Appendix 2.9 – Magham Down
Sites

088_3110 Land Adjoining Woodside Cottage
184_3110 Land Adjoining the Former Red Lion PH
391_3110 Onslow House
759_3110 Land at 3 Sussex Cottages
788_3110 Land to the West of Old Road
793_3110 Orchard Cottage, Old Lane
088/3110 Land Adjoining Woodside Cottage, Magham Down

Landscape and Visual Assessment

Location and description

The site is located on Featherbed Lane on the northern edge of Magham Down. It lies adjacent to and opposite an existing line of dwellings along Featherbed Lane and opposite to the entrance to Nodes Farm (which also forms a PRoW). Park Wood – an extensive area of Ancient Woodland, is immediately to the north of the site and an area of undulating farmland and the centre of Magham Down village lie to the south and south-east.

Figure reference: 088/3110/L01 – Site location

Landscape character context

County Landscape Character Area: on border between South Slopes of the High Weald, Eastern Low Weald and Pevensey Levels

Local Landscape Character Type and sensitivity: Open Clay Vales (High sensitivity)

Local Landscape Character Area: E6 Hellingly

Landscape setting area: Hailsham 1

Distinctive characteristics of Hailsham Area 1

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 088/3110/L02 – Landscape and Visual Context

Site character areas and key features

1. Woodside Cottage

The area comprises a detached cottage dwelling and private garden with driveway. A large mature oak tree is located behind the cottage and ornamental planting and garden features surround the house. A timber picket fence forms the boundary with Featherbed Lane.

Key features include:
- Mature oak tree
- Cottage

2. Open woodland edge

The area comprises an open area enclosed by woodland to the west and by a line of mature trees (mainly ash and oak) along Featherbed Lane. Scattered mature trees within the site (mainly birch and one large mature oak tree) give the area a woodland character. However this is weakened by the presence of stockpiles of soil/sand and other materials throughout the area and apparent foundation excavations for new buildings at the southern end.

Key features include:
- Mature trees along boundary with Featherbed Lane (although Ash trees appear to be in decline)
- Mature oak tree within site
Visual analysis

Visual context
The site is visible from Featherbed Lane as it passes the site but other than this, is predominantly screened from the surrounding area by existing mature woodland to the north/west and by dense hedgerow along the road to the south/east. There are views of the site from adjoining properties.

Zone of visual influence (ZVI)
ZVI of the site is small and extends to Nodes Farm to the southeast and the edge of Park Wood to the north/west.

Refer to Figure 088/3110/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Residential properties on Featherbed Lane and Nodes Farm (High sensitivity)
- Featherbed Lane (Low sensitivity)

Refer to Figure 088/3110/L03 key local views into site

Landscape sensitivity and capacity

| Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 1 |
|---|---|
| Area is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include pockets of Ancient Woodland. |
| (Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014) |

Site sensitivity and capacity assessment

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<thead>
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<td>Landscape Value</td>
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088/3110 Land Adjoining Woodside Cottage, Magham Down

**Landscape Capacity** | **High**

The site has a Moderate-Low Landscape Value due to its position on the edge of an extensive area of Ancient Woodland but relatively poor condition and absence of important landscape features within the site. This combined with its low visibility in the wider landscape and an established linear settlement pattern of dwellings along Featherbed Lane result in the site having a High landscape capacity.

*Significant variations in sensitivity within the site* - The western edge of the site is of higher sensitivity due to its adjacency to an area of Ancient Woodland.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Boundary vegetation along Featherbed Lane and mature oak trees within the site
   *Reason* – Trees and hedgerow contribute to the rural character of Featherbed Lane and the woodland character of the site

*Opportunities for landscape enhancement*

2. Additional tree planting along Featherbed Lane to provide long term replacement for mature trees currently in decline.

Refer to Figure 088/3110/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**

- With appropriate design and layout it is likely that development on this site could integrate with the adjacent dwellings and linear settlement pattern along Featherbed Lane with only minor landscape impacts due to the scale, relative containment of the site and its context.
- Potential landscape effects arising from development of the site could be mitigated to some extent through: the retention of existing key vegetation around the perimeter of the site (particularly the wooded edge to the west and the tree-line along Featherbed Lane) and designing development with a scale and character appropriate to the landscape character and context of the site

**Key visual effects**

- Without appropriate mitigation measures there may be the potential for minor visual effects on views from Featherbed Lane and the PRoW from Nodes Farm arising from an extended developed edge to the road replacing views of the woodland edge.
- Potential visual effects arising from development of the site could be mitigated to some extent through: the retention of existing trees and hedgerow along Featherbed Lane and designing development with a scale and character appropriate to the landscape character and context of the site
Figure 088/3110/L01
1:20 000@A3
Oct 2016
Site Analysis

Key
- Site Boundary
- Key Vegetation on Site
- Existing Mature Trees & Shrubs
- Existing Hedgerow
- Site Character Zones
- Tree Preservation Order
- Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
  - Watercourse/ Waterbodies
- Key Views towards the site
- Long Distance Views
- Key Slopes

Key Views towards the site
- Magham Down
- 088/3110 Land adjoining Woodside Cottage on road C15 at Carters Corner

L16418 Hailsham Area Action Plan

Site Analysis

Figure 088/3110/L03
1:2 000@A3
Oct 2016
184/3110 Land Adjoining the Former Red Lion PH, Magham Down

Landscape and Visual Assessment

Location and description

The site is situated on the A271 on the outskirts of the small village of Magham Down. It is strategically positioned at the edge of the south slopes of the High Weald before the Pevensey Levels begin.

To the east and south is a large area of open rolling farmland, containing scattered farmsteads, which slopes down towards the Pevensey Levels. To the north of the site is the main part of Magham Down village and an orchard.

The site comprises grassland, including a playing field. It is surrounded by hedgerow and slopes in a southerly direction. A small commercial premises and various other small sheds and minor structures are present on site.

A Public Right of Way extends along the southern boundary of the site forming a route to Gildridge Farm and connecting with other PRoW which extend into the Levels.

Figure reference: 184/3110/L01 – Site Location

Landscape character context

County Landscape Character Area: on border between South Slopes of the High Weald and Pevensey Levels

Local Landscape Character Type and sensitivity: Ridges and Slopes (High sensitivity)

Local Landscape Character Area: B1 Cowbeech Hill

Landscape setting area: Outside landscape setting assessment (closest setting area is Hailsham 1)

Distinctive characteristics of Hailsham Area 1

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 184/3110/L02 – Landscape and Visual Context

Site character areas and key features

1. Sloping field

The area comprises an open grass area which has a largely rural character. A low, planted hedge separates the site from the road and a striking mature oak tree to the south of this forms a prominent roadside feature. A single storey brick building and a corrugated metal shed are located in the north west corner of the site, surrounded by a small area of informal hard standing with vehicles parked on the grass nearby.

The western edge comprises a mature hedgerow featuring some mature oak trees. Gaps along this edge reveal views of the wider open countryside. A dry drainage ditch extends along this edge. Looking south, the South Downs are visible in the distance. To the western boundary a dense Leyland cypress hedge forms a strong edge, screening properties and gardens beyond.

The northern part of the area is generally level but the southern part has a pronounced slope to the south and south west. A football field is marked out on the southern part of the site and the grounds are well maintained.
184/3110 Land Adjoining the Former Red Lion PH, Magham Down

Key features include:
- Football pitch
- Long distance views of open countryside and the South Downs
- Mature hedgerow with oak trees
- Single mature oak tree

Figure reference: 184/3110/L03 - Site Analysis

Visual analysis

Visual context
The site is largely enclosed by vegetation on three sides but is visually exposed to the road to its northern edge. Dense vegetation beyond the road, associated with a neighbouring fruit farm, prevent further views to the north. There is a cluster of individual properties visible beyond the north east and the north west boundary of the site, which will have open views into the site from first floor windows. Rolling open countryside extends to the east and the south and there are glimpsed views of this from the site. There are few visual receptors in this direction apart from the odd isolated track and farmstead.

A PRoW extends along the small stretch of the southern boundary and a gate breaks the hedgerow which bounds the site here, offering a brief open view into the site.

There are some long distance views of the South Downs National Park to the south

Figure reference 184/3110/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
The principal ZVI of the site extends over a short section of the A271 and the immediately surrounding properties to the PRoW on the southern boundary and into the immediately adjacent fields to the east. There are also some more distant viewpoints to the south with glimpsed views towards the site.

Refer to Figure 184/3110/L02 for approximate ZVI

Key views and principal visual receptors
Principal visual receptors likely to be affected by the site are:
- Adjacent properties to the A271 (High Sensitivity)
- A271 (Low Sensitivity)
- PRoW (High Sensitivity)

Refer to Figure 184/3110/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 1

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include pockets of Ancient Woodland.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)
184/3110 Land Adjoining the Former Red Lion PH, Magham Down

Site sensitivity and capacity assessment

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The site has a Moderate Landscape Capacity due to its High Landscape Sensitivity but Moderate Landscape Value. The assessment of Landscape Value as Moderate relates to the scarcity of significant landscape features within the site, its good condition and location of the site on the edge of an existing settlement but within an extensive area of open landscape with a very dispersed settlement pattern.

Significant variations in sensitivity within the site - The northern edge of the site is open to the road and at a higher level, which increases its sensitivity. However, development here would be more appropriate than the southern part of the site as it could form a continuation of the existing settlement pattern of residential properties facing the road.

Key landscape opportunities and constraints

Landscape Target Notes

Landscape qualities/features to be safeguarded

1. Existing mature oak trees (in hedgerow and single specimen tree)
   Reason – Oak trees are important, attractive features which are characteristic of the local landscape character. Single oak tree is important local landscape feature.
2. Ditch
   Reason – Ditch is a valuable landscape and drainage feature

Opportunities for landscape enhancement

3. Create a native hedgerow to the eastern edge (to replace conifers) which has greater ecological benefit and is more appropriate to the local landscape character
4. Remove or screen the ancillary sheds in the north eastern corner of the site which are dilapidated and untidy and contrast with the otherwise well maintained area
5. Enhance the planting to the northern edge which is patchy and inconsistent in parts
6. Introduce strategic planting to create a strong village edge and positive village approach

Refer to Figure 184/3110/L04 – Landscape Opportunities and Constraints Plan
Potential landscape and visual impacts if site is developed

**Key landscape effects**

- The introduction of development on the northern part of the slope could form a continuation of the existing pattern of settlement extending along the A271 and provides the opportunity to create a gateway or sense of arrival to Magham Down from the east, which it currently lacks. However, development on this site could shift the focus away from the existing village centre and without appropriate mitigation create a fragmented settlement. Development on the lower, southern slope of the site would be contrary to the character and existing settlement pattern in this area. This lower area on the edge of the Levels is typically an open landscape with occasional dispersed farmsteads. This could potentially affect the character of the Pevensey Levels landscape character area by reducing its sense of tranquillity and remoteness (including at nighttime arising from lighting).
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention and reinforcement of existing mature trees and perimeter hedgerows; integration of tree planting within the development areas; providing a landscape buffer in the southern part of the site between the development edge and the Pevensey Levels; a sensitive lighting design; and, designing development with a scale and character appropriate to the landscape character and context of the site including the creation of a positive frontage to the A271/village entrance.

**Key visual effects**

- Without appropriate mitigation measures there may be the potential for effects on close-proximity views from the surrounding residential properties, and the PRoW to the south and A271 as they pass the site. Views of a development edge would replace existing views across the sports field towards the open countryside to the south. Development on the site could also be noticeable in longer distance views northwards from PRoW in the Pevensey Levels to the south.
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention and reinforcement of existing mature trees and perimeter hedgerows; integration of tree planting within the development areas; providing a landscape buffer in the southern part of the site between the development edge and the Pevensey Levels; a sensitive lighting design; and, designing development with a scale and character appropriate to the landscape character and context of the site including the creation of a positive frontage to the A271/village entrance.
L16418 Hailsham Area Action Plan
Magham Down
184/3110 Land adjoining the former Red Lion PH (off A271)

Site Location
Figure 184/3110/L01
1:25 000@A3
Oct 2016
L16418  Hailsham Area Action Plan
Magham Down
184/3110 Land adjoining the former
Red Lion PH (off A271)

Landscape and Visual Context
Figure 184/3110/L02
1:10 000@A3

Oct 2016
Figure 184/3110/L03

1:3 000\(\text{@A3}\)

Oct 2016

Site Analysis

L16418 Hailsham Area Action Plan
Magham Down
184/3110 Land adjoining the former Red Lion PH (off A271)

Key

- Site Boundary
- Key Vegetation on Site
- Existing Mature Trees & Shrubs
- Existing Hedgerow
- Site Character Zones
- Tree Preservation Order
- Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
- Watercourse/ Waterbodies
- Key Views towards the site
- Long Distance Views
- Key Slopes

Key Views towards the site

Long Distance Views

Key Slopes

Site Boundary

Key Vegetation on Site

Existing Mature Trees & Shrubs

Existing Hedgerow

Site Character Zones

Tree Preservation Order

Public Rights of Way

Bridleway

Byway

Footpath

Watercourse/ Waterbodies

Key Views towards the site

Long Distance Views

Key Slopes

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The site is situated in a rural area to the east of Horsebridge at a key point on the approach to the village of Magham Down. The site has direct access onto the Amberstone Road (A271). To the north is open agricultural land (mainly fields of pasture but including Magham Down Gallop) which slope up towards Park Wood. To the south, is a large area of open rolling farmland containing scattered farmsteads which slope down towards the Pevensey Levels. There are views beyond this to the South Downs. The spire of Hailsham church can also be seen in the distance but the settlement of Hailsham itself is largely set behind mature vegetation and is barely visible. The main village of Magham Down lies to the north-east of the site on the north side of the A271.

The site itself comprises two parcels of land, an open arable field and a smaller partially wooded adjacent field bordered by hedgerow with an area which is in horticultural use containing a garden and polytunnels.

A Public Right of Way passes close to the south east boundary, connecting the village of Magham Down to the countryside beyond and forming a footpath route to the centre of Hailsham. An eighteenth century farmhouse - Amberstone Grange (Grade II listed) is situated c. 180m west of the site.

Figure reference: 391/3110/L01 – Onslow House

Landscape character context

County Landscape Character Area: on border between South Slopes of the High Weald and Pevensey Levels
Local Landscape Character Type and sensitivity: Ridges and Slopes (High sensitivity)
Local Landscape Character Area: B1 Cowbeech Hill
Landscape setting area: Outside landscape setting assessment (closest setting area is Hailsham 1)

Distinctive characteristics - Hailsham Area 1
- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 391/3110/L02 – Landscape and Visual Context

Site character areas and key features

1. Horticultural display garden and nursery

The eastern edge of the site contains an horticultural garden enclosed by tall single species hedges, predominantly (Leyland Cypress) with a small area of mixed woodland in the south. An area of lawn contains sinuous ornamental planting beds and a series of raised planters which are full of herbaceous perennials and are arranged around greenhouses and polytunnels.

The woodland comprises a range of trees including birch, alder, sycamore, hawthorn with one notably large mature oak tree. A dry drainage ditch extends around the south side of the wooded area at the site edge. Although the boundary in this area is largely hedgerow, an extent of chain link fence separates the south east corner of the site from neighbouring properties which are visible through the fence.
391/3110 Onslow House, Magham Down

This area has a domestic, garden character due to the scale of the space, proximity of residential properties and the enclosed nature of the area.

Key features include:
- Polytunnels and green houses
- Ornamental and perennial planting
- Small pocket of mixed woodland

2. Open field
This area comprises a pastoral field with a gentle slope to the south. It is bounded by hedgerow to the north along the A271 and to the south while a timber post and wire fence marks the boundary with the neighbouring farm to the western edge, which contains Amberstone Grange, a Grade II listed Manor House. To the north there are views towards the village of Magham Down which sits at a slightly higher level. To the south, there are long distance panoramic views across rolling countryside. The South Downs feature in the distance. This area has a rural, village edge character. The noise from the adjacent road and the overhead pylons that extend through the site detract from the otherwise tranquil character of the site.

Key features include:
- Long distance views of rolling countryside and the South Downs National Park in the distance

Figure reference: 391/3110/L03 - Site Analysis

Visual analysis

Visual context
The garden area of the site is largely enclosed by high hedgerow and is not widely visible in the surrounding area while the western edge of the site is more open and more visible.

A chain link fence at the southern end allows views across towards neighbouring properties and gardens. A PRoW passes close to the site extending in a southwards direction towards Hailsham from which the site would be visible. The land to the north of the site is higher providing glimpsed views to some of the properties situated around the village of Magham Down. Vegetation beyond this limits further views.

To the west, there are open views in from the adjacent farmland, with glimpsed views from the farm buildings which are enclosed with vegetation. Views of the site from the Grade II listed building Amberstone Grange are likely to be predominantly screened by buildings and vegetation in the intervening area.

From the A271, the site is visible for a short stretch through a gate in the hedgerow and from the junction where Old Road meets the A271.

Figure reference 391/3110/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)
The principal ZVI of the site incorporates a cluster of properties on the higher ground in the village of Magham Down, the farm and the properties which are immediately to the east and west of the site and a small area of fields to the south. There are also some more distant viewpoints to the south with glimpsed views towards the site.
**391/3110 Onslow House, Magham Down**

Refer to Figure 391/3110/L02 for approximate ZVI

*Key views and principal visual receptors*

Principal visual receptors likely to be affected by the site are:

- The A271 (Low Sensitivity)
- Amberstone Grange Farm (High Sensitivity)
- Nodes Farm (High Sensitivity)
- PRoW to the south of the site (High Sensitivity)

Refer to Figure 391/3110/L03 key local views into site

**Landscape sensitivity and capacity**

_Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 1_

Area is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include pockets of Ancient Woodland.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

**Site sensitivity and capacity assessment**

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The site has a Moderate Landscape Capacity due to its Moderate Landscape Sensitivity and Moderate Landscape Value. The site is on the edge of an existing settlement but is on the south side of the A271 away from the village centre and within an area of open landscape with a very dispersed settlement pattern.

*Significant variations in sensitivity within the site* - The western area, Open Field, is more open and exposed than the eastern edge and is therefore more sensitive. Any development on this part of the site is likely to be more prominent.
Key landscape opportunities and constraints

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Pocket of woodland  
   *Reason* – this helps enclose the eastern part of the site and is a local landscape feature which adds to the character of the site  
2. Large oak tree  
   *Reason* – the tree is an important landscape feature which has good visual amenity value  
3. Views of the South Downs  
   *Reason* – attractive panoramic views which reinforce a sense of place

**Opportunities for landscape enhancement**

4. Replace the chain link fence with a boundary that it more contextually appropriate such as hedgerow  
5. Create a woodland management plan for the wooded area  
6. Introduce strategic planting to create a strong village edge and positive village approach

Refer to Figure 391/3110/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

**Key landscape effects**

- The introduction of development on this site could form a continuation of the existing pattern of settlement extending along the A271 and provides the opportunity to create a gateway or sense of arrival to Magham Down from the west which it currently lacks. However, development on this site could affect the local landscape character which is typically an open pastoral landscape with occasional dispersed farmsteads. It may also shift the focus away from the existing village centre and could result in an almost continued stretch of development along the A271 from the junction at Featherbed Lane which could contribute to the coalescence of Magham Down and Hailsham, particularly if other sites along the A271 come forward for development.  
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention and reinforcement of the existing pocket of woodland and perimeter vegetation; integration of tree planting within the development areas; restricting development to the eastern side of the site; providing a landscape buffer along the southern edge of the site between the development edge and the PRoW and Pevensey Levels; and, designing development with a scale and character appropriate to the landscape character and context of the site, including the creation of a positive frontage to the A271/village entrance.

**Key visual effects**

- Without appropriate mitigation measures there may be the potential for effects on views from the surrounding residential properties, the PRoW to the south and the A271 as it passes the site. Views of a development edge could detract from the character and quality of long distance views from the village of Magham Down towards the South Downs. These views are significant because they contribute to the sense of place of the village. Development on the site could also be noticeable in views northwards from the PRoW which passes to the south of the site.  
- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention and reinforcement of the existing pocket of woodland and perimeter vegetation; integration of tree planting within the development areas; providing a landscape buffer along the southern edge of the site between the development edge and the PRoW and Pevensey Levels; and, designing development with a scale and character appropriate to the landscape character and context of the site including the creation of a positive frontage to the A271/village entrance.
L16418 Hailsham Area Action Plan
Magham Down
391/3110 Onslow House

Landscape and Visual Context

Figure 391/3110/L02
1:10 000/8A3

Oct 2016

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**759/3110 Land at 3 Sussex Cottages, Magham Down**

**Landscape and Visual Assessment**

**Location and description**

The site is a very small site located in Magham Down on New Road at the junction of Old Road and Amberstone Road/A271. It comprises a small plot of land between two existing residential properties which are part of a group of properties on Amberstone Road/A271. The Old Forge Hotel Restaurant is located opposite the site. Together these properties form the southern extent of the village of Magham Down. Beyond the site to the south is an area of rough grass enclosed with trees beyond which the ground slopes down towards the Pevensey Levels.

Figure reference: 759/3110/L01 – Site location

**Landscape character context**

*County Landscape Character Area:* on border between South Slopes of the High Weald and Pevensey Levels

*Local Landscape Character Type and sensitivity:* Ridges and Slopes (High sensitivity)

*Local Landscape Character Area:* B1 Cowbeech Hill

*Landscape setting area:* Outside landscape setting assessment (closest setting area is Hailsham 1)

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<td>• A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)</td>
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</tbody>
</table>

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 759/3110/L02 – Landscape and Visual Context

**Site character areas and key features**

1. **Garden and driveway**

   The area comprises a grassed front garden, driveway, garage and grassed rear garden enclosed with fencing.

   Figure reference: 759/3110/L03 - Site Analysis

**Visual analysis**

**Visual context**

The front of the site is open to view from the A271 (New Road) and the site allows a glimpsed view between the adjacent properties to a treed horizon beyond. There are also glimpsed views towards the rear of the site from a PRoW which passes to the south of the site.

Figure reference 759/3110/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

ZVI of the site extends over a short section of the A271 and the immediately surrounding properties.

Refer to Figure 759/3110/L02 for approximate ZVI
Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:

- A271 (Low sensitivity)
- Adjoining residential properties (High sensitivity)
- Old Forge Hotel and Restaurant (Medium sensitivity)

Refer to Figure 759/3110/L03 key local views into site

Landscape sensitivity and capacity

<table>
<thead>
<tr>
<th>Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area is considered to have <strong>Moderate Landscape Capacity</strong> as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include pockets of Ancient Woodland.</td>
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<td>(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)</td>
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Site sensitivity and capacity assessment

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</tr>
<tr>
<td>Continuity</td>
<td>Recent</td>
</tr>
<tr>
<td><strong>Strength of Place</strong></td>
<td><strong>Very Weak</strong></td>
</tr>
<tr>
<td>Landform</td>
<td>Insignificant</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td><strong>Visibility</strong></td>
<td><strong>Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td><strong>Very Low</strong></td>
</tr>
<tr>
<td><strong>Landscape Value</strong></td>
<td>Low - Moderate</td>
</tr>
<tr>
<td><strong>Landscape Capacity</strong></td>
<td>High</td>
</tr>
</tbody>
</table>

The site has a High Landscape Capacity. It is very likely that new development of a similar scale and character to existing surrounding properties could be accommodated without significant adverse effects on the surrounding landscape.

**Significant variations in sensitivity within the site** - There are no significant variations in sensitivity within the site.

Key landscape opportunities and constraints

**Landscape Target Notes**

**Landscape qualities/features to be safeguarded**

1. Alignment of building frontage to New Road
   
   *Reason* – Existing properties on New Road adjacent to the site form a consistent development edge
759/3110 Land at 3 Sussex Cottages, Magham Down

which faces and encloses the road. This should be maintained.

Opportunities for landscape enhancement
N/A

Refer to Figure 759/3110/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

Key landscape effects
Due to the very small size of the site and its location within an existing line of development, there are unlikely to be significant landscape effects if small scale development is added of an appropriate size and character.

Key visual effects
The introduction of development on the site could result in minor effects on views from the A271 and adjacent properties arising from loss of glimpsed view to the treed horizon beyond. Potential visual effects arising from development could be mitigated through design of development proposals to maintain a sight line through to the tree line beyond.
Site Analysis

Figure 759/3110/L03
1:1 000@A3

Oct 2016
L16418  Hailsham Area Action Plan
Magham Down
759/3110 Land at 3 Sussex Cottages

Landscape Opportunities and Constraints

Figure 759/3110/L04
1:1 000@A3

Oct 2016
### Location and description

The site is situated in a rural area about 1km east of Horsebridge on the outskirts of Magham Down, at the junction of Old Road and the Amberstone Road (A271). It is located within a wider area of mixed farmland and rural villages.

To the north and west of the site is open agricultural land (mainly fields of pasture but including Magham Down Gallop) which slope up towards Park Wood. To the south, is a large area of open rolling farmland containing scattered farmsteads, which slopes down towards the Pevensey Levels. There are views beyond this to the South Downs. The spire of Hailsham church can also be seen in the distance but the settlement of Hailsham itself is largely set behind mature vegetation and is barely visible. The main village of Magham Down lies to the east of the site.

The site itself comprises an open field bounded by hedgerow.

A PRoW connecting Featherbed Lane with Old Road passes to the north and east of the site.

Figure reference: 788/3110/L01 – Site location

### Landscape character context

<table>
<thead>
<tr>
<th>County Landscape Character Area:</th>
<th>on border between South Slopes of the High Weald and Pevensey Levels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Landscape Character Type and sensitivity:</td>
<td>Ridges and Slopes (High sensitivity)</td>
</tr>
<tr>
<td>Local Landscape Character Area:</td>
<td>B1 Cowbeech Hill</td>
</tr>
<tr>
<td>Landscape setting area:</td>
<td>Outside landscape setting assessment (closest setting area is Hailsham 1)</td>
</tr>
</tbody>
</table>

#### Distinctive characteristics of Hailsham Area 1

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 788/3110/L02 – Landscape and Visual Context

### Site character areas and key features

1. **Enclosed grazed field**

The area is a gently rolling field grazed by sheep. It is bounded by low hedgerow and a timber post and rail fence with some larger mature trees at the boundary to the north and east site edges. From the highest point in the north east corner there are long distance panoramic views across open rolling countryside to the South Downs National Park. To the eastern boundary the residences which comprise the village of Magham Down are visible nestled amongst vegetation. The site has a rural, edge of village character.

Noise from the Amberstone Road, A271 is audible but not constant.

Key features include:

- Long distance views of the countryside and the South Downs

Figure reference: 788/3110/L03 - Site Analysis
Visual analysis

Visual context

The site is largely enclosed to the north and the east. There are glimpsed views through to the fields and farm to the north but these views are partly screened by trees and limited by Park Wood c. 400m beyond the site to the north. The hedgerow to the western boundary is relatively young and there are limited views through and over this into the adjacent Magham Gallop. To the eastern boundary a cluster of residences along Old Road and Nodes Lane which form the village centre of Magham Down overlook the site. Nodes Lane is a PRoW and there are some glimpsed views of the site from this route and Old Road but the properties and the vegetation that surrounds them serves to limit these views. At the southern boundary, there is a short stretch of properties along the A271, situated at a lower level which have views towards the site (particularly from upper floor windows). Further views from along the A271 are limited by the hedgerow and patches of scrub along this road and by the alignment of the road which bends away from the site in both directions.

From within the site there are extensive long views to the south across gently rolling open countryside set against the backdrop of the South Downs National Park in the distance.

Figure reference 788/3110/L02 – Landscape and Visual Context

Zone of visual influence (ZVI)

The principal ZVI of the site extends to Park Wood in the North, the properties on Amberstone Road to the south, the edge of Magham Down to the east and a short stretch of the A271 to the west. There are also some more distant viewpoints to the south with glimpsed views towards the site.

Refer to Figure 788/3110/L02 for approximate ZVI

Key views and principal visual receptors

Principal visual receptors likely to be affected by the site are:
- Properties to the east site edge in Magham Down and to the south on the A271 (High Sensitivity)
- Nodes Lane PRoW (High Sensitivity)
- The A271 (Low Sensitivity)

Refer to Figure 788/3110/L03 key local views into site

Landscape sensitivity and capacity

Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 1

Area is considered to have Moderate Landscape Capacity as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include pockets of Ancient Woodland.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)
788/3110 Land to the West of Old Road, Magham Down

Site sensitivity and capacity assessment

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</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>High</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Capacity</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

The site has a Moderate Landscape Capacity due to its High Landscape Sensitivity but Moderate Landscape Value. The assessment of Landscape Value as Moderate relates to the scarcity of significant landscape features within the site. The proximity to the existing village centre and the visual containment provided by this, contribute to its capacity to accommodate development.

*Significant variations in sensitivity within the site* - The southern and eastern edges of the site are lower (so less visually prominent) and closest to existing residential development and are therefore less sensitive than the rest of the site.

Key landscape opportunities and constraints

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Long distance views of the South Downs
   *Reason* – attractive panoramic views which reinforce a sense of place

*Opportunities for landscape enhancement*

2. Increase hedgerow to the western hedge which is young and lacks density
3. Introduce tree planting to the boundary to reinforce the hedgerow, add visual interest and contribute to the character of the area
4. Introduce strategic planting to create a strong village edge and positive village approach when viewed from the A271

Refer to Figure 788/3110/L04 – Landscape Opportunities and Constraints Plan

Potential landscape and visual impacts if site is developed

*Key landscape effects*

- The introduction of development on this site could form a continuation to the established settlement pattern of Magham Down and provides the opportunity to create a gateway or sense of arrival to Magham Down from the west which it currently lacks. However, development on the whole of the site would significantly alter the character and scale of the village and could contribute to the coalescence of Magham Down and Hailsham (particularly if other sites along the A271 come forward
for development). It could also affect the character of the landscape setting of Magham Down, which is characterised by sloping open fields of pasture enclosed by hedgerows.

- Potential landscape effects arising from development on the site could be mitigated to some extent through: the location of development on the lower parts of the site; retention and reinforcement of the hedgerows around the perimeter of the site; and, designing development with a scale and character appropriate to the landscape character and context of the site including the creation of a positive frontage to the A271/village entrance.

Key visual effects

- Without appropriate mitigation measures, there is potential that the introduction of development on the site could affect the character and quality of views from the surrounding residential properties, the PRoW to the north and the gateway views of the village from the A271 as it passes the site. Views of a development edge could detract from the character and quality of long distance views from the village of Magham Down towards the South Downs. These views are significant because they contribute to the sense of place of the village. Development on the site could also be noticeable in views northwards from PRoWs which pass through the open landscape to the south of the A271.

- Potential visual effects arising from development on the site could be mitigated to some extent through: the location of development on the lower parts of the site; retention and reinforcement of the hedgerows around the perimeter of the site (including the addition of trees within the hedgerows along the southern and western edges of the site); and, designing development with a scale and character appropriate to the landscape character and context of the site.
Magham Down

788/3110 Land to the west of Old Road, and north of the A271

Figure 788/3110/L01
1:25 000@A3

Oct 2016
Site Analysis

Figure 788/3110/L03
1:3 000@A3

Oct 2016

Key
- Site Boundary
- Key Vegetation on Site
- Existing Mature Trees & Shrubs
- Existing Hedgerow
- Site Character Zones
- Tree Preservation Order
- Public Rights of Way
  - Bridleway
  - Byway
  - Footpath
- Watercourse/ Waterbodies
- Key Views towards the site
- Long Distance Views
- Key Slopes

L16418 Hailsham Area Action Plan
Magham Down
788/3110 Land to the west of Old Road, and north of the A271

Magham Down
Gallop 17m

Nodes Farm

Bridleway

Byway

Footpath

Watercourse/ Waterbodies

Key Views towards the site

Long Distance Views

Key Slopes

Site Analysis

Figures 788/3110/L03
1:3 000@A3

Oct 2016

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**793/3110 Orchard Cottage, Old Lane, Magham Down**

**Landscape and Visual Assessment**

**Location and description**

The site is located on Old Road on the northern edge of Magham Down and within a small valley. It lies adjacent to three existing dwellings and close to a cluster of dwellings and farm buildings centred around Deudney's Farm. A PRoW passes close to the northern tip of the site, connecting with two other PRoW at the junction with Old Road. The surrounding landscape is undulating with a mix of arable, pastoral, orchards and woodland. Starvecrow Wood (Ancient Woodland) lies to the north of the site and the centre of Magham Down village lies to the south-west.

Figure reference: 793/3110/L01 – Site location

**Landscape character context**

*County Landscape Character Area:* on border between South Slopes of the High Weald, Eastern Low Weald and Pevensey Levels

*Local Landscape Character Type and sensitivity:* Ridges and Slopes (High sensitivity)

*Local Landscape Character Area:* B1 Cowbeech Hill

*Landscape setting area:* Outside landscape setting assessment (closest setting area is Hailsham 1)

*Distinctive characteristics of Hailsham Area 1*

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient)
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors)

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

Figure reference 793/3110/L02 – Landscape and Visual Context

**Site character areas and key features**

1. **Garden and Paddock**

The area comprises a long narrow garden area, part of an adjoining paddock and a small triangle of rough pasture. A stream flows along the eastern boundary and a further stream/stream/drain flows through the site from the north west and along the edge of Old Road. The area is at the foot of a wider area which slopes down from Squab Lane to Old Road. The site itself is approximately 2m lower than Old Road, a tree-lined country lane which passes adjacent to the site on an embankment. The area is heavily shaded by trees along the road and stream and has a tranquil character.

Key features include:

- Streams
- Mature trees along Old Road
- Sloping topography and steep banking up to road

2. **Arable field**

The area comprises the eastern corner of a larger arable field which slopes from south-west to north-east.

Key features include:

- Open arable field
793/3110 Orchard Cottage, Old Lane, Magham Down

- Roadside hedgerow

Figure reference: 793/3110/L03 - Site Analysis

**Visual analysis**

**Visual context**

The site is visible from Old Road as it passes the site and from the PRoW to the north of the site. There are also glimpsed views from the adjacent properties to the east and west on Old Road, from Squab Lane and from a few properties on Featherbed Lane.

Figure reference 088/1310/L02 – Landscape and Visual Context

**Zone of visual influence (ZVI)**

ZVI of the site extends to Featherbed Lane in the west, Sandpit Wood to the north, and Old Road/ the edge of Magham Down to the south/east.

Refer to Figure 793/3110/L02 for approximate ZVI

**Key views and principal visual receptors**

Principal visual receptors likely to be affected by the site are:

- Old Road (Medium sensitivity)
- Adjacent residential properties on Old Road (High sensitivity)
- PRoW between Old Road and Squab Lane (High sensitivity)

Refer to Figure 793/3110/L03 key local views into site

**Landscape sensitivity and capacity**

*Sensitivity, Value and Capacity of Landscape setting area: Hailsham Area 1*

Area is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a strong landscape structure of mature hedgerows and trees and strong historic continuity, resulting from the ancient field pattern. Valuable landscape features include pockets of Ancient Woodland.

(Source: Wealden Landscape Character and Settlement Assessment, Chris Blandford Associates, 2014)

**Site sensitivity and capacity assessment**

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<td><strong>Moderate</strong></td>
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<tr>
<td>Landscape Sensitivity</td>
<td>High</td>
</tr>
</tbody>
</table>
The site has a Moderate-High Landscape Value due to its position on the edge of an area of undeveloped landscape (which extends to the north and east of the settled area of Hailsham, Hellingly and Magham Down), its tranquillity, good condition and contribution to the character of Old Road which has a strong sense of place. The site has a Low landscape capacity arising from the development constraints associated with existing trees, streams and the site’s topography together with its High landscape sensitivity and Moderate-High landscape value.

*Significant variations in sensitivity within the site* – All parts of the site are of high sensitivity. The western end is the highest and most visible part of the site, which adds to its sensitivity and the eastern end of the site is sensitive due to the presence of significant trees, streams and site topography.

**Key landscape opportunities and constraints**

**Landscape Target Notes**

*Landscape qualities/features to be safeguarded*

1. Trees along Old Road and within the site
   *Reason* – Trees are an important landscape feature and contribute to the character of the country Lane

2. Streams
   *Reason* – streams form part of the local drainage system and contribute to the pattern and character of the landscape

3. Country lane character of Old Road
   *Reason* – Old Road is one of several narrow country lanes around Magham Down which are a significant feature in the local landscape.

*Opportunities for landscape enhancement*

*N/A*

Refer to Figure 793/3110/L04 – Landscape Opportunities and Constraints Plan

**Potential landscape and visual impacts if site is developed**

*Key landscape effects*

- The introduction of development on the site has the potential to affect the local landscape character which is characterised by its ancient field pattern and undulating landscape of arable and pastoral fields interspersed with woodland blocks and a very dispersed settlement pattern. Development could also detract from the tranquil, country lane character of Old Lane and could affect the landscape features within the site (including the streams, mature trees and earth banks).
- Potential landscape effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features within the site including mature trees along Old Road, the streams and the earth bank to Old Road; and designing development with a small scale and low density and a character appropriate to the landscape character and context of the site and the character of Old Road.
**Key visual effects**

- Without appropriate mitigation measures there is potential that the introduction of development on the site could affect the character and quality of views from Old Road, Squab Lane, surrounding properties and the PROW to the north of the site. Views of a development edge would replace existing views across sloping pasture towards a wooded backdrop.

- Potential visual effects arising from development on the site could be mitigated to some extent through: the retention of existing landscape features within the site including mature trees along Old Road, the streams and the earth bank to Old Road; locating development on lower ground at the eastern end of the site and, designing development with a small scale and low density and a character appropriate to the landscape character and context of the site and the character of Old Road.
Figure 793/3110/L02
1:8 000 @ A3
Oct 2016

L16418 Hailsham Area Action Plan
Magham Down
793/3110 Orchard Cottage, Old Lane

Landscape and Visual Context

Key
- Site Boundary
- Public Rights of Way
- Bridleway
- Byway
- Footpath
- Key Ridgelines
- Watercourse/ Waterbodies
- Conservation Areas
- Special Areas of Conservation
- Ancient Woodland
- South Downs National Park
- High Weald AONB
- Registered Historic Parks and Gardens
- Scheduled Monument
- Listed Building
- Culturally Important Landmarks
- Approximate Zone of Visual Influence
- Key Views towards the site
- Long Distance Views

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Key Vegetation on Site
Key
Existing Mature Trees & Shrubs
Existing Hedgerow
Site Character Zones
Tree Preservation Order
Public Rights of Way
Bridleway
Byway
Footpath
Watercourse/ Waterbodies
Key Views towards the site
Long Distance Views
Key Slopes

Site Analysis
Figure 793/3110/L03
1:2 000@A3
Oct 2016

L16418 Hailsham Area Action Plan
Magham Down
793/3110 Orchard Cottage, Old Lane