the site to the west and reinforces the sense of the river penetrating the gap between the chalk hills.

### ***Views from within the South Downs National Park along the Ouse Floodplain***

There are close proximity views of the site from the Ouse Floodplain along the Sussex Ouse Valley Way. These views are from a lower elevation and are filtered by boundary vegetation and by trees and scrub along the steep river cliff to the west of the site. In these views the ground level at the edge of the site is visible and from some locations the tops of the trees along the disused railway further east can be seen.

The buildings associated with Old Malling Farm and Lewes Malling Deanery are visible through existing vegetation and are perceived as separate historic clusters and add time depth to the area. This coupled with the traditionally managed water meadows/floodplain give rise to an unspoilt, high quality and tranquil area. There is a sense that the eastern side of the valley is inaccessible, remote and undeveloped. These perceptions add to the sense of tranquillity found along the valley floor.

To the east the Landport housing estate which climbs up the valley sides is clearly visible and results in some urbanising influences on the valley floor when looking westwards.

Offham church and St Michael's Church at Malling Deanery are local landmarks and add to sense of place.

### ***Views from within the South Downs National Park to the north at Hamsey***

From the access road leading to St Peter's Old Church, Hamsey, the south porch of the church and graveyard and from and Hamsey Place Barn there are clear views to the northern field of the proposed development site. The line of poplar trees along the northern edge of the site help to filter views but the site is nonetheless clearly visible rising up from the valley floor to form the lower valley sides. Also within these views is the existing urban edge of the housing development to the east of the site. This development can be seen extending into the valley landscape and due to the sloping topography houses within the estate are clearly visible despite mature boundary vegetation.

### ***Views from within the Malling Deanery Conservation Area***

From the northern part of the Conservation Area including within the graveyard of St Michael's Church and the paddock beyond there are filtered views of the southern field of the development site. These longer views are highlighted within the Conservation Area Appraisal as important for connecting the Conservation Area with the wider countryside.

## **3.2 Summary of Key Sensitivities and Opportunities**

The following landscape sensitivities exist for this site:

- Views from the site to local landmark features including chalk hills, church towers and Lewes Castle give this site a strong sense of place.
- The Ouse Valley currently has a strong rural, tranquil and natural character with no development apparent on its eastern banks, save for historic settlement associated with Old Malling Farm and Lewes Malling Deanery.
- The western edge of the site above the Ouse Valley floor is visually sensitive and could result in the intrusion of development into valley where there is currently none.
- The site is seen in the context of the wider Ouse Valley floodplain when viewed from elevated locations to the east and west.
- From elevated locations to the west all of the development site is clearly visible and visually and physically separates the historic settlement of Old Malling Farm and Lewes Malling Deanery.
- From elevated locations to the east it is the northern field of the proposed development site which is visually prominent and is seen as part of the wider Ouse Valley corridor.

- The Ouse corridor to the north of Lewes was included in the South Downs National Park as providing a high quality setting to Lewes town for reasons of its intrinsic scenic attraction, cultural heritage and nature conservation.

### 3.3 Landscape and Visual Impacts

This analysis has highlighted that the site is sensitive to the type of development proposed, despite the findings of the Lewes Capacity Assessment. The Assessment indicated that the site was not visually sensitive and had capacity to accommodate development of a similar density to that existing to the east. However, this assessment has found that views of the development would be possible from within the National Park and from areas which are highly valued. The Ouse Valley corridor is an important component of Lewes town which contributes to its local distinctiveness, provides easy access to open space and acts as a corridor to access the National Park landscape. It also, in association with the surrounding chalk hills, provides an valued and distinctive setting to the town.

Development of the site may potentially:

- Narrow the perceived and physical width of the green corridor currently penetrating the town and its role as a setting to the town
- Undermine the character of historic settlement along the river and the extent to which it contributes to scenic quality of the area as a whole
- Undermine the sense of tranquillity and naturalness readily perceived along the Ouse Valley footpath by introducing development influences into the Ouse valley where there are currently none
- Affect the setting to Hamsey Church and its visual association with Lewes and the setting of Malling Deanery Conservation Area

Furthermore the development of the land adjacent to the site for recreational purposes, although arguably furthering National Park purposes, may also reduce the sense of tranquillity along the Ouse Valley footpath. This is because views across the river are to areas which are currently inaccessible/private owned. Increasing the accessibility to both sides of the river may adversely affect the sense of tranquillity currently perceived.

### 3.4 Potential for Mitigation

Because the site is so widely visible, particularly from the west and from elevated locations, mitigation using boundary planting alone is unlikely to reduce the impacts of development. The site may be able to accommodate some development if the nature, extent and character of the proposed development is carefully considered so that the special qualities of the area are retained.

Consideration should be given to different types of development and the development of parts of the site only. For example the concentration of development set within extensive grounds may have less adverse effect. Such a proposal may prevent development visually extending into the valley and may assist in retaining the visual flow of landscape and physical width of the valley and sense of separation between Old Malling Farm and Malling Deanery. This approach would mean a 'lower density' of development and a softer urban edge.

Other factors which may also help to mitigate potential effects of development include:

- Pulling development back and away from the western parts of the site to mitigate impacts on the Ouse Valley adjacent to the site to the west.

- Pulling development back and away from the northern parts of the site to mitigate impacts on the Ouse Valley to the north of the site and on the setting of Hamsey Church.
- Pulling development back and away from the southern parts of the site to mitigate impacts on the Malling Deanery Conservation Area.
- Planting along the northern edge of the site to help restrict and filter views to the site from the north.
- Providing only limited night lighting on the site and, the use of low level lighting where required, to help keep cumulative night light spill to a minimum.
- Ensuring the use of dark colours for roofs to help reduce their visual impact from elevated locations.
- Retaining views out of the site to surrounding landmarks to help establish a development with a strong sense of place and links to its environment.
- Retaining areas of floodplain with no access to protect perceived tranquillity.
- Ensuring that any improved access to the floodplain does not unduly extend urbanising influences and that signage and surfaces, gates and fencing are low key.
- Ensuring a lower density development to create a more transitional, rather than abrupt, urban edge adjacent to the Ouse floodplain landscape.

## **4: Conclusions**

### **4.1 Overall Conclusions**

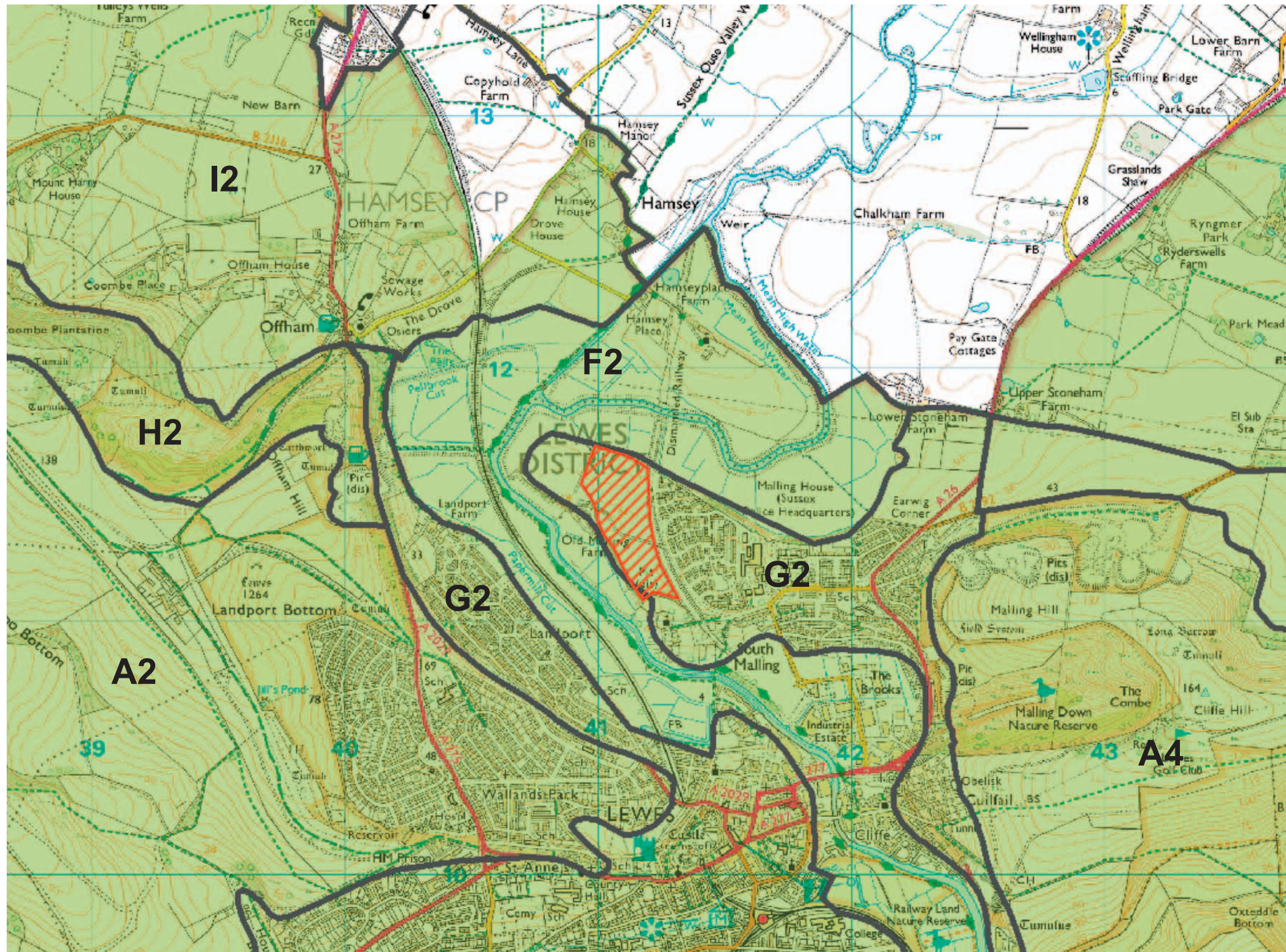
This assessment has highlighted the sensitivities of the site to potential development. These sensitivities relate particularly to the extent to which the site is visible from significant parts of the South Downs National Park as well as the potential for development to impact on the setting of the town and the special qualities of this part of the Ouse Valley.

Due to the nature of the site and visibility from elevated locations, it is unlikely that mitigation of development could be achieved through boundary planting alone. The layout, extent and character of the proposed development is therefore likely to be crucial in developing the area with minimal adverse effect.

Any development proposed would need to take into account the sensitivities highlighted above and respond to the special qualities and function of the site in providing a valuable part of the setting and landscape resources to Lewes town and the wider South Downs National Park.

## **Appendix 1: Drawings**





# **Drawing Title:** **Landscape Character**

## **Key:**



South Downs  
National Park



Landscape Character  
Areas and Types



Site Area

## **Landscape and Visual Assessment Old Malling Farm, Lewes**

Date: May 2012  
Scale: 1:25,000

Dwg No: 2311/01  
Status: Final










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# Drawing Title: Landscape Analysis

## Key:

-  South Downs National Park Boundary
-  Site Boundary
-  Key Landmarks
-  Viewpoint Locations
-  Site of Special Scientific Interest
-  Special Area of Conservation
-  Scheduled Monument
-  Sussex Ouse Valley Way
-  Open Access Land

## Landscape and Visual Assessment Old Malling Farm, Lewes

Date: May 2012  
Scale: 1:25,000

Dwg No: 2311/02  
Status: Final

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**ALISON FARMER**  
ASSOCIATES  
  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL PLANNING



## Appendix 2: Photographs

### Elevated Views from the West

Viewpoint 1: Looking east across the Ouse Valley and site to housing at South Malling and Malling Down.



Viewpoint 2: Looking east across the Ouse Valley and site from chalk pit on Offham Hill.



## Elevated Views from the East

Viewpoint 3: Looking east from Malling Hill.





## Level views from the Ouse Valley Floodplain and from Hamsey

Viewpoint 4: Looking northeast to wooded riverside cliff and site above.



Viewpoint 5: Looking south from South Porch of Hamsey Church to northern field of site.





## Views from Proposed Development Site to Local Landmarks

Viewpoint 6: Looking north from site to Hamsey Church.



Viewpoint 7: Looking northwest from site to Offham Church.



### Appendix 3: Extract from Lewes Capacity Assessment

	Site D
Landscape Quality	Good
Landscape Value	Medium
Character Sensitivity to Change	Moderate
Visual Sensitivity	Moderate
Management Opportunities	Retain tree belts and hedges. Avoid developing flood risk areas in northern part of site.
Mitigation Potential	Well contained and defensible boundaries. Strong tree belts and hedges. 2-3 storey max. Density should match surrounding development. Sensitive layout and design to adjacent conservation area and listed buildings.
Landscape Capacity	Medium